

## DECISIONS OF THE EAST AREA PLANNING SUB-COMMITTEE

7 September 2011

### COMMITTEE

\*Councillor Andreas Tambourides (Chairman)

\*Councillor Bridget Perry (Vice-Chairman)

Councillors:

\*Alison Cornelius

\*Barry Rawlings

\*Alan Schneiderman

\*Stephen Sowerby

\*Andrew Strongolou

\*Joanna Tambourides

\*Jim Tierney

\*denotes Member present

#### 1. ABSENCE OF MEMBERS (Item 1):

There were none

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

Member:	Subject:	Interest Declared:
Councillor Jim Tierney	F/02392/11 42 Church Lane, London, N2 8DT East Finchley	Personal and non-prejudicial as the property at 38 Church Lane was owned by the Labour Party. Councillor Tierney took part in the discussion and voting on this item.
Councillor Alan Schneiderman	F/02392/11 42 Church Lane, London, N2 8DT East Finchley	Personal and non-prejudicial as the property at 38 Church Lane was owned by the Labour Party. Councillor Schneiderman took part in the discussion and voting on this item.
Councillor Jim Tierney	B/02086/11 Land at Rear of 10-20 Holden Road, London, N12 8HT Totteridge	Personal and prejudicial as Councillor Tierney had discussed and voted on this application at a Planning Sub-Committee under previous committee structure. Councillor Tierney withdrew from the

		meeting and took no part in the discussion and voting on this item.
Councillor Joanna Tambourides	B/02086/11 Land at Rear of 10-20 Holden Road, London, N12 8HT Totteridge	Personal and non-Prejudicial. Councillor Tambourides knew the registered speaker on the item, Mr Robert Newton, a former councillor. Councillor Tambourides took part in the discussion and voting on this item.
Councillor Andreas Tambourides	B/02086/11 Land at Rear of 10-20 Holden Road, London, N12 8HT Totteridge	Personal and non-Prejudicial. Councillor Tambourides knew the registered speaker on the item, Mr Robert Newton, a former councillor. Councillor Tambourides took part in the discussion and voting on this item.
Councillor Alison Cornelius	B/02086/11 Land at Rear of 10-20 Holden Road, London, N12 8HT Totteridge	Personal and non-Prejudicial. Councillor Cornelius knew the registered speaker on the item, Mr Robert Newton, through the church. Councillor Cornelius took part in the discussion and voting on this item.
Councillor Stephen Sowerby	B/02086/11 Land at Rear of 10-20 Holden Road, London, N12 8HT Totteridge	Personal and non-Prejudicial. Councillor Sowerby knew the registered speaker on the item, Mr Robert Newton, a former councillor. Councillor Sowerby took part in the discussion and 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
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<p>B/03227/11 The Pavilion, Tudor Sports Ground, Clifford Road, Barnet, Herts High Barnet</p>	<p>Application withdrawn by the applicants agent</p>
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**7. TOWN AND COUNTRY PLANNING ACT (1990) – B/02841/11– 119 Arlington Road, London, N14 5BA- Mrs O Photiou – Part single, part two storey rear extension and new front drive – Brunswick Park Ward**

The Assistant Director Planning and Development Management circulated an addendum report. The Sub-Committee, having heard oral representations from Mrs Theocharides, objecting to the application, and Mrs Lingi, speaking in favour of the application, 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, P2 01, P2 02, P2 03A, P2 04, P2 05.
- (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.
- (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) no windows, other than those expressly authorised by this permission, shall be placed at any time in the first floor flank elevations, of the extension hereby approved, facing No.'s 117 and 121 Arlington Road without the prior specific permission of the Local Planning Authority.

**INFORMATIVE:**

- (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, and H27, and: Supplementary Planning Design Guidance Note No. 5 - Extensions to Houses. Core Strategy (Publication Stage) 2010: Relevant policies – DM01, DM06 and DM14.

