

## DECISIONS OF THE EAST AREA PLANNING SUB-COMMITTEE

13 JULY 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 Andrew Strongolou	F/01534/11 177-179 Ballards Lane, London, N3 1LP West Finchley Ward	Personal and non-prejudicial as Councillor Strongolou knows the applicant Mrs Nita Khiroya who he sits with as Governor of Woodridge School. Councillor Strongolou took part in the discussion and voting on this item.
Councillor Andrew Strongolou	B/02213/11 53A Ridgeview Road, London, N20 0HG (Land between 51 & 53) Totteridge Ward	Personal and prejudicial as Councillor Strongolou lives very close to the site. Councillor Strongolou withdrew from the meeting and took no part in the discussion or voting on this item.
Councillor Jim Tierney	F/02399/11 88 Church Lane, London, N2 0TE East Finchley Ward	Personal and prejudicial as Councillor Tierney 18 months ago used the professional services of the Surveyors. Councillor Tierney withdrew from the meeting and took no part in the discussion or voting on this item.

Councillor Richard Cornelius	B/03642/10 Barnet Market Site, 5 St Albans Road, Barnet, Herts, EN5 4LN High Barnet	Personal and non-Prejudicial. Councillor Cornelius knows Theresa Villiers MP as he is Chairman of the Chipping Barnet Conservatives. Councillor Cornelius took part in the discussion or voting on this item.
Councillor Richard Cornelius	F/01534/11 177-179 Ballards Lane, London, N3 1LP West Finchley Ward	Personal and non-prejudicial as Councillor Cornelius knows the applicant, Mr Neela Khiroya who he sits with as Governor of Frith Manor Junior and Infant School. Councillor Cornelius took part in the discussion or voting on this item.

**4. PUBLIC QUESTION TIME (Item 3):**

None.

**5. MEMBERS' ITEMS (Item 4):**

There were no Members' items.

**6. APPLICATION WITHDRAWN (Report of the Assistant Director of Planning and Development Management – Agenda Item 6)**

Application	Reason for Withdrawal
Land at Rear of, 10-20 Holden Road, London , N12 8HT <b>B/02086/11 - Totteridge Ward</b>	In order to review the situation in respect of existing section 106 agreement

7. **TOWN AND COUNTRY PLANNING ACT (1990) – B/03642/10 – Barnet Market Site, 5 St Albans Road, Barnet, Herts, EN5 4LN - Mr N & Mrs M Walsh - Extension to the time limit for implementing planning application N12197C/05 granted 03/11/05 for 'Redevelopment of site comprising part two, part three-storey building for continued use as a market on the ground floor, with a total of 14 residential units on the upper floors with associated amenity space, and basement parking (accessed from Chipping Close) for 27 cars – High Barnet Ward**

The Assistant Director of Planning and Development Management circulated an addendum to the report. The sub-Committee having heard oral representations from Ms Judith Clouston, Ms Theresa Villiers MP objecting to the application and Mr Andrew Gardiner speaking in favour of the application and the applicant's response, the sub-Committee resolved to;

**APPROVE the application subject to the following conditions;**

**(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) £78,346.00**

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

4. **Libraries (financial) £1,946.00**

A contribution towards Library Facilities and Resources in the borough

5. **Health £15,248.00**

A contribution towards Health Facilities and Resources in the borough

6. **Highways Improvement (local to the site) £10,000.00**

A contribution towards local highway improvements within the vicinity of the development.

7. **Requirement to submit Travel Plan £5,000.00**

Requirement to submit a Travel Plan for approval by the Council prior to first occupation of the development and the obligation to provide a contribution towards the Council's costs of monitoring the implementation of a Travel Plan.

8. **Open Spaces (ward level) £14,000.00**

A contribution towards the improvement of open spaces in High Barnet ward

9. **Monitoring of the Agreement £5,477.75**

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/03642/10 under delegated powers subject to the following conditions: -

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

WBM-672-1.10, WBM-672-2.00 Rev G, WBM-672-2.01 Rev F, WBM-672-2.20 Rev E, Design Statement dated March 2011, Supporting Planning Statement dated March 2011, Heritage Statement for Barnet Market Redevelopment dated 9 November 2010, Sustainability Statement, Transport Assessment dated April 2005 (date received 9-Mar-2011); WBM-672-2.10 Rev J (date received 8-Jul-2011)

