

DECISIONS OF THE EAST AREA PLANNING SUB-COMMITTEE

13 JUNE 2011

COMMITTEE

*Councillor Andreas Tambourides (Chairman)

*Councillor Bridget Perry (Vice-Chairman)

Councillors:

*Richard Cornelius

*Barry Rawlings

*Colin Rogers

*Alan Schneiderman

*Stephen Sowerby

*Andrew Strongolou

*Joanna Tambourides

*Jim Tierney

*denotes Member present

\$denotes absent on Council business

1. ABSENCE OF MEMBERS (Item 1):

There were none

2. DECLARATION OF MEMBERS' INTERESTS (Item 2):

Member:	Subject:	Interest Declared:
Councillor Colin Rogers	238 High Road London N2 0SP East Finchley Ward	Personal and prejudicial as Councillor Rogers has spoken to residents against the application and expressed his opposition to the application. In doing so Councillor Rogers fettered his discretion. Councillor Rogers took no part in the discussion or voting on this item and withdrew after making his comments.

3. PUBLIC QUESTION TIME (Item 3):

None.

4. MEMBERS' ITEMS (Item 4):

There were no Members' items.

5. **TOWN AND COUNTRY PLANNING ACT (1990) – F/01624/11 – 238 High Road, London, N2 9AH - G & M Simpson & V Goldstein - Erection of a 3-storey building to accommodate 8no self-contained flats and a ground floor commercial unit following removal of existing portakabin structures. Provision of 8no car parking spaces, cycle storage and associated hard and soft landscape – East Finchley Ward**

The Assistant Director of Planning and Development Management circulated an addendum to the report. The sub-Committee having heard oral representations from Councillor Colin Rogers in his capacity as Ward Councillor, Mr Chris Price and Dr Darnley objecting to the application and the applicant's response, resolved to;

APPROVE the application subject to the following:

(1) That the applicant and any other person having a requisite interest be invited to enter by way of an agreement into a planning obligation under Section 106 of the Town and Country Planning Act 1990 and any other legislation which is considered necessary for the purposes seeking to secure the following:

1. Paying the council's legal and professional costs of preparing the Agreement and any other enabling agreements;

2. All obligations listed below to become enforceable in accordance with a timetable to be agreed in writing with the Local Planning Authority;

3. **Education Facilities (excl. libraries) £36,692.00**

A contribution towards the provision of Education Facilities in the borough.

4. **Libraries (financial) £1,112.00**

A contribution towards Library Facilities and Resources in the borough

5. **Health £10,966.00**

A contribution towards Health Facilities and Resources in the borough

6. **Monitoring of the Agreement £2,438.50**

Contribution towards the Council's costs in monitoring the obligations of the agreement.

(2) That upon completion of the agreement the Assistant Director of Planning and Development Management approve the planning application reference: F/01624/11 under delegated powers subject to the following conditions: -

1. The development hereby permitted shall be carried out in accordance with the following approved plans: Design and access statement, Lifetime homes checklist, Drawings AP187/P100, AP187/P101, AP187/P102, AP187/P103, AP187/P104.

2. This development must be begun within three years from the date of this permission.

3. Before this development is commenced, details of the levels of the building(s), road(s) and footpath(s) in relation to adjoining land and highway(s) and any other changes proposed in the levels of the site shall be submitted to and approved in writing by the Local Planning Authority. The development shall be implemented in accordance with such details as approved.

4. Before the development hereby permitted commences, details of the materials to be used for the external surfaces of the building(s) and hard surfaced areas shall be submitted to and approved in writing by the Local Planning Authority. The development shall be implemented in accordance with such details as approved.

5. Before the development hereby permitted is brought into use or occupied the site shall be enclosed except at the permitted points of access in accordance with details previously submitted to and approved in writing by the Local Planning Authority.

6. No construction work resulting from the planning permission shall be carried out on the premises at any time on Sundays, Bank or Public Holidays, before 8.00 am or after 1.00 pm on Saturdays, or before 8.00 am or after 6.00pm on other days unless

previously approved in writing by the Local Planning Authority.

7. Part 1

Before development commences other than for investigative work:

- a. A desktop study shall be carried out which shall include the identification of previous uses, potential contaminants that might be expected, given those uses, and other relevant information. Using this information, a diagrammatical representation (Conceptual Model) for the site of all potential contaminant sources, pathways and receptors shall be produced. The desktop study and Conceptual Model shall be submitted to the Local Planning Authority. If the desktop study and Conceptual Model indicate no risk of harm, development shall not commence until approved in writing by the Local Planning Authority.-
- b. If the desktop study and Conceptual Model indicate any risk of harm, a site investigation shall be designed for the site using information obtained from the desktop study and Conceptual Model. This shall be submitted to, and approved in writing by, the Local Planning Authority prior to that investigation being carried out on site. The investigation must be comprehensive enough to enable:-
 - a risk assessment to be undertaken,
 - refinement of the Conceptual Model, and
 - the development of a Method Statement detailing the remediation requirements.

The risk assessment and refined Conceptual Model shall be submitted, along with the site investigation report, to the Local Planning Authority.

- c. If the risk assessment and refined Conceptual Model indicate any risk of harm, a Method Statement detailing the remediation requirements, using the information obtained from the site investigation, and also detailing any post remedial monitoring shall be submitted to, and approved in writing by, the Local Planning Authority prior to that remediation being carried out on site.

Part 2

Where remediation of contamination on the site is required completion of the remediation detailed in the method statement shall be carried out and a report that provides verification that the required works have been carried out, shall be submitted to, and approved in writing by the Local Planning Authority before the development is occupied.

8. Before the development hereby permitted commences on site, details of all extraction and ventilation equipment shall be submitted to and approved by the Local Planning Authority and implemented in accordance with agreed details before the use is commenced.