- ii) The proposal is acceptable for the following reason(s): - The proposed development is considered to be in keeping with the scale and design of the existing and adjoining properties and would have an acceptable impact on the character and appearance of the host property and general locality. There are not considered to be any adverse impacts on the amenities of occupiers of adjoining residential properties. The proposals are in accordance with the aforementioned policies.

**8. TOWN AND COUNTRY PLANNING ACT (1990) – B/02925/11 – Orange Tree PH, 2 Friern Barnet Lane, London, N11 3LX (Formerly The Grove) – Tesco Property c/o CgMs Consulting – Installation of 3 no. non-illuminated car park signs– Coppetts Ward**

The Assistant Director Planning and Development Management circulated an addendum report detailing additional objections that had been received in relation to the applications relating to the site. 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, 9716-101/A and 9716-511 (received 11/07/2011).
- (2) Any advertisements displayed, and any site used for the display of advertisements, shall be maintained in a clean and tidy condition to the reasonable satisfaction of the Local Planning Authority.
- (3) Any structure or hoarding erected or used principally for the purpose of displaying advertisements shall be maintained in a safe condition.
- (4) Where an advertisement is required under the Town and Country Planning (Control of Advertisements) Regulations 1992 to be removed, the removal shall be carried out to the reasonable satisfaction of the Local Planning Authority.
- (5) No advertisement shall be sited or displayed so as to obscure or hinder the ready interpretation of any road traffic sign, railway signal or aid to navigation by water or air, or so as otherwise to render hazardous the use of the highway, railway, waterway (including any coastal waters) or aerodrome (civil or military).
- (6) No advertisement is to be displayed without the permission of the owner of the site or any other person with an interest in the site entitled to grant permission.
- (7) The period of consent shall be a period of five years commencing with the date of this decision.

## **INFORMATIVE:**

- (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, D5. Core Strategy (Publication Stage) 2010: CS5.
  - ii) The proposal is acceptable for the following reason(s): -  
The signs are considered to accord with the aforementioned policies and are not considered to harm the character and appearance of the site, neighbouring visual amenity nor highway and pedestrian safety.

## **9. TOWN AND COUNTRY PLANNING ACT (1990) – B/02912/11 – Orange Tree PH, 2 Friern Barnet Lane, London, N11 3LX (Formerly The Grove) – Infill of opening to rear adjoining building and associated external alterations including installation of new window to side elevation – Coppetts Ward**

The Assistant Director Planning and Development Management circulated an addendum report detailing additional objections that had been received in relation to the applications relating to the site. 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, 9716-101/A, 9716-105, 9716-711/A and 9716-716/A (received 11/07/2011).
- (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:**

- (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, D1 and D2. Core Strategy (Publication Stage) 2010: CS5.
  - ii) The proposal is acceptable for the following reason(s): -

The minor changes proposed to this existing extension are not considered to harm the character and appearance of the building, site or streetscene. The external alterations will not harm residential amenity and the proposal accords with the aforementioned policies.

**10. TOWN AND COUNTRY PLANNING ACT (1990) – B/02923/11 – Orange Tree PH, 2 Friern Barnet Lane, London, N11 3LX (Formerly The Grove) – Installation of 3 No. ram raid bollards – Coppetts Ward**

The Assistant Director Planning and Development Management circulated an addendum report detailing additional objections that had been received in relation to the applications relating to the site. 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, 9716-101/A, 9716-105, 9716-221 and 9716-225 (received 11/07/2011).
- (2) This development must be begun within three years from the date of this permission.
- (3) The proposal hereby approved shall not be implemented until any existing redundant crossovers are reinstated to footway by the Highway Authority at the applicant's expense.

**INFORMATIVES:**

- (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, D1 and D2.  
Core Strategy (Publication Stage) 2010: CS5.
  - ii) The proposal is acceptable for the following reason(s): -

Highways and the Metropolitan Police raise no objection to the proposal. The development will not harm the character and appearance of the site, the general locality nor the streetscene of Friern Barnet Town Centre. The proposal accords with the aforementioned policies and will not harm neighbouring amenity.
- (2) The approved bollards and any associated equipment should be located within the site's boundaries and not encroach onto the public highways.