2. This development must be begun within two years from the date of this permission.
3. The ground floor area, as shown on plan WBM-672-2.00 Rev G shall be used for a stall market Class A1 and for no other use.
4. Before the development hereby permitted is occupied the parking spaces/garages shown on Plan WBM-672-2.00 Rev G shall be provided and shall not be used for any purpose other than the parking of vehicles in connection with the approved development.
5. 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 and shall ensure that the gradient of the ramp leading to the basement is no greater than 1:10. The development shall be implemented in accordance with such details as approved.
6. Before the development hereby permitted commences, details/samples of the design and materials to be used for the following items 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.
  - Facing materials including brick, slate and render
  - Windows, cills and arches, including sections and glazing bars at a 1:1 scale
  - Dormer windows
  - Rooflights
  - Chimneys
  - Eaves fronting St Albans Road
  - Entrance doors
  - Balustrade to balconies
  - Piers
  - Veranda at entrance to market
  - Railings
  - Security gates
7. Before the building hereby permitted is occupied the proposed window(s) in the first floor bedroom windows in the elevation facing Chipping Close shall be part glazed with obscure glass only and shall be permanently retained as such thereafter and shall be permanently fixed shut with only a fanlight opening as indicated on Plan WBM-672-2.10 Rev H, unless otherwise agreed in writing by the Local Planning Authority.
8. 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.
9. 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.
10. 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.
11. Before the development hereby permitted commences, arrangements shall be made and implemented for the continuance of trading of the stall market during construction work.
12. No loading or unloading shall take place at the Bruce Road entrance of the Market on any Sunday, Bank or Public Holiday or between 8am and 14.00pm or after 16:30pm on any other day unless otherwise agreed in writing by the Local Planning Authority

13. The level of noise emitted from the lift plant and air conditioning, ventilation and extraction 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 window of any room of a neighbouring residential property.

14. 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).

15. 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 (specified 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 / the use commences).

16. 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.

17. Development shall not begin until a scheme for protecting the proposed development from vibration, has been submitted to and approved by the Local Planning Authority. The vibration protection scheme include such combination of land separation, vibration control techniques and other measures, as maybe be approved by the Local Planning Authority, in the light of current guidance on vibration levels. The said scheme shall include such secure provision as will ensure that it endures for so long as the development is available for use and that any and all constituents parts are repaired and maintained and replaced in whole or in part so often as occasion may require. The approved mitigation scheme shall be implemented in its entirety before any of the units are occupied.

18. 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.

19. Before the permitted development commences a Construction Management Plan must be submitted to and approved by the Local Planning Authority.

20. Before the permitted development is occupied details of the delivery arrangements

shall be submitted to and agreed in writing by the Local Planning Authority.

21. Before the development hereby permitted is occupied details of a car park management plan including details of any external control unit for managing traffic flow

entering/exiting the basement car park must be submitted to and approved in writing by the Local Planning Authority. The car park shall operate in accordance with the details as approved.

22. Before the development is occupied a Travel Plan for the proposed market shall be submitted to and approved by the Local Planning Authority. This should include the appointment of a Travel Plan co-ordinator.

**(3)** That if the above agreement has not been completed or a unilateral undertaking has not been submitted by 1st September 2011 the Assistant Director of Planning and Development Management REFUSE the application ref: B/03642/10 under delegated powers for the following reasons:

The proposed development does not include a formal undertaking to meet the costs of extra education, libraries, health and social care facilities, highway improvements, open space and associated monitoring costs arising as a result of the development, and therefore would not address the impacts of the development, contrary to Barnet supplementary Planning Documents - Contributions to Education (2008), Libraries (2008), Health (2009) and Monitoring (2007) and policies M9, L12, L14, CS8, CS2, CS13, IMP1, 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, GMixedUse, GParking, ENV12, ENV13, GBEnv1, GBEnv2, GBEnv3, GBEnv4, D1, D2, D3, D4, D5, D6, D9, HC1, HC5, HC17, L12, M1, M2, M10, M11, M12, M13, M14, H5, H16, H17, H18, H20, CS2, CS8, GTCR1, TCR13, TCR16, TCR18, TCR22, IMP1, IMP2.

Core Strategy (Publication Stage) 2010:

CS1, CS4, CS5, CS6, CS7, CS8, CS10, CS15.

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 general locality and is considered to enhance this part of the Monken Hadley Conservation Area. It would result in a mixed use development which would see the retention of the market on this site with improved facilities for the traders and visiting members of the public together with the provision of housing in a sustainable town centre location. The proposed development has been sensitively designed in relation to existing buildings and the surrounding area and it is considered that the historic environment of the Chipping Barnet Town Centre is protected and enhanced. The proposal is not considered to have an adverse impact on the residential or visual amenities of the neighbouring occupiers or result in harm to the surrounding highway network. The proposal is considered to accord with the aforementioned policies.

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

2. 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.

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

**8. TOWN AND COUNTRY PLANNING ACT (1990) – B/03174/10 – 65-67 Oakleigh Park South, London, N20 9JL - Mr J Gutteridge - Conversion of existing property into 5 self-contained residential units including rear landscape alterations, parking and associated amenities. Single storey rear extension – Oakleigh Ward**

The sub-Committee having heard oral representations from Mr Richard Pierce and Mr M Stephenson objecting to the application resolved to;

**REFUSE (reversal of Officer's recommendation) to refuse the application for the following reason;**

1. The proposed conversion of this single family dwellinghouse into 5 self contained flats would be out of character in this area which predominantly comprises houses in single family occupation and as such would be detrimental to the character and appearance of the area and the amenities of neighbouring residents as well as resulting in the loss of a large single family dwelling house contrary to policies GBEEnv1, D1, D2 and H23 of the adopted London Borough of Barnet Unitary Development Plan 2006 and Supplementary Design Guidance Note 7: Residential Conversions and policies DM01 and DM08 of the Barnet Development Management Policies DPD Submission Draft as approved by Cabinet 29/03/11.