9. A scheme of hard and soft landscaping, including details of existing trees to be retained, shall be submitted to and agreed in writing by the Local Planning Authority before the development, hereby permitted, is commenced.

10. All work comprised in the approved scheme of landscaping shall be carried out before the end of the first planting and seeding season following occupation of any part of the buildings or completion of the development, whichever is sooner, or commencement of the use.

11. Any existing tree shown to be retained or trees or shrubs to be planted as part of the approved landscaping scheme which are removed, die, become severely damaged or diseased within five years of the completion of development shall be replaced with trees or shrubs of appropriate size and species in the next planting season.

12. Provisions shall be made within the site to ensure that all vehicles associated with

the construction of the development hereby approved are properly washed and cleaned to prevent the passage of mud and dirt onto the adjoining highway.

13. The dwelling(s) shall achieve a Code Level 3 in accordance with the Code for Sustainable Homes Technical Guide (October 2008) (or such national measure of sustainability for house design that replaces that scheme). No dwelling shall be occupied until a Final Code Certificate has been issued certifying that Code Level 3 has been achieved and this certificate has been submitted to and approved by the Local Planning Authority.

14. The non-residential development is required to meet the following generic environmental standard (BREEAM) and at a level specified at Section 6.11 of the adopted Sustainable Design and Construction Supplementary Planning Document (June 2007). Before the development is first occupied the developer shall submit certification of the

15. Before development commences, a report should be carried out by a competent acoustic consultant and submitted to the Local Planning Authority for approval, that assesses the likely noise impacts from the development of the ventilation/extraction plant. The report shall also clearly outline mitigation measures for the development to reduce these noise impacts to acceptable levels.

It should include all calculations and baseline data, and be set out so that the Local Planning Authority can fully audit the report and critically analyse the contents and recommendations. The approved measures shall be implemented in their entirety before (any of the units are occupied / the use commences).

16. The level of noise emitted from the any plant hereby approved shall be at least 5dB(A) below the background level, as measured from any point 1 metre outside the window of any room of a neighbouring residential property.

If the noise emitted has a distinguishable, discrete continuous note (whine, hiss, screech, hum) and/or distinct impulse (bangs, clicks, clatters, thumps), then it shall be at least 10dB(A) below the background level, as measured from any point 1 metre outside the

17. Before the ground floor units hereby permitted are occupied, details of a scheme to separate their rear terrace from the communal garden shall be submitted to and approved by the Local Planning Authority. The scheme shall be implemented before occupation and retained thereafter.

18. Before the development hereby permitted is occupied, parking spaces shall be provided in accordance with the drawing No. AP187/P100 and that area shall not thereafter be used for any purpose other than for the parking and turning of vehicles associated with the development.

19. A Construction Management Plan must be submitted to and approved by the Local Planning Authority. This document following approval must be complied with unless previously agreed in writing by the Local Planning Authority.

20. The ground floor premises shall be used as offices and no other purpose (including any other purpose in Class B1 of the Schedule to the Town and Country Planning (Use Classes) Order, 1987, or in any provision equivalent to that Class in any statutory instrument revoking and re-enacting that Order, with or without modification).

21. The second floor area shown as a terrace on the hereby approved drawings shall only be used in connection with the repair and maintenance of the building and shall at no time be converted to or used as a balcony, roof garden or similar amenity or sitting out area, without the benefit of the grant of further specific permission in writing from the Local Planning Authority.

22. Before the development starts on site, details of the bricking up of first floor side windows facing Martin school shall be submitted to, approved in writing by the Local Planning Authority, implemented and retained as such thereafter unless otherwise agreed in writing.

23. The development shall be constructed/adapted so as to provide sufficient air borne and structure borne sound insulation against internally/externally generated noise and vibration. This sound insulation shall ensure that the levels of noise generated from the office use as measured within habitable rooms of the development shall be no higher than 35dB(A) from 7am to 11pm and 30dB(A) in bedrooms from 11pm to 7am. A scheme for mitigation measures shall be submitted to and approved by the Local Planning Authority prior to development. The approved mitigation scheme shall be implemented in its entirety before any of the units are occupied.

24. Before development commences, a scheme of proposed noise mitigation measures shall be submitted to and approved by the Local Planning Authority. The approved mitigation scheme shall be implemented in its entirety before any of the units are occupied.

(3) That if an agreement has not been completed by 21/07/2011, that unless otherwise agreed in writing, the Assistant Director of Planning and Development Management should REFUSE the application F/01624/11 under delegated powers for the following reasons:

1. The proposed development does not include a formal undertaking to meet the costs of extra education places and community benefit arising as a result of the development, and therefore would not address the impacts of the development, contrary to Barnet supplementary Planning Document - Contributions to Education from Development February 2008, Policy CS8 of the Adopted Unitary Development Plan (2006) and Government Planning Policy Statement PPS1.

2. The proposed development does not include a formal undertaking to meet the costs of extra libraries and related cultural/learning facilities arising as a result of the development, and therefore would not address the impacts of the development, contrary to Barnet Supplementary Planning Document on Contributions to Library Services and Policy CS2, IMP1 and IMP2 of the Adopted Unitary Development Plan 2006.

3. The proposed development does not include a formal undertaking to meet the costs of extra health facilities arising as a result of the development, and therefore would not address the impacts of the development, contrary to Barnet Supplementary Planning Document on Contributions to Health Services and Policy CS13, IMP1 and IMP2 of the Adopted Unitary Development Plan 2006.

4. The proposed development does not include a formal undertaking to meet the monitoring of planning obligations as a result of the development, and therefore would not address the impacts of the development, contrary to Barnet Supplementary Planning Document on Planning Obligations (2006) and Policies IMP1 and IMP2 of the Adopted Unitary Development Plan 2006.