**11. TOWN AND COUNTRY PLANNING ACT (1990) – B/02922/11 – Orange Tree PH, 2 Friern Barnet Lane, London, N11 3LX (Formerly The Grove) – Tesco Stores Limited c/o CgMs Consulting- Installation of ATM (Cash Machine) unit to front elevation – Coppetts Ward**

The Assistant Director Planning and Development Management circulated an addendum report detailing additional objections that had been received in relation to the applications relating to the site. 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, 9716-101/A, 9716-105, 9716-211/A, 9716-215/A and 9716-216/A (received 11/07/2011).
- (2) This development must be begun within three years from the date of this permission.

**INFORMATIVE:**

- (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, D2, D9.
  - ii) The proposal is acceptable for the following reason(s): - The proposed ATM machine is considered to be an appropriate form of development for this site and would not have a detrimental impact on the character or appearance of the general street scene. It is not considered to result in opportunities for crime or the fear of crime and is in accordance with the aforementioned policies.

**12. TOWN AND COUNTRY PLANNING ACT (1990) – B/02924/11 – Orange Tree PH, 2 Friern Barnet Lane, London, N11 3LX (Formerly The Grove) – Tesco Stores Limited c/o CgMs Consulting – Installation of plant equipment including 3 No. floor mounted air conditioning units and 1 No. fan condenser units to side elevation – Coppetts Ward**

The Assistant Director Planning and Development Management circulated an addendum report detailing additional objections that had been received in relation to the applications relating to the site. 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, 9716-101/A, 9716-105, 9716-316/B and Rating Industrial noise Affecting Mixed Industrial and Residential Areas -

Report by KR Associates (UK) Ltd (received 11/07/2011) and 9716-311/A (received 09/08/2011).

- (2) This development must be begun within three years from the date of this permission.
- (3) A noise assessment, by an approved acoustic consultant, shall be carried out in accordance with Planning Policy Guidance Notes 24 on the development that assesses the likely impacts of noise on the development. This report and any measure to be implemented by the developer to address its findings shall be submitted in writing for the approval of the Local Planning Authority before the development commences. The approved measures shall be implemented in their entirety before (any of the units are occupied/ the use commences).
- (4) The level of noise emitted from the air conditioning and condenser units 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.

**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, D1, D2, ENV12 and ENV13.
  - ii) The proposal is acceptable for the following reason(s): -

Environmental Health have assessed the application and raise no objection, subject to conditions. The plant hereby approved will not cause undue noise and disturbance to neighbouring residential occupiers. The development has an acceptable impact on the character and appearance of this commercial property and accords with the aforementioned policies.
- (2) Environmental Health would encourage the Applicant to liaise with them to produce a delivery assessment in line with the 'silent approach scheme' which could include noise mitigating measures.
- (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.

**13. TOWN AND COUNTRY PLANNING ACT (1990) – B/02927/11 – Orange Tree PH, 2 Friern Barnet Lane, London, N11 3LX (Formerly The Grove) – Tesco Stores Limited c/o CgMs Consulting – Installation of externally illuminated fascia signage and internally illuminated projecting signage and non illuminated signage to side of building – Coppetts Ward.**

The Assistant Director Planning and Development Management circulated an addendum report detailing additional objections that had been received in relation to the applications relating to the site. 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, ORABEKE1C Front Elevation, ORANELE1C Side Elevation, 9716-101/A, 9716-105, 9716-515 and 9716-516/A (received 11/07/2011)
- (2) Any advertisements displayed, and any site used for the display of advertisements, shall be maintained in a clean and tidy condition to the reasonable satisfaction of the Local Planning Authority.
- (3) Any structure or hoarding erected or used principally for the purpose of displaying advertisements shall be maintained in a safe condition.
- (4) Where an advertisement is required under the Town and Country Planning (Control of Advertisements) Regulations 1992 to be removed, the removal shall be carried out to the reasonable satisfaction of the Local Planning Authority.
- (5) The maximum luminance of the signs shall not exceed the values recommended in the association of Public Lighting Engineer's Technical Report No.5, Zone 3.
- (6) No advertisement shall be sited or displayed so as to obscure or hinder the ready interpretation of any road traffic sign, railway signal or aid to navigation by water or air, or so as otherwise to render hazardous the use of the highway, railway, waterway (including any coastal waters) or aerodrome (civil or military).