2. The proposed development does not include a formal undertaking to meet the costs of extra education, libraries, health and social care facilities and associated monitoring costs arising as a result of the development, and therefore would not address the impacts of the development, contrary to Barnet Supplementary Planning Documents - Contributions to Education (2008), Libraries (2008), Health (2009) and Monitoring (2007) and policies CS8, CS2, CS13, IMP1, IMP2 of the Adopted Unitary Development Plan (2006).

**9. TOWN AND COUNTRY PLANNING ACT (1990) – F/01620/11 – Gloucester House, 150 Woodside Lane, London, N12 8TP - Mace Montessori Schools Ltd - Use of ground floor as Montessori nursery school (D1 use). Alterations to car park layout to provide walkway access to school entrance. Associated internal alterations – Woodhouse Ward**

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

(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 Open Spaces £60,000.00**

A contribution towards the improvement of open space.

**4 Special Site-Specific Obligation £12,000.**

A contribution of £12,000 per annum towards the maintenance of children's play equipment.

**5 Special Site-Specific Obligation £0.00**

To indemnify the Local Authority against claims (details to be agreed in the S106).

**6 Requirement to submit Travel Plan £5,000.00**

Requirement to submit a Travel Plan for approval by the Council prior to first occupation of the development and the obligation to provide a contribution of £5000 towards the Council's costs of monitoring the implementation of a Travel Plan.

**7 Monitoring of the Agreement £2,400.00**

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: F/01620/11 under delegated powers subject to the following conditions: -

1. The development hereby permitted shall be carried out in accordance with the following approved plans: 142:01, 142:02, 142:03, 142:05, 142:06, 142:12 Rev: A, 142:13 Rev: B, 142:15 Rev: B, a Planning Statement and a Design and Access Statement

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

3. The use hereby permitted shall not be open to customers before 8am or after 6pm on weekdays or at any time on Saturdays, Sundays and Bank Holidays.

4. There shall be no more than 60 children enrolled at the nursery at any one time.

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.

6. Before the development hereby permitted is occupied, parking spaces shall be provided including disabled parking spaces in accordance with the drawing No. 142:13 Rev. A submitted with this application and that area shall not thereafter be used for any purpose other than for the parking and turning of vehicles associated with the development.

Reason:

To ensure that adequate and satisfactory provision is made for the parking of vehicles in the interests of pedestrian and highway safety and the free flow of traffic in accordance with Policies M11, M13 and M14 of the London Borough of Barnet Adopted Unitary Development Plan 2006.

7. Before the development is occupied Travel Plan shall be submitted to and approved by the Local Planning Authority. This should include the appointment of a Travel Plan coordinator. The Travel plan should be reviewed annually in accordance with the target set out in the Travel Plan.

Reason:

To encourage the use of sustainable forms of transport to the site in accordance with



policies GSD, GNon Car and M3 of the London Borough of Barnet Adopted Unitary Development Plan 2006.

**(3)** That if the above agreement has not been completed or a unilateral undertaking has not been submitted by 1st October 2011 the Assistant Director of Planning and Development Management REFUSE the application ref: F/01620/11 under delegated powers for the following reason:

The proposed development does not include a formal undertaking to meet the costs of open space, maintaining of play equipment, the submission and monitoring of a travel plan and associated monitoring costs arising as a result of the development, and therefore would not address the impacts of the development, contrary to Barnet policies L11, L14, M11, M12, M13 and M14 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: PPS1

Adopted Barnet Unitary Development Plan (2006): GBEEnv1, GParking, D2, ENV12, M3, M11, M12, M14 and CS4.

Core Strategy (Publication Stage) 2010: CS5

ii) The proposal is acceptable for the following reason(s): - Having taken all material considerations into account, it is considered that subject to compliance with the attached conditions, the proposal would comply with the Council's policies and guidelines and would not cause unacceptable harm to the area, the existing building or the amenities of any neighbouring property and would not prejudice highway safety or convenience.

**10. 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.

**BRUNSWICK PARK WARD**

B/01898/11 56 Osidge Lane, London, N14 5JG

Mr Satish Thawani

Erection of a 2.2m high gate across the access road between 54 and 56 Osidge Lane

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:

Statement in support of the application, drawing of Charleston Security Gates, site location plan (date received 5-May-2011), Drawing No.1, Drawing No.2 (date received 13-May-2011),

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

3. 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 gates hereby permitted shall not be raised, extended or altered in any manner whatsoever (such as the fitting of sheeting or blanking plates), without the prior specific permission of 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 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):GBEnv1, D2, D5, GParking, M11 and M14.

Core Strategy (Publication Stage) 2010:

CS5

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

The development is not considered to have a detrimental impact on the visual or residential amenities of the neighbouring occupiers. The scale and design proposed is considered in keeping with the character of the area and would not have a harmful impact upon the streetscene. The proposal is also in accordance with the aforementioned policies.