INFORMATIVE(S):

1. The reasons for this grant of planning permission or other planning related decision are as follows:

i) The proposed development accords with strategic planning guidance and policies as set out in the consultation draft replacement London Plan 2009 and the Adopted Barnet Unitary Development Plan (2006).

In particular the following policies are relevant:

Adopted Barnet Unitary Development Plan (2006): GSD, GLand, GBEnv1, GBEnv2, GParking, D1, D2, D3, D4, D5, D11, D13, M14, H2, H16, H17, H18, CS1, CS8, CS13, IMP1, IMP2.

Core Strategy (Publication Stage) 2010: CS5

ii) The proposal is acceptable for the following reasons:

The proposal would ensure the protection and enhancement of the character and appearance of East Finchley in line with UDP policies. It represents an efficient justified use of the land. The number of units proposed is considered acceptable on site. Subject

to a number of conditions to control the quality of materials and detailing the proposal would preserve the character of the Borough. The proposed development would provide sufficient standards of amenity for future residents of the site. As conditioned, the proposals would have an acceptable impact on the residential amenity of surrounding occupiers. The proposals are acceptable on highways grounds. As conditioned, the proposed building would meet the council's sustainable objectives.

The proposed development includes provision for appropriate contributions in accordance with Regulation 122 of the Community Infrastructure Levy Regulations 2010.

2. In complying with the contaminated land condition parts 1 and 2:

Reference should be made at all stages to appropriate current guidance and codes of practice. This would include:

- 1) The Environment Agency CLR & SR Guidance documents;
- 2) Planning Policy Statement 23 (PPS 23) - England (2004);
- 3) BS10175:2001 Investigation of potentially contaminated sites - Code of Practice;
- 4) Guidance for the safe development of housing on land affected by contamination, (2008) by NHBC, the EA and CIEH.

Please note that in addition to the above, consultants should refer to the most relevant and up to date guidance and codes of practice if not already listed in the above list.

3. You are advised to engage a qualified acoustic consultant to advise on the scheme, including the specifications of any materials, construction, fittings and equipment necessary to achieve satisfactory internal noise levels in this location.

In addition to the noise control measures and details, the scheme needs to clearly set out the target noise levels for the habitable rooms, including for bedrooms at night, and the levels that the sound insulation scheme would achieve.

The details of acoustic consultants can be obtained from the following contacts: a) Institute of Acoustics and b) Association of Noise Consultants.

The assessment and report on the noise impacts of a development should use methods of measurement, calculation, prediction and assessment of noise levels and impacts that comply with the following standards, where appropriate: 1) Department of Environment: PPG 24 (1994) Planning Policy Guidance - Planning and noise; 2) BS 7445 (1991) Pts 1, 2 & 3 (ISO 1996 pts 1-3) - Description and measurement of environmental noise; 3) BS 4142:1997 - Method of rating industrial noise affecting mixed residential and industrial areas; 4) BS 8223: 1999 - Sound insulation and noise reduction for buildings: code of practice; 5) Department of transport: Calculation of road traffic noise (1988); 6) Department of transport: Calculation of railway noise (1995); 7) Department of transport : Railway Noise and insulation of dwellings.

4. Any development or conversion which necessitates the removal, changing, or creation of an address or addresses must be officially registered by the Council through the formal 'Street Naming and Numbering' process.

The Council of the London Borough of Barnet is the Street Naming and Numbering Authority and is the only organisation that can create or change addresses within its boundaries. Applications are the responsibility of the developer or householder who wish to have an address created or amended.

Occupiers of properties which have not been formally registered can face a multitude of issues such as problems with deliveries, rejection of banking / insurance applications, problems accessing key council services and most importantly delays in an emergency situation.

Further details and the application form can be downloaded from:

<http://www.barnet.gov.uk/naming-and-numbering-applic-form.pdf>

or requested from the Street Naming and Numbering Team via email:

street.naming@barnet.gov.uk or by telephoning: 0208 359 7294.

5. Your attention is drawn to the fact that this decision is subject to a Section 106 Planning Obligation.

6. Highways informatives:

Any details submitted in respect of the Construction Management Plan above shall control the hours, routes taken, means of access and security procedures for construction traffic to and from the site and the methods statement shall provide for the provision of on-site wheel cleaning facilities during demolition, excavation, site preparation and construction stages of the development, recycling of materials, the provision of on-site car parking facilities for contractors during all stages of development (Excavation, site preparation and construction) and the provision on site of a storage/delivery area for all plant, site huts, site facilities and materials and a community liaison contact.

The applicant is advised that in case where any modifications are proposed to the existing access off the public highway or a new access is proposed then it will be subject to a detailed investigation by the Crossover Team in Environment and Operations Directorate. This may result in alterations to the existing on-street controlled parking bays. Any alterations to on-street parking bays will be subject to a statutory consultation period. The Council cannot prejudge the outcome of the consultation process. Any modification works including relocation of any existing street furniture would need to be done by the Highway Authority at the applicant's expense. You may obtain advice and an estimate for this and any associated work on public highway from the Crossover Team in Environment and Operations Directorate, Building 4, North London Business Park (NLBP), Oakleigh Road South, London N11 1NP.

In case where a highway tree is present in the vicinity of the proposed access road or a crossover for the development the final approval would be subject to the detailed assessment carried out by the Highways Crossover Team as part of the crossover application. The outcome of this assessment cannot be prejudged. Information on application for a crossover could be obtained from London Borough of Barnet, Crossover Team in Environment and Operations Directorate, NLBP, Building 4, 2nd Floor, Oakleigh Road South, London N11 1NP.