- (7) No advertisement is to be displayed without the permission of the owner of the site or any other person with an interest in the site entitled to grant permission.
- (8) The period of consent shall be a period of five years commencing with the date of this decision.

**INFORMATIVE:**

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, D2. Core Strategy (Publication Stage) 2010: CS5.
  - ii) The proposal is acceptable for the following reason(s): -

The proposed signage is considered to have an acceptable impact on the appearance of the host property and streetscene. The signage accords with the aforementioned policies and is considered to respect the size and scale of the host building.

**14. TOWN AND COUNTRY PLANNING ACT (1990) – B/02911/11 – Orange Tree PH, 2 Friern Barnet Lane, London, N11 3LX (Formerly The Grove) – Tesco Stores Limited c/o CgMs Consulting – Installation of shopfront and associated ground floor external alterations – Coppetts Ward.**

The Assistant Director Planning and Development Management circulated an addendum report detailing additional objections that had been received in relation to the applications relating to the site. 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, 9716-101/A, 9716-105, 9716-411/B, 9716-415 and 9716 416/C (received 11/07/2011).
- (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:**

- 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, D1, D2, D22, D24, D25. Supplementary Design Guidance Note 10: Shopfronts. Core Strategy (Publication Stage) 2010: 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 host property and the general locality. It accords with the aforementioned policies.

**15. TOWN AND COUNTRY PLANNING ACT (1990) – F/02392/11 – 42 Church Lane, London, N2 8DT – Gallery Zadah Pension Fund – Demolition of existing outbuildings and erection of two storey self-contained residential unit adjoining the rear of 42 Church Lane – East Finchley Ward**

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 932-BA-120A, 932-BA-119A, 932-BA-118A, 932-BA-117A, 932-BA-116A, 932-BA-115A, 932-BA-114A, 932-BA-112A, 932-BA-111A, 932-BA-110A.
- (2) This development must be begun within three years from the date of this permission.
- (3) 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.
- (4) 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.
- (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) 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) 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 building(s) hereby permitted shall not be extended in any manner whatsoever without the prior specific permission of 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) 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:**

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, GLand, GBEnv1, GBEnv2, GParking, GEMP2, EMP4, D1, D2, D3, D4, D5, D11, D13, M14, H2, H16, H17, H18, CS1, CS8, CS13, IMP1, IMP2. Core Strategy (Publication Stage) 2010:  
  
Relevant Core Strategy Policies:  
Policy CS 1 Barnet's Place Shaping Strategy – The Three Strands Approach  
Policy CS 3 Distribution of growth in meeting housing aspirations  
Policy CS 4 Providing quality homes and housing choice in Barnet  
Policy CS 5 Protecting and Enhancing Barnet's character to create high quality places  
Policy CS 13 Ensuring the efficient use of natural resources  
  
Relevant Development Management Policies:  
DM01 Protecting Barnet's character and residential amenity  
DM02 Design considerations for development  
DM03 Environmental considerations for development  
DM06 Ensuring a variety of sizes of new homes to meet housing need  
DM14 Parking standards and travel impact

- 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. 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.