2. The applicant should contact the Fire Brigade and London Ambulance Service to discuss their requirements.

3. The applicant must ensure that any equipment associated with the gate operation is located within the site boundaries and does not encroach onto the public highways.

4. The applicant is advised to contact all emergency services prior to installing the gates.

5. The applicant is advised that they will need permission from the land owner and any persons who have a right of way over the access road.

B/02218/11 Brunswick Park JMI School, Osidge Lane, London, N14 5DU

London Borough of Barnet

Erection of single storey modular children's nursery building with canopy to the eastern elevation (B) and external lighting to access road and car park area, all following demolition of caretakers house. New weldmesh fencing and access ramp with handrails

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:

Location Plan (Received 01.06.2011); Design & Access Statement (Received 25.05.2011); Supporting Statement (Received 25.05.2011); Drawing No. 11-5145-06 Rev. B (Received 25.05.2011); Drawing No. BPS 01 (Received 25.05.2011); Arboricultural Survey (Received 25.05.2011); Proposed Lighting to Car Park (Received 27.06.2011) Drawing No. 11-5145-03 Rev. B (amended and received 13/07/2011) and 11-5145-01 Rev. C (amended and received 13/07/2011).

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

3. Details of the proposed lighting shall be submitted to and approved in

writing by the Local Planning Authority, prior to the occupation of the proposed modular building. The development shall be implemented in accordance with such details as approved.

**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 GBEnv1, GBEnv2, 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.

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 the general locality. It is not considered to have a harmful impact on the amenities of neighbouring occupiers and is in accordance with aforementioned policies.

## **COPPETTS WARD**

B/01766/11 204 Colney Hatch Lane, London, N10 1ES

Miles Decorating Ltd.

Amendment to planning permission B/00138/09 for 'Demolition of existing showroom and office building, storage hut, garages and workshop buildings and the erection of three buildings providing showroom, warehouse, storage and office floorspace with associated driveways, loading bays and car parking.'

Amendments to include new front entrance and alterations to front elevation including redesign of cladding. Single storey side/ front extension and associated internal alterations including relocation of internal fire exit. First floor goods lift doors.

The Assistant Director of Planning and Development Management circulated and 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: 06/3076/BP, NY/07A, 06/3076/12 rev. C, 06/3076/14 rev. C, 06/3076/09 rev. C, 06/3076/10 B, 06/3076/11 B, 06/3076/13 B, 06/3076/15 C TE/NY/02/A (amended plan received 29/06/2011), TE/NY 08 (amended plan received 29/06/2011), TE/NY/03 (amended and received 12/07/2011) and TE/NY/04 (amended and received 12/07/2011).

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

3. Before the development hereby permitted is occupied the parking spaces/garages shown on Plans 06/3076/17 Rev. G, 06/3076/13 Rev. B, 06/3076/15 Rev. C, 06/3076/16 Rev. A, 06/3076/17 Rev. B of planning permission B/00138/09 shall be provided and shall not be used for any purpose other than the parking of vehicles in connection with the approved development.

4. The access road/ estate road shall be constructed in accordance with the details approved under application B/04548/09 dated 05/02/2010 before the

site is occupied.

5. The access to the site and reinstatement of the northern access point shall be constructed in accordance with the details approved under B/04548/09 dated 05/02/2010 before the site is occupied.

6. The levels of the buildings, roads and footpaths shall be constructed in accordance with the details approved under B/04548/09 dated 05/02/2010.

7. The materials used in the external surfaces of the buildings shall be in accordance with those approved under B/04548/09 dated 05/02/2010.

8. Except as may otherwise be agreed in writing by the Local Planning Authority the development hereby permitted may only be used for retail sales within the following categories and for no other purpose (including any other purpose in Class A1 of the Schedule of the Town and Country Planning (Use Classes) Order 1987), or in any provision equivalent to the Class in any Statutory Instrument amending or invoking and re-enacting that order:-

- a. Bathrooms, bathroom fittings and furniture;
- b. Ceramic tiles;
- c. Decorating materials;
- d. Associated plumbing, tiling and decorating products.

9. No deliveries shall be taken at or dispatched from the site on any Sunday, Bank or Public Holiday or before 9.00 am or after 4.00 pm on any other day.

10. 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 by the Local Planning Authority under B/04548/09 dated 05/02/2010.

11. Acoustic fencing shall be implemented in accordance with the approved details in application B/04547/09 dated 05/02/2010 before the use commences.

12. Enclosures and screened facilities for the storage of recycling containers and wheeled refuse bins or other refuse storage containers where applicable shall be provided at the site in accordance with the approved details under application B/04548/09 before the development is occupied.

13. The flat roof parts of the building 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.

14. Before the building hereby permitted is occupied the proposed first floor windows of both buildings 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.

15. 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.

16. The landscaping of the site shall be carried out in accordance with the approved details under B/04548/09 dated 05/02/2010.

17. 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.

18. 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.

19. 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.

20. The recommendations and mitigation measures outlined in the acoustic report previously submitted to and approved under application B/04547/09 shall be adhered to and implemented in their entirety before the use commences.

21. The level of noise emitted from the 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 an existing neighbouring property at (address) at the time of this decision notice.