7. The Air Quality Stage 4 Review and Assessment for the London Borough of Barnet has highlighted that this area currently experiences or is likely to experience exceedances of Government set health-based air quality standards. A list of possible options for mitigating poor air quality is as follows: 1) Use of passive or active air conditioning; 2) Use of acoustic ventilators; 3) Altering lay out – habitable rooms away from source of poor air quality; 4) Non residential usage of lower floors; 5) Altering footprint – setting further away from source of poor air quality. For developments that require an Air Quality report; the report should have regard to the air quality predictions and monitoring results from the Stage Four of the Authority's Review and Assessment available from the LPA web site and the London Air Quality Network. The report should be written in accordance with the following guidance: 1) NSCA Guidance: Development Control: Planning for Air Quality and the Planning Policy Statement 23: Planning and Pollution Control; 2) Environment Act 1995 Air Quality Regulations, Planning Policy Statement 23: Planning and Pollution Control, Annex 1: Pollution Control, Air and Water Quality; 3) Local Air Quality Management Technical Guidance LAQM.TG(03); 4) London Councils Air Quality and Planning Guidance, revised version January 2007.

6. TOWN AND COUNTRY PLANNING ACT (1990) - Hadleyvale Court, 114-116 Hadley Road, Barnet, Herts, EN5 5QY - Mr Hartnell - Creation of a new third floor level to provide two self-contained units within a pitched and crown roof - High Barnet Ward

The Assistant Director of Planning and Development Management circulated an addendum to the report. The sub-Committee resolved to;

APPROVE the application subject to the following:

(1) That the applicant and any other person having a requisite interest be invited to enter by way of an agreement into a planning obligation under Section 106 of the Town and Country Planning Act 1990 and any other legislation which is considered necessary for the purposes seeking to secure the following:

1. Paying the council's legal and professional costs of preparing the Agreement and any other enabling agreements;

2. All obligations listed below to become enforceable in accordance with a timetable to be agreed in writing with the Local Planning Authority;

3. **Education Facilities (excl. libraries) £5,318.00**

A contribution towards the provision of Education Facilities in the borough.

4. **Libraries (financial) £278.00**

A contribution towards Library Facilities and Resources in the borough

5. **Health £2,368.00**

A contribution towards Health Facilities and Resources in the borough

6. **Monitoring of the Agreement £500.00**

Contribution towards the Council's costs in monitoring the obligations of the agreement.

(2) That upon completion of the agreement the Assistant Director of Planning and Development Management approve the planning application reference: B/01786/11 under delegated powers subject to the following conditions: -

1. The development hereby permitted shall be carried out in accordance with the following approved plans:

Design & Access Statement (Received 03.05.2011); C085-01 (Received 20.04.2011); C085-00 (Received 20.04.2011); C085-03 (Received 20.04.2011); C085-02 (Received 20.04.2011); C085-05 (Received 20.04.2011); C085-04 (Received 20.04.2011); C085-08 (Received 20.04.2011); C085-07 (Received 20.04.2011); C085-06 (Received 20.04.2011); C085-12 (Received 20.04.2011); C085-11 (Received 20.04.2011); C085-10 (Received 20.04.2011); E-mail sent from agent on 03 May 2011 (Received 03.05.2011); Letter from agent (Received 20.04.2011).

2. This development must be begun within three years from the date of this permission.

3. Before the development hereby permitted commences, details of the materials to be used for the external surfaces of the building(s) and hard surfaced areas shall be submitted to and approved in writing by the Local Planning Authority. The development shall be implemented in accordance with such details as approved.

4. No construction work resulting from the planning permission shall be carried out on the premises at any time on Sundays, Bank or Public Holidays, before 8.00 am or after 1.00 pm on Saturdays, or before 8.00 am or after 6.00pm on other days unless previously approved in writing by the Local Planning Authority.

5. Before the development hereby permitted commences, details of enclosures and screened facilities for the storage of recycling containers and wheeled refuse bins or other refuse storage containers where applicable, together with a satisfactory point of collection shall be submitted to and approved in writing by the Local Planning Authority and shall be provided at the site in accordance with the approved details before the development is occupied.

(3) That if an agreement has not been completed by 27/06/2011, the Assistant Director of Planning of Planning and Develop Management should **REFUSE** the application B/01786/11 under delegated powers for the following reason:

- The development does not include a formal undertaking to meet the extra education, health and libraries services costs together with associated monitoring costs arising as a result of the development, contrary to policies CS2, CS8, CS13, IMP1 and IMP2 of the Adopted Barnet Unitary Development Plan 2006, and Supplementary Planning Document- Planning Obligations, Supplementary Planning Document- Contributions to Education, Supplementary Planning Document- Contributions to Health Facilities, Supplementary Planning Document - Contributions to Libraries.

INFORMATIVE(S):

The reasons for this grant of planning permission or other planning related decision are as follows: -

i) The proposed development accords with strategic planning guidance and policies as set out in the consultation draft replacement London Plan 2009 and the Adopted Barnet Unitary Development Plan (2006).

In particular the following polices are relevant:

Policies GSD, GBEnv1, GBEnv2, GParking, GCS1, D1, D2, D5, D11, M11, M12, M13, M14, H2, H5, H16, H17, H18, H21, CS5, CS8, CS13, IMP1 and IMP2 of the London Borough of Barnet Adopted Unitary Development Plan 2006; Planning Policy Statement 1 (PPS1) - Delivering sustainable development; Planning Policy Statement 3 (PPS3) - Housing; and The Mayor's London Plan.

Core Strategy (Publication Stage) 2010:

CS1 - Barnet's Place Shaping Strategy - The Three Strands Approach.