**16. TOWN AND COUNTRY PLANNING ACT (1990) – F/03082/11 – Dick Turpin, 383 Long Lane, London, N2 8JW- Mr A H Warwick – Erection of a two storey building plus rooms in roof space and basement living accommodation and parking, all to facilitate 8 residential flats following demolition of the public house – East Finchley Ward.**

The Assistant Director Planning and Development Management circulated an addendum report. The Sub-Committee, having heard oral representations from Mrs Mary Michael, objecting to the application, and Mr Andrew Scott, speaking in favour of the application, resolved to:

**APPROVE the application subject to the completion of a section 106 agreement:**

- (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) £17,436.00  
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 £8,708.00  
A contribution towards Health Facilities and Resources in the borough
  - 6 Open Spaces (East Finchley and West Finchley wards) £3,500.00  
A contribution towards the improvement of Open Spaces in East Finchley and West Finchley wards in the London Borough of Barnet.
  - 7 Monitoring of the Agreement £881.80

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/03082/11 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, Drawings 1334.P.01C, 1334.P.02, 1334.P.03C, 1334.P.04C.
  - (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 building hereby permitted is occupied ,all proposed window shown as "Fixed window Obscure glazing" on drawing 1334.P.04C 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.
  - (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) Part 1  
Before development commences other than for investigative work: 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:-

- a. 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:-

- b. 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.

- 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.

- (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) 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.
- (11) 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.

- (12) 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.
- (13) 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.
- (14) The level of noise emitted from the **any** plant or machinery 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.
- (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 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.

#### **INFORMATIVES:**

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 Mayor's London Plan 2011 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, GEMP2, EMP4, D1, D2, D3, D4, D5, D11, D13, M14, H2, H16, H17, H18, CS1, CS8, CS13, IMP1, IMP2.

Supplementary Planning Documents:

Sustainable Design and Construction (2007)

Contributions to Education (2008)

Contributions to Libraries (2008)

Contributions towards Health (2009)

Planning Obligations for S106 Agreements (2007)

Core Strategy (Publication Stage) 2010:

Relevant Core Strategy Policies:

Policy CS 1 Barnet's Place Shaping Strategy – The Three Strands Approach

Policy CS 3 Distribution of growth in meeting housing aspirations

Policy CS 4 Providing quality homes and housing choice in Barnet

Policy CS 5 Protecting and Enhancing Barnet's character to create high quality places

Policy CS13 Ensuring the efficient use of natural resources

Relevant Development Management Policies:

DM01 Protecting Barnet's character and residential amenity

DM02 Design considerations for development

DM03 Environmental considerations for development

DM06 Ensuring a variety of sizes of new homes to meet housing need

DM14 Parking standards and travel impact

The Community Infrastructure Levy Regulations 2010

- 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. Your attention is drawn to the fact that this decision is subject to a Section 106 Planning Obligation.
5. Thames Water advice in relation to Surface Water Drainage: With regard to surface water drainage it is the responsibility of a developer to make proper provision for drainage to ground, water courses or a suitable sewer. In respect of surface water it is recommended that the applicant should ensure that storm flows are attenuated or regulated into the receiving public network through on or off site storage. When it is proposed to connect to a combined public sewer, the site drainage should be separate and combined at the final manhole nearest the boundary. Connections are not permitted for the removal of Ground Water. Where the developer proposes to discharge to a public sewer, prior approval from Thames Water Developer Services will be required. They can be contacted on 0845 850 2777.

Reason: to ensure that the surface water discharge from the site shall not be detrimental to the existing sewerage system. Thames Water would advise that with regard to sewerage infrastructure we would not have any objection to the

above planning application. Water Comments With regard to water supply, this comes within the area covered by the Veolia Water Company. For your information the address to write to is: Veolia Water Company The Hub, Tamblin Way, Hatfield, Herts, AL10 9EZ - Tel - 0845 782 3333

3. That if an agreement has not been completed by 04/11/2011, that unless otherwise agreed in writing, the Assistant Director of Planning and Development Management should REFUSE the application F/03082/11 under delegated powers for the following reasons:
- a. 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.
  - b. 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.
  - c. 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.
  - d. 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.