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 window of any room of an existing neighbouring property at the time of this decision notice.

22. The extraction and ventilation equipment shall be as per the approved details under application B/04547/09 unless otherwise agreed in writing by the Local Planning Authority.

23. The vibration mitigation measures shall be carried out in accordance with the details approved under B/04547/09 before the use commences.

24. A method statement detailing remediation requirements, using information obtained from the site investigation (as per condition 25(a) and (c) of B/00138/09 discharged under B/04547/09) 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.

25. 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.

26. The foul and surface water drainage system shall be carried out in accordance with details approved under application B/04548/09.

27. 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 selected generic environmental standard.

28. The use hereby permitted shall not be open to customers on Sundays or Bank or Public Holidays or before 8:00 am or after 6:00 pm on weekdays.

29. The fire exit door on the east elevation shall be sound proofed as per the agreed details in application B/04548/09 dated 05/02/2010 and permanently maintained.

30. The fire exit door on the east elevation shall be used solely for emergency purposes and shall remain closed at all other times.

31. The use and layout of the area of the site in between the rear (east) elevation of the front building and the site boundary with properties in Cambridge Gardens shall be implemented in accordance with the details approved under B/04548/09 and permanently maintained thereafter.

32 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(s) shall not be undertaken without the prior specific permission of the Local Planning Authority:

The installation of any additional windows, doors or any other elevational changes.

33. No siteworks on the southern part of the site and the rear warehouse building and associated parking area shall take place until a method statement detailing precautions to minimise damage to protected trees in accordance with Section 7 of BS5837:2005 "Trees in Relation to Construction - Recommendations" has been submitted to and approved in writing by the Local Planning Authority and the demolition and construction shall be carried out in accordance with such statement.

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 polices are relevant:

Adopted Barnet Unitary Development Plan (2006):GSD, GBEnv1, GBEnv2, GParking, GTCR1, GTCR2, TCR1, TCR5, TCR7, ENV6, ENV7, ENV12, ENV14, D1, D2, D3, D4, D5, D6, D11, D13, M1, M2, M11, M12, M13, M14, M17, EMP2, EMP3.

Core Strategy (Publication Stage) 2010: CS1, CS5, CS8, CS11.

The Mayor's London Plan: Consultation draft replacement plan 2009

PPS1 - Delivering Sustainable Development

PPS4 - Planning for Sustainable Economic Growth

PPG13 - Transport

PPG24 - Planning and Noise

ii) The proposal is acceptable for the following reason(s): - The proposed amendments are considered to have an acceptable impact on the character and appearance of the street scene and general locality. The proposals are not considered to have an adverse impact on the amenities of the neighbouring residents and are in accordance with the aforementioned policies.

2. To ensure the re-instatement of the footway and suitability of the remaining crossover the applicant may be required to submit an application under Section 184 of the Highways Act (1980). The removal of the existing crossover, the proposed access design details, construction and location will be reviewed by the Development Team as part of the application. Any related costs for alterations to the public highway layout that may become necessary, due to the design of the on site development, will be borne by the applicant.

11. MOTION TO EXCLUDE THE PRESS AND PUBLIC:- That under Section 100A (4) of the Local Government Act 1972 the public be excluded from the meeting for the sub-Committee to receive legal advice.

12. RE-ADMISSION OF PRESS AND PUBLIC

## EAST FINCHLEY WARD

F/01899/11 6 Durham Road, London, N2 9DN  
Residential Sales (London) Ltd  
Removal of ground floor bedsit to enlarge existing one bedroom flat at ground floor.

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; Plan no's: B2524-20; B2524-23.
2. This development must be begun within three years from the date of this permission.
3. 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.
4. No development shall take place until details of the arrangements to meet the obligation for education 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 polices are relevant:  
Adopted Barnet Unitary Development Plan (2006): GBEnv1, GBEnv2, D1, D2, D3, H2, H9, H16, H26, CS2, CS8, 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. The proposed development is not considered to have a detrimental impact on the residential amenities of neighbouring developments.

F/02055/11 Ground Floor Flat, 77 Leicester Road, London, N2 9DY  
Capital Homes (London) Ltd  
Single storey rear and side extension.  
The Assistant Director of Planning and Development Management circulated an addendum to the report.  
The sub-Committee having heard oral representations from Mr Davies objecting to the application and the applicant's response resolved to;  
**REFUSE (reversal of Officer's recommendation) the application for the following reason;**

1. The proposed extension by reason of its design would not respect the appearance of the property and would harm the character of this part of East Finchley contrary to policies GBEnv1, D2 and H27 of the Adopted Barnet Unitary Development Plan (2006) and Design Guidance 5 (Extensions to Houses).