CS5 - Protecting and Enhancing Barnet's Character to create high quality places.

ii) The proposal is acceptable for the following reason(s): -

The proposed development is considered to have an acceptable impact on the character and appearance of the host property and general locality. It is not considered to have a harmful impact on the amenities of neighbouring occupiers and is in accordance with aforementioned policies.

7. APPLICATIONS FOR PLANNING PERMISSIONS AND CONSENTS (Report of the Assistant Director of Planning and Development Management – Agenda Item 6)

RESOLVED – That the Council’s decision on the applications listed below be as indicated, and that the Assistant Director of Planning and Development Management be instructed to convey such decisions to the applicants.

EAST BARNET WARD

B/01552/11 9 Albemarle Road, Barnet, Herts, EN4 8EQ

Mr Vadgama

Part single, part two storey front, side & rear extensions. Alterations to roof including rear dormer window to facilitate a loft conversion.

The Assistant Director of Planning and Development Management circulated an addendum to the report.

The sub-Committee having heard oral representations from Mr John O’Hara and Mr Clive Golland objecting to the application and the applicant’s response, resolved to;

REFUSE (reversal of Officer’s recommendation) the application for the following reason;

The proposed extensions would by reason of their mass, bulk, size and siting be overbearing and visually obtrusive detrimental to the visual amenities of neighbouring residents at 7 Albemarle Road as well as detracting from the character and appearance of the street scene contrary to policies GBEnv1 , D1, D2 and H27 of the Adopted Barnet Unitary Development Plan 2006 and Design Guidance Note 5 (2010)

EAST FINCHLEY WARD

F/01194/11 26 Fortis Green, London, N2 9EL

Mr D Wade

Part single part two storey rear extension and internal alterations

The Assistant Director of Planning and Development Management circulated an addendum to the report.

The sub-Committee having heard oral representations from Mr A Reed objecting to the application and the applicant’s response resolved to;

REFUSE (reversal of Officer’s recommendation) the application for the following reason;

The proposed first floor extension, by reason of its depth, height and design would result in an obtrusive addition to the house that would detract from the character and appearance of this part of East Finchley contrary to policies D1, D2 and H27 of the Adopted Barnet Unitary Development Plan (2006) and Design Guidance 5 (2010).

F/01865/11 81-85 East End Road, London, N2 0SP

S.&.M Myers Ltd.

Construction of first and second floors over existing single storey warehouse to provide a total of No. 4 self-contained flats and associated roof terraces. Provision of two car parking spaces accessed from Brackenbury Road

The Assistant Director of Planning and Development Management circulated an addendum to the report.

The sub-Committee having heard oral representations from Mr Miller and Mr David Brand objecting to the application and the applicant's response resolved to;

APPROVE the application subject to the following conditions;

1. The development hereby permitted shall be carried out in accordance with the following approved plans: Design and access statement, Sustainability checklist, Lifetime homes assessment, 300-2011-P-01, 300-2011-P-02, 300-2011-P-03, 300-2011-P-04, 300-2011-P-05, 300-2011-P-06, 300-2011-P-07, 300-2011-P-08, 300-2011-P-09, 300-2011-P-10, 300-2011-P-11, 300-2011-P-19, 300-2011-P-13, 300-2011-P-14, 300-2011-P-15, 300-2011-P-16, 300-2011-P-17, 300-2011-P-18.
2. This development must be begun within three years from the date of this permission.
3. The dwelling(s) shall achieve a Code Level 3 in accordance with the Code for Sustainable Homes Technical Guide (October 2008) (or such national measure of sustainability for house design that replaces that scheme). No dwelling shall be occupied until a Final Code Certificate has been issued certifying that Code Level 3 has been achieved and this certificate has been submitted to and approved by the Local Planning Authority.
4. Before the development hereby permitted commences, details of the materials to be used for the external surfaces of the building(s) and hard surfaced areas shall be submitted to and approved in writing by the Local Planning Authority. The development shall be implemented in accordance with such details as approved.
5. No construction work resulting from the planning permission shall be carried out on the premises at any time on Sundays, Bank or Public Holidays, before 8.00 am or after 1.00 pm on Saturdays, or before 8.00 am or after 6.00pm on other days unless previously approved in writing by the Local Planning Authority.
6. No development shall take place until details of the arrangements to meet the obligation for education, health, greenspaces and library facilities and the associated monitoring costs have been submitted to and approved in writing by the Local Planning Authority.
7. The green roof hereby permitted shall only be used in connection with the repair and maintenance of the building and shall at no time be converted to or used as a balcony, roof garden or similar amenity or sitting out area, without the benefit of the grant of further specific permission in writing from the Local Planning Authority.
8. Before the development hereby permitted is occupied, parking spaces shall be provided in accordance with Drawing 300-2011-P-11 and that area shall not thereafter be used for any purpose other than for the parking and turning of vehicles associated with the development.

INFORMATIVE(S):

1. The reasons for this grant of planning permission or other planning related decision are as follows:
 - i) The proposed development accords with strategic planning guidance and policies as set out in the consultation draft replacement London Plan 2009 and the Adopted Barnet Unitary Development Plan (2006).

In particular the following policies are relevant:

Adopted Barnet Unitary Development Plan (2006): GSD, GBEnv1, GBEnv2, GBEnv3, GBEnv4, GParking, GH3, Env13, D1, D2, D3, D4, D5, D11, D13, M4, M5, M11, M12, M13, M14, H2, H5, H16, H17, H18, H20, H21, CS2, CS8, IMP1, IMP2.