**17. TOWN AND COUNTRY PLANNING ACT (1990) – B/01981/11 – 5 Greenacre Close, Barnet, Herts, EN5 4QB – Sid Owen – Retention of existing boundary wall and fence with proposed alterations – High Barnet.**

The Assistant Director Planning and Development Management circulated an addendum report. The Sub-Committee, having heard oral representations from Dr Church, objecting to the application, and Mr Ian Trimmer, speaking in favour of the application, 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: 3706/11/1 and 3706/11/2 (received 22/08/2011)

- (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): GBEnv1, D1, D2, D5. Core Strategy (Publication Stage) 2010: Relevant policies: DM10, CS5
  - ii) The proposal is acceptable for the following reason(s): - The proposed wall and fence are now considered to have an acceptable impact on the character and appearance of the host property and residential streetscene of Greenacre Close. The wall and fence are considered to accord with the aforementioned policies.
2. The alterations to the brick piers, walls and fence as approved 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 investigation.

**18. TOWN AND COUNTRY PLANNING ACT (1990) – B/02293/11 – The Pavilion, Brickfield Lane, Barnet, Herts, EN5 3LD- Hadley Disabled Sports Association- Installation of 6 No. floodlights around the existing football pitch. Erection of new changing room block, internal alterations to existing clubhouse. Small spectator accommodation with designated spaces for wheelchair users. Provision of additional car parking spaces, pathways for disabled access, acoustic fencing and new tree planting / landscaping – High Barnet.**

The Assistant Director Planning and Development Management circulated an addendum report. The Sub-Committee, having heard oral representations from Mr Raj Nimal and Mr Nic Wing, objecting to the application, and Mr Steve Gray, speaking in favour of the application, 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: 178\_PL\_01, 178\_PL\_02, 178\_PL\_03, 178\_PL\_04, 178\_PL\_05, 178\_PL\_06, 178\_PL\_07, 178\_PL\_08, 178\_PL\_09, 178\_PL\_10, 178\_PL\_11, 178\_PL\_12, Disability Football Development Strategy 2012-2016, Design and Access Statement, Sports Pack: HL250 15 Metre Abacas Information, Sptector Stand 09\_7300\_52\_01, Challenger 1 Information, Guidance Notes for the Reduction of Obtrusive Light, UKS4427/6\_0m, UKS4427/6\_2m, UKS4427/6\_4m, Jakoustic Fencing Information, Travel Plan, ArbTech - General Ecological Appraisal, Grasscrete Details (received 28/05/2011), Internal Buildings

Surveys - Emergence Survey and Dusk/Dawn Bat Survey Enhancement Strategy (received 20/07/2011) and Design and Access Statement (received 26/08/2011).

- (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, including the Grasscrete car parking area, 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) 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.
- (7) 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.
- (8) 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.
- (9) 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 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 floodlights hereby approved shall only be used and in their full upright position between the following times: On no more than two weekdays (Monday to Friday) 4.00pm - 9.30pm and on Saturdays between 3.00pm - 5.30pm. The floodlights shall not be used in any manner whatsoever on Sundays, Bank or Public Holidays and be retracted outside of these permitted times of operation.

- (11) Notwithstanding details already submitted, before the development hereby permitted is brought into use, details of the site enclosures and proposed fencing both around and within the site shall be submitted to and approved in writing by the Local Planning Authority.
- (12) Lighting levels emitted from the floodlighting columns shall be in accordance with approved details unless otherwise agreed in writing by the Local Planning Authority.
- (13) Before the development is first occupied a Travel Plan shall be submitted and to and approved by the Local Planning Authority. This should include the appointment of a Travel Plan Champion. The provisions of the Travel plan shall be implemented whilst the use of the premises is in operation.
- (14) The demolition and/or construction of the development hereby approved, shall be carried out in accordance with a method statement and Construction Management Plan, which shall have been submitted to and approved in writing by, the local planning authority one at least month prior to the commencement of the demolition. Any demolition or construction shall be carried out in complete accordance with the approved scheme.
- (15) The changing room block shall be used for changing facilities associated with the use of the site and for no other purpose (including any other purpose in Class D2 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).