F/02268/11 Lorraine Court, Park Gate, London, N2 8BY  
 Abbeytown Limited  
 Removal of Condition No.5 (Code Level 3) pursuant to planning permission Ref:F/03736/10 dated: 9/11/2010 ("Roof extensions including 2 rooflights to front, 2 dormer windows and a rooflight to rear and a side dormer window to facilitate creation of new apartment within roofspace of existing residential building").  
 The Assistant Director of Planning and Development Management circulated an addendum to the report. The sub-Committee resolved to;

**APPROVE the application;**

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 polices are relevant:  
 Adopted Barnet Unitary Development Plan (2006):GBEnv1, GBEnv2, D1, D2, D5.  
 SPD Sustainable Design and Construction (June 2007)  
 Core Strategy (Publication Stage) 2010:  
 CS5

ii) The proposal is acceptable for the following reason(s): -  
 The removal of the condition would not contradict council policies. It is not considered that the approval of this application would significantly harm the amenity of neighbouring occupiers or would have an impact on the character of the area.

2 The plans accompanying this application are:- 671/11/B; 671/10

3. The plan numbers supplied with this application and written in the informative, relate to the previously approved application (F03736/10) and do not constitute the approval of a separate application.

F/02275/11 9 Fortis Green, London, N2 9JR  
 Jon Christopher Chartered Surveyors  
 Alterations to roof including rear dormer window to existing first floor flat to create third bedroom.  
 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: Design and access statement, Drawings 1291-E03-00/P2, 1291-E02-RF/P2, 1291-E01-00/P2, 1291-E02-00/P2, 1291-P03-00/P2, 1291-P02- 00/P2.

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.

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 polices are relevant:



Adopted Barnet Unitary Development Plan (2006): GBEnv1, D1, D2, D3, D5, H27  
Core Strategy (Publication Stage) 2010: CS5

ii) The proposal is acceptable for the following reason(s): Having taken all material considerations into account, it is considered that subject to compliance with the attached conditions, this proposal complies with the Adopted Barnet UDP policies and would be in keeping with the character and appearance of the surrounding area. It is not considered to have a detrimental impact on the residential amenities of neighbouring occupiers.

F/02399/11 88 Church Lane, London, N2 0TE

Mr K Tomaszewski

Conversion of first floor into 1no residential unit with associated extension to roof including rear dormer window to facilitate a loft conversion. Change of use of ground floor from A2 (Professional Services) to B1 (Light Industrial). Associated single storey side and rear extension. Relocation of existing access to rear. New parapet wall to elevation adjacent to 90 Church Lane

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: Site and Location Plan; Design & Access Statement, amended 30/06/11; Plan No's: 6880-01; 6880-02 G; 6880-03 G; Email from agent (Mr S Simmons) confirming that air conditioning units by the residential on first floor level on the front elevation will not be remaining, dated 30/06/11.

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

3. 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.

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

5 The roof of the 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.

6. 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.

7. 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.

8. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any order revoking and re-enacting that Order with or without modification), the floor plan layout as shown on the hereby approved plans must not be changed without the prior written

permission of the Local Planning Authority.

9. The level of noise emitted from any machinery 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 window of any room of a neighbouring residential property.

10. 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 (specified 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 / the use commences).

11. 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.

**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 (UDP) (2006).

In particular the following policies are relevant:

Adopted Barnet UDP (2006): GBEnv1, GBEnv2, D1, D2, D4, D5, D6, H16, H17, H18, H23, H26, CS2, CS8, CS13, IMP1, IMP2.

Design Guidance Note 7 - Residential Conversions and Design Guidance Note No. 5 – Extensions to Houses.

Local Development Framework: Policy CS 5 - Protecting and enhancing Barnet's character to create high quality places.

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

The conversion of the property into one self contained flat and proposed extensions are considered acceptable, in character with the surrounding area. The proposal would protect the character of this part of East Finchley and respect the setting of nearby buildings. The proposal would provide acceptable standards of amenity for future occupiers and respect the amenity of existing neighbouring occupiers.

2. 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](mailto:street.naming@barnet.gov.uk) or by telephoning: 0208 359 7294.

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.

F/02378/11

44C High Road, London, N2 9PJ

Mr M Doukakis

Internal alterations to convert existing flat from 1no bedroom into 2no bedroom self-contained unit including installation of 2no front rooflights and 1no rear rooflight.

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

2 The development hereby permitted shall be carried out in accordance with the following approved plans: Site Location Plan; 218.P.044.

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,GBEnv2,D1, D2, D3, H27.

Core Strategy (Publication Stage) 2010:

Relevant policies: CS5

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

The proposal would be within the character of the original property, the surrounding area and would not be detrimental to the residential amenity of neighbouring occupiers.

**TOTTERIDGE WARD**

B/01923/11 Whyte Lodge, Grange Avenue, London, N20 8AA

Mr A Mawany

Amendment to planning application reference N000735H/06 for the 'Demolition of part built structure with basement level and habitable room in roof space' dated 28-Sept-2007. Amendments include new front porch, single storey rear extension and changes to the design of the rooflights.