Core Strategy (Publication Stage) 2010: CS5, CS9, CS10
Planning Obligations SPD (2006)
Contributions to Libraries and lifelong learning SPD (2008)
Sustainable Design and Construction SPD (2007)
Contributions to Education SPD (2008)
Contributions to Health SPD (2009)

ii) The proposal is acceptable for the following reasons: The proposed building would result in a subordinate addition to the application site, in character with the surrounding area. The proposals would protect the character of this part of Finchley and respect the setting of nearby buildings. The proposed flats would provide acceptable standards of amenity for future occupiers and respect the amenity of existing neighbouring occupiers. The proposals are acceptable on highways grounds.

2. Any alteration to the existing crossover or new crossovers will be subject to detailed survey by the Crossover Team in Environment and Operations Directorate as part of the application for crossover under Highways Act 1980 and would be carried out at the applicant's expense. An estimate for this work could be obtained from London Borough of Barnet, Environment and Operations Directorate, NLBP, Building 4, 2nd Floor, Oakleigh Road South, London N11 1NP

HIGH BARNET WARD

B/00878/11 5 Hadley Grove, Barnet, Herts, EN5 4PH

Mr M Arthur

Retention of existing rear dormer window and alteration to lower existing rooflight
The Assistant Director of Planning and Development Management circulated an addendum to the report.

The sub-Committee having heard oral representations from Mr Mike Smith and Mr Robert Treschi objecting to the application and the applicant's response resolved to;

APPROVE the application subject to the following conditions;

1. The development hereby permitted shall be carried out in accordance with the following approved plans: 929 05 D, 929 06 D, 929 07 C, 929/10/A, 929 11.
2. This development must be begun within three years from the date of this permission.

INFORMATIVE(S):

1. The reasons for this grant of planning permission or other planning related decision are as follows: -

i) The proposed development accords with strategic planning guidance and policies as set out in the consultation draft replacement London Plan 2009 and the Adopted Barnet Unitary Development Plan (UDP) (2006).

In particular the following policies are relevant:

Adopted Barnet Unitary Development Plan (2006): GBEEnv1, GBEEnv2, GBEEnv4, D1, D2, D5, H27, HC1, and: Supplementary Planning Design Guidance Note No. 5 - Extensions to Houses

Monken Hadley Conservation Area Character Appraisal Statement

PPS5 - Planning for the Historic Environment

Core Strategy (Publication Stage) 2010:

Relevant policies: CS5

ii) The proposal is acceptable for the following reason(s): - The proposals are considered to result in a form of development that would overcome the previous objections to the proposals having an acceptable impact on the character and appearance of the application property, the street scene and character and

appearance of the Monken Hadley Conservation Area. The development is not considered to detract from the amenities of neighbouring residents and would comply with the aforementioned policies.

2. The applicant is advised that the Enforcement Notice ENF/00210/08/N is still in force and in order to avoid further action by the Council it is strongly recommended that the works hereby approved are carried out within 3 months of the date of this decision.

TPO/CA/403 Galley Lane Roadside Verge – the Arkely ph to Morningside lodge, Arkely, Barnet, Herts, en5

To seek authority for confirmation of Tree Preservation Order, without modification.

The sub-Committee having heard oral representations from Mr Mark Chester resolved to;

APPROVE the application subject to the following conditions;

1. That the Council, under Regulation 5 of the Town and Country Planning (Trees) Regulations 1999 (as amended) confirm the Tree Preservation Order on Galley Lane roadside verge – The Arkley PH to Morningside Lodge, Arkley, Barnet, Herts, EN5 without modification
2. That the objectors be advised of the reasons.

OAKLEIGH WARD

B/01666/11 Oakleigh Special School, Oakleigh Road North, London, N20 0DH
London Borough Barnet

Erection of new modular single storey classroom building.

The Assistant Director of Planning and Development Management circulated an addendum to the report. The sub-Committee resolved to;

APPROVE the application subject to the following conditions;

1. The development hereby permitted shall be carried out in accordance with the following approved plans:
Drawing No. 10-5014-04 (Received 15.04.2011); Design & Access Statement (Received 15.04.2011); Drawing No. 10-5014-05 (Received 15.04.2011); Drawing No. 10-5014-01 Rev. B (Received 15.04.2011); Drawing No. 10-5014-02 Rev. A (Received 15.04.2011); Sylva Consultancy - Arboricultural Survey dated January 2011 (Received 15.04.2011); Sylva Consultancy - Arboricultural Implications Assessment dated June 2011 (Received 10.06.2011); E-mail sent from applicant on 26 May 2011 (Received 26.05.2011); Dobel 200 XT - External Colour of Unit (Received 26.05.2011); Tree Protection Plan Rev B (Received 10.06.2011).
2. This development must be begun within three years from the date of this permission.
3. A scheme of hard and soft landscaping, including details of existing trees to be retained, shall be submitted to and agreed in writing by the Local Planning Authority before the development, hereby permitted, is commenced.
4. All work comprised in the approved scheme of landscaping shall be carried out before the end of the first planting and seeding season following occupation of any part of the buildings or completion of the development, whichever is sooner, or commencement of the use.
5. Any existing tree shown to be retained or trees or shrubs to be planted as part of the approved landscaping scheme which are removed, die, become severely damaged or diseased within five years of the completion of development shall be replaced with trees or shrubs of appropriate size and species in the next planting season.

6. No construction work resulting from the planning permission shall be carried out on the premises at any time on Sundays, Bank or Public Holidays, before 8.00 am or after 1.00 pm on Saturdays, or before 8.00 am or after 6.00pm on other days unless previously approved in writing by the Local Planning Authority.

7. No site works or works on this development shall be commenced before temporary tree protection has been erected around existing tree(s) in accordance with details to be submitted and approved in writing by the Local Planning Authority. This protection shall remain in position until after the development works are completed and no material or soil shall be stored within these fenced areas.