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: Site location plan, design and access statement dated April 2011, photos of proposed rooflights, Drawing No's MA/01, MA/02, MA/03, MA/04 (date received 6- May-2011).
2. This development must be begun within three years from the date of this permission.
3. No structure or erection with a height exceeding 1.05m above footway level shall be placed along the frontage(s) of Grange Avenue from a point 2.4m from the highway boundary for a distance of 2.4m on both sides of the vehicular access(es).
4. The single storey rear extension hereby approved shall be constructed using the following materials:
  - Eternit Ashdowne Ashurst Clay
  - Ibstock Ivanhoe Burnt Red Brick
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.
6. 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.
7. Before the building hereby permitted is occupied the proposed window(s) in the flank elevation facing 'The Grange' 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 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(s) shall not be undertaken without the prior specific permission of the Local Planning Authority. The insertion of windows in flank elevation of the single storey rear extension hereby approved.
9. 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.
10. All work comprised in the landscaping scheme approved as part of planning application reference B/00716/11 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 landscaping scheme approved as part of planning application reference B/00716/11 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. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any order revoking and re-enacting that Order with or without modification), no development otherwise permitted by any of Classes A, B, C and D of Part 1 to Schedule 2 of that Order shall be carried out within the development hereby approved without the prior written permission of the Local Planning Authority.

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.

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, GBEnv2, GBEnv4, D1, D2, D5, HC1, HC5, H16, H27,

Supplementary Design Guidance Note 5: Extensions to Houses

Totteridge Conservation Area Character Appraisal Statement

Core Strategy (Publication Stage) 2010:

Relevant policies: CS5

ii) The proposal is acceptable for the following reason(s): - The proposed amendments are considered to have an acceptable impact on the character and appearance of the new dwelling and would help to preserve this part of the Totteridge Conservation Area and would not have a harmful impact on the amenities of the occupiers of adjoining properties. The proposal would be in accordance with the aforementioned policies.

B/02213/11 53A Ridgeview Road, London, N20 0HG (Land between 51 & 53)

Mr M Doukaki

Erection of a two storey dwelling house plus associated rear dormer to accommodate rooms in roofspace

The Assistant Director of Planning and Development Management circulated an addendum to the report. The sub-Committee having heard oral representations from Mrs Peppos 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:

1280 OS, 1280.P.100, 1280.P.101, 1280.P.102 and Design & Access Statement (received 23/05/2011).

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

3. Before the development hereby permitted is occupied the parking spaces/garages shown on Plan 1280.P.101 shall be provided and shall not be used for any purpose other than the parking of vehicles in connection with the approved development.

4. 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 in accordance with details shown on plan no.'s 1280 OS, 1280.P.100, 1280.P.101 and 1280.P.102 unless otherwise agreed in writing by the Local Planning Authority.

5. 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.

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. 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.

8. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any order revoking and re-enacting that Order with or without modification), no development otherwise permitted by any of Classes A, B, C, D, E and F of Part 1 to Schedule 2 of that Order shall be carried out on the development hereby approved without the prior written permission of the Local Planning Authority.

9. 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.

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

11. Before the building hereby permitted is occupied the proposed window(s) in the side elevation facing No.51 Ridgeview 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.

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 polices are relevant:

Adopted Barnet Unitary Development Plan (2006): GSD, GBEnv1, GBEnv2, D1,

D2, D5, GParking, GH1, H16, H17, H18, M11, M12, M14, H17, H18, CS2, CS8, IMP1 and IMP2.

Core Strategy (Publication Stage) 2010:CS4 and CS5.

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

The proposed dwelling is considered to harmonise with the character of the area and is not considered to cause significant harm to the amenities of neighbouring occupiers. The proposal accords with the aforementioned policies.

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

2. It is recommended that a replacement tree is planted at the rear of the site in lieu of that recently removed.

### UNDERHILL WARD

B/01233/11 4 Hammond Close, Barnet, Herts, EN5 2EQ

Medline Developments Ltd

Erection of a new two-storey building to provide two-self-contained flats adjacent to 4 Hammond Close, following demolition of garage. Allocated parking and landscape to front elevation. 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: Site location plan (Received 24.03.2011); Drawing No. SK01 (Received 24.03.2011); Design and Access Statement (Received 24.03.2011).

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. 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.

7. 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.

8. 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.

9. 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.

10. 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.

11. 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.

12. Before the building hereby permitted is occupied the proposed windows in the flank elevations 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.

13. Before the development hereby permitted is occupied the parking spaces/garages shown on Drawing No. SK01 (Received 24.03.2011) shall be provided and shall not be used for any purpose other than the parking of vehicles in connection with the approved development.

14. 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.

15. No development shall take place until details of a construction management plan have been submitted to and approved in writing by the local planning authority.

16. No development shall take place until details of the arrangements to meet the obligation for education, 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 consultation draft replacement London Plan 2009 and the Adopted Barnet Unitary Development Plan (2006).

In particular the following policies are relevant:

Policies GSD, GBEnv1, GBEnv2, GParking, D1, D2, D5, H16, H17, H18, M11, M12 and M14 of the London Borough of Barnet Adopted Unitary Development Plan 2006; Planning Policy Statement 1 (PPS1) - Delivering sustainable development; Policy 4B.8 of The Mayor's London Plan and Supplementary Planning Document: Sustainable Design and Construction.

Core Strategy (Publication Stage) 2010:

Relevant policies - CS5.

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

The proposed development is considered to be an acceptable and appropriate form of development which harmonises well with existing and neighbouring



development, maintaining the appearance and character of the street scene. It is not considered to have an adverse impact on the amenities of the neighbouring occupiers and is in accordance with the aforementioned policies.

2. Any alteration to the existing crossovers or new crossovers will be subject to detailed survey 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.

B/01554/11 35 Sellwood Drive, Barnet, Herts, EN5 2RW  
Ms Lotay

Single storey side and rear extensions.

The Assistant Director of Planning and Development Management circulated an addendum to the report. The sub-Committee having heard oral representations from and Mr Conrad Vandersteen objecting to the application, Mrs Liz Porter speaking in support 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: Site Location Plan, 7 Rev. D, 8 Rev. D.

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. The roof of the 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.

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, GBEnv2, D1, D2, D5, M14, and H27, and: Supplementary Planning Design Guidance Note No. 5 - Extensions to Houses

Core Strategy (Publication Stage) 2010:

Relevant policies: CS5

ii) The proposal is acceptable for the following reason(s): - The proposed extensions are considered to have an acceptable impact on the character and appearance of the property and street scene and amenities of the adjoining residents. The proposals are in accordance with the aforementioned policies.

F/01452/11 70-72 Ballards Lane, London, N3 2BU (Land R/O)  
 Finchley Music School Ltd.  
 Change of use from B1 (Office Use) to D1 (Music School).  
 The Assistant Director of Planning and Development Management circulated an addendum to the report.  
 The sub-Committee having heard oral representations from Mr Andrew Brown objecting to the application and the applicant's response resolved to;  
**REFUSE (reversal of Officer's recommendation) the application for the following reason;**  
 1. The proposed change of use to a music school in a small private road, by reason of the number of students and type of lessons would generate unacceptable levels of activity, causing noise and disturbance detrimental to the amenities of neighbouring residential occupiers contrary to policy ENV12 of the Adopted Barnet Unitary Development Plan (2006).

F/01470/11 First Floor Right, 183-191 Ballards Lane, London, N3 1LP  
 c/o Studio V Architects  
 Change of use from B1/B2 to D2 (gym) including relocation of rear rooflight  
 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: PL01; PL02; PL03; PL04; PL05; PL06; PL07; design and access statement.  
 2. This development must be begun within three years from the date of this permission.  
 3. The use hereby permitted shall not operate before 7.00am or after 8.00pm on weekdays and before 7.00am or after 9.00pm on weekends. The use shall be closed on all public and bank holidays, unless otherwise agreed in writing by the Local Planning Authority.  
 4. The premises shall be used for D1 gym and no other purpose (including any other purpose in Class D1 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).  
 5. Before the building hereby permitted is occupied the proposed windows in the rear elevation facing Wentworth Lodge 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

**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 polices are relevant:  
 Adopted Barnet Unitary Development Plan (2006):GSD, GBEnv1, D2, GParking, ENV12, M14,GEMP3, GEMP4, EMP2, L25.  
 Core Strategy (Publication Stage) 2010:  
 CS5
  - ii) The proposal is acceptable for the following reason(s): -

Having taken all material considerations into account, it is considered that subject to compliance with the attached conditions, this proposal complies with the Adopted Barnet UDP policies and would be in keeping with the character and appearance of the surrounding area. It is not considered to have a detrimental impact on the residential amenities of neighbouring occupiers.

2. Any grant of planning approval does not relate to any new signage at the property. Separate advertising consent would be required for any new fascia signs installed on the property.

F/01534/11 177 & 179 Ballards Lane, London, N3 1LP

Ms N & Mrs M Khiroya/Signorini

Construction of first floor extension above commercial units to provide two 2-bedroom 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: Design and access statement, Drawings BLF:P:002A, BLF:P:003A, BLF:P:004A.

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. The roof of the 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.

5. 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.

6. No development shall take place until details of the arrangements to meet the obligation for education, 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 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, GParking, D1, D2, D3, D4, D5, M4, M5, M11, M12, M13, M14, H2, H5, H16, H17, H18, H20, H21, CS2, CS8, CS13, IMP1, IMP2.

Core Strategy (Publication Stage) 2010: CS5

ii) The proposal is acceptable for the following reason(s): The proposal would ensure the protection and enhancement of the character and appearance of the

area in line with UDP policies. It represents an efficient use of 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 occupiers 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.

2. 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](mailto:street.naming@barnet.gov.uk) or by telephoning: 0208 359 7294.

F/01908/11 18 Brent Way, London, N3 1AL

Neale + Norden Architects

Demolition of existing steps and reduction of levels of front garden. Formation of new steps with binstore and bike store located under, new planting and alterations to the front boundary wall.

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

The sub-Committee having heard oral representations from Mr Kettleton and Mr Peter Brook objecting to the application and the applicant's response resolved to; **REFUSE (reversal of Officer's recommendation) the application for the following reason;**

1. The proposed development by reason of its design and amount of hardstanding would harm the character of this part of Brent Way contrary to policies GBEV1, D1 and D2 of the Adopted Barnet Unitary Development Plan (2006).

## 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 10:20pm