8. No siteworks or works on this development shall be commenced before a method statement detailing precautions to minimise damage to trees including full details of the design and construction of the foundations, in accordance with Section 7 of British Standard BS5837: 2005 Trees in relation to construction – Recommendations, is submitted to and approved in writing by the LPA and the development shall be carried out in accordance with such approval.
INFORMATIVE(S):

1. The reasons for this grant of planning permission or other planning related decision are as follows: -

i) The proposed development accords with strategic planning guidance and policies as set out in the consultation draft replacement London Plan 2009 and the Adopted Barnet Unitary Development Plan (2006).

In particular the following policies are relevant:

Policies GBEEnv1, GBEEnv2, D1, D2, D5 and CS9 of the London Borough of Barnet Adopted Unitary Development Plan 2006; Planning Policy Statement 1 (PPS1) - Delivering sustainable development; and Policy 4B.8 of The Mayor's London Plan. Core Strategy (Publication Stage) 2010:

Relevant policies: CS5 and DM01.

ii) The proposal is acceptable for the following reason(s): -

The proposed development is considered to have an acceptable impact on the character and appearance of the application site and general locality. It is not considered to have a harmful impact on the amenities of neighbouring occupiers and is in accordance with aforementioned policies.

2. School Travel Plan annual reviews should incorporate the increased number of pupils and staff. The documents shall set out the school's transport policy to incorporate measures to reduce trips to school by single occupancy car and to encourage sustainable means of travelling such as walking, cycling, car sharing and public transport.

TOTTERIDGE WARD

B/01007/11 13 Oaklands Road, London, N20 8BA

Mrs Liotka

New roof structure involving increase in ridge height to facilitate provision of rooms in roof. Rooflights to main roof and rooflights to flank elevations. 3no. dormer windows to rear elevation. New chimney stack to west elevation and retention of two-storey rear extension roof and window opening on flank elevation.

The Assistant Director of Planning and Development Management circulated an addendum to the report. The sub-Committee resolved to;

APPROVE the application subject to the following conditions;

1. The development hereby permitted shall be carried out in accordance with

the following approved plans: OkR/T/RP1A, OkR/T/RP2, OkR/T/RP3, OkR/T/RP4, OkR/T/RP5B, OkR/T/RP6B.

2. This development must be begun within three years from the date of this permission.
3. The materials to be used in the external surfaces of the building(s) shall match those used in the existing building(s) unless otherwise agreed in writing by the Local Planning Authority.
4. No site works or works on this development shall be commenced before temporary tree protection has been erected around existing tree(s) in accordance with details to be submitted and approved in writing by the Local Planning Authority. This protection shall remain in position until after the development works are completed and no material or soil shall be stored within these fenced areas.
5. Notwithstanding the provisions of any development order made under Section 59 of the Town and Country Planning Act 1990 (or any Order revoking and re-enacting that Order), the following operation shall not be undertaken without the prior specific permission of the Local Planning Authority: The insertion of any additional roof lights.
6. Notwithstanding the details shown on the drawings hereby approved, the rooflights on the side roofslopes shall be of a "conservation" type, set flush in the roof.
7. The window in the first floor east flank elevation of the rear extension facing No.12 Oaklands Road shall be glazed with obscure glass only and shall be permanently retained as such thereafter and shall be permanently fixed shut with only a fanlight opening, unless otherwise agreed in writing by the Local Planning Authority.
8. Notwithstanding the details shown on the hereby approved drawings, the rooflights on the main roof hereby approved shall not project any higher than the highest part of the roof within which they are provided.

INFORMATIVE(S):

1. The reasons for this grant of planning permission or other planning related decision are as follows: -
 - i) The proposed development accords with strategic planning guidance and policies as set out in the consultation draft replacement London Plan 2009 and the Adopted Barnet Unitary Development Plan (UDP) (2006).
In particular the following policies are relevant:
Adopted Barnet Unitary Development Plan (2006): GBEEnv1, GBEEnv2, GBEEnv4, D1, D2, D5, HC1, and H27, and: Supplementary Planning Design Guidance Note No. 5 – Extensions to Houses
Totteridge Conservation Area Character Appraisal Statement
PPS5 – Planning for the Historic Environment
Core Strategy (Publication Stage) 2010:
Relevant policies: CS5
 - ii) The proposal is acceptable for the following reason(s): -The proposed alterations and extensions are considered to have an acceptable impact on the character and appearance of the Totteridge Conservation Area and general street scene. There would be no adverse impacts on the amenities of neighbouring residents and the proposals accord with the aforementioned policies.

B/01221/11 Lavendale Montessori Nursery, Southover, London, N12 7JG
Mr Todd
Formation of external play area at rear (north side) of existing nursery building enclosed by 900mm high fence, erection of sun and rain-proof canopy.

The Assistant Director of Planning and Development Management circulated an addendum to the report. The sub-Committee having heard oral representations from Mr Paul Sheehan objecting to the application and the applicant's response, resolved to;

APPROVE the application subject to the following conditions;

1. The development hereby permitted shall be carried out in accordance with the following approved plans: Design and Access Statement, existing and proposed elevations, site plan and block plan and proposed elevation, site plan (received 30th March 2011)
2. This development must be begun within three years from the date of this permission.
3. The canopy shall only be used ancillary to the day nursery/playgroup and for no other purposes and shall not be used other than between the hours of 08.00 to 18.00 Mondays to Friday (excluding public holidays).
4. The canopy hereby submitted shall be finished in green and permanently maintained as such.

INFORMATIVE(S):

1. The reasons for this grant of planning permission or other planning related decision are as follows: -

i) The proposed development accords with strategic planning guidance and policies as set out in the consultation draft replacement London Plan 2009 and the Adopted Barnet Unitary Development Plan (2006).

In particular the following policies are relevant:

National Planning Policy Guidance/ Statements: Planning Policy Statement 1 (PPS1) – Delivering sustainable development. The Mayor's London Plan (consolidated with alterations since 2004): Policy 4B.8 – Respect Local Context and Communities. Relevant Unitary Development Plan Policies: GBEnv1, D1, D2, D5, CS4, CS5, CS9, 01, 02, 03.

Core Strategy (Publication Stage) 2010: CS5

- ii) The proposal is acceptable for the following reason(s): -

The proposal is considered to have an acceptable impact on the character and appearance of the application site, on the residential amenities of neighbouring occupiers, and on the visual amenity of the locality. The proposal would not detract from the character and appearance of the Metropolitan Open Land. It is also in accordance with the forementioned policies.

2. The applicant is reminded to ensure compliance with conditions 4, 6 and 7 of planning permission reference N03211Q/03 dated 19/11/2003.

UNDERHILL WARD

B/01703/11 37 Endersby Road, Barnet, Herts, EN5 3AJ

Dr A Atebeh

Retention of two storey side extension as built following removal of additional front door and internal alterations.

The Assistant Director of Planning and Development Management circulated an addendum to the report. The sub-Committee resolved to;

APPROVE the application subject to the following conditions;

1. The development hereby permitted shall be carried out in accordance with the following approved plans:

ER/06/1, ER/09AS BUILT/4/A, site location plan (date received 19-Apr-2011).

2. The roof of the single storey rear extension hereby permitted shall only be used in connection with the repair and maintenance of the building and shall at no time be converted to or used as a balcony, roof garden or similar amenity or

sitting out area, without the benefit of the grant of further specific permission in writing from the Local Planning Authority.

3. The use of the extension hereby permitted shall at all times be ancillary to and occupied in conjunction with the main building and shall not at any time be occupied as a separate unit.

INFORMATIVE(S):

1. The reasons for this grant of planning permission or other planning related decision are as follows: -

i) The proposed development accords with strategic planning guidance and policies as set out in the consultation draft replacement London Plan 2009 and the Adopted Barnet Unitary Development Plan (UDP) (2006).

In particular the following policies are relevant:

Adopted Barnet Unitary Development Plan (2006): GBEnv1, D2, D5, M14, H27.

Supplementary Design Guidance Note 5: Extensions to Houses

Core Strategy (Publication Stage) 2010:

Relevant policies: CS5

ii) The proposal is acceptable for the following reason(s): - The retention of the two storey side extension in conjunction with the proposed alterations is considered to be an acceptable form of development and would not be detrimental to the character and appearance of the application site or general locality. The proposal is not considered to have an adverse impact on the residential or visual amenities of the neighbouring occupiers and would be in accordance with the aforementioned policies.

2. The internal alterations and removal of front door as indicated on Drawing No. ER/09AS BUILT/4/A shall be fully implemented within 2 months of the date of this decision notice to ensure that the existing unlawful works are removed in order to address the outstanding enforcement notice.

WEST FINCHLEY WARD

F/00656/11 7 Brownlow Road, London, N3 1NA

Mr A Hussain

Conversion of house into 3 self contained flats.

The sub-Committee resolved to;

APPROVE the application subject to the following conditions;

1. The development hereby permitted shall be carried out in accordance with the following approved plans: Location Plan; Design & Access Statement – DA 7BR/04; 7BR/24; 7BR/25; 7BR/27; 7BR/28 Rev A; 7BR/30; 7BR/31; 7BR10/01Sk; 7BR10/02Sk; 7BR10/03Sk.

2. This development must be begun within three years from the date of this permission.

3. Before the development hereby permitted commences, details of enclosures and screened facilities for the storage of recycling containers and wheeled refuse bins or other refuse storage containers where applicable, together with a satisfactory point of collection shall be submitted to and approved in writing by the Local Planning Authority and shall be provided at the site in accordance with the approved details before the development is occupied.

4. Provisions shall be made within the site to ensure that all vehicles associated with the construction of the development hereby approved are properly washed and cleaned to prevent the passage of mud and dirt onto the adjoining highway.

5. Prior to the occupation of the units a copy of the Pre-completion Sound Insulation Test Certificate of Part E of the Building Regulations 2000 (or any

subsequent amendment in force at the time of implementation of the permission) shall be submitted to the Local Planning Authority and shall indicate at least 3 decibels above the Performance Standard.

6. No development shall take place until details of the arrangements to meet the obligation for health and library facilities and the associated monitoring costs have been submitted to and approved in writing by the local planning authority.

INFORMATIVE(S):

1. The reasons for this grant of planning permission or other planning related decision are as follows: -

i) The proposed development accords with strategic planning guidance and policies as set out in The London Plan (Consolidated with Alterations since 2004) and the Adopted Barnet Unitary Development Plan (2006).

In particular the following policies are relevant:

Adopted Barnet Unitary Development Plan (2006): GBEnv1, GBEnv2, D1, D2, D3, D6, M14, H2, H16, H17, H18, H20, H21, H23, H26, CS2, CS13, IMP1 and IMP2; & Barnet Core Strategy's relevant policy CS5:

ii) The proposal is acceptable for the following reason(s): -

Having taken all material considerations into account, the proposed development would be in keeping with the character and appearance of the surrounding area and in a design which is considered to be in keeping with neighbouring dwellings and is not considered to have a detrimental impact on the residential amenities of neighbouring developments.

8. TIME EXTENSION

Councillor Andreas Tambourides, duly seconded, moved under Council Procedure Rule, Section 2 – Committees and sub-Committees, paragraph 17.2 that the time period for the transaction of business be extended to 10.30pm.

RESOLVED – That the time period for the transaction of business be extended to 10:30pm

The meeting finished at 10:30pm