**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, GBEnv2, GBEnv4, GL1, GParking, D1, D2, D3, D5, D6, D11, M14, O1, O2, O3, O6, L11, L19, L20, L21, ENV6, DM01, DM03, DM13.  
Core Strategy (Publication Stage) 2010: CS5.
  - ii) The proposal is acceptable for the following reason: - The proposed development is considered to have overcome the Inspector's concerns raised at the appeal. The development is considered to have an acceptable impact on the Green Belt, residential amenities of neighbouring occupiers, the character and appearance of the area and the streetscenes to which it is visible. The proposal accords with the aforementioned policies.
- 2. Any and all works carried out in pursuance of this planning permission will be subject to the duties, obligations and criminal offences contained in the Wildlife and Countryside Act 1981 (as amended). Failure to comply with the provisions of

the Wildlife and Countryside Act 1981 (as amended) may result in criminal prosecution.

3. 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 method 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.
4. The 'ancillary storage' shown on the proposed site plan is not being considered as part of this application as it has not been included in the development description. The Applicant is advised that a separate planning application would be required for any ancillary storage buildings.

**19. TOWN AND COUNTRY PLANNING ACT (1990) – B/02878/11 – 158 High Street, Barnet, Herts, EN5 5XP – Coral Racing Ltd – Installation of two satellite dishes to rear elevation and two air conditioning units to flat roof at rear – High Barnet.**

The Assistant Director Planning and Development Management circulated an addendum 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: 10/3554/01, 10/3554/02, Design and Access Statement dated July 2011, Air Conditioners technical Data by Daikin, Supporting information relating to acoustic enclosures from Environ (date received 11-Jul-2011)
- (2) This development must be begun within three years from the date of this permission.
- (3) The air conditioning units and the associated acoustic enclosures hereby permitted shall not be raised, extended, altered or relocated in any manner whatsoever without the prior specific permission of the Local Planning Authority.
- (4) The level of noise emitted from the roof mounted chiller units 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.

**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): ENV12, ENV13, GBEnv1, D2, DM01. Core Strategy (Publication Stage) 2010: 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 building on which it will be placed and the general locality. It is not considered to have a significantly adverse impact on the amenities of the neighbouring occupiers both within the building itself and within neighbouring properties and is not considered to result in undue noise and disturbance. The proposal is in accordance with the aforementioned policies.

2. This grant of consent relates solely to the installation of two satellite dishes to the rear elevation and two air conditioning units to flat roof at the rear.

**20. TOWN AND COUNTRY PLANNING ACT (1990) – B/01059/11 – 33 Lyonsdown Road, Barnet, Herts, EN5 1JG – Society of African Missions – Erection of three detached, five bedroom houses (Outline) – High Barnet.**

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) £35,847.00 A contribution towards the provision of Education Facilities in the borough;
  - 4 Health £6,048.00  
A contribution towards Health Facilities and Resources in the borough;
  - 5 Libraries (financial) £732.00  
A contribution towards Library Facilities and Resources in the borough; and
  - 6 Monitoring of the Agreement £2,131.35  
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/01059/11 under delegated powers subject to the following conditions: -
- (1) The development hereby permitted shall be carried out in accordance with the following approved plans: 345P(00)100, 345P(00)102, 345P(00)101B, 345P(00)104, 345P(00)103, 345P(00)105B, Topographical Survey 05420-T-01C, Arboricultural Method Statement dated February 2011 (Ian G. Tupling), Report on Trees amended February 2011 (Ian G. Tupling), Planning Statement March 2011, Design and Access Statement February 2011.
  - (2) Application for the approval of the reserved matters must be made before the expiration of three years from the date of this permission.
  - (3) Details of the access, appearance, landscaping, layout and scale, (hereinafter called "the reserved matters"), shall be submitted to and approved in writing by the local planning authority before any development begins and the development shall be carried out as approved.
  - (4) The development to which this permission relates must be begun not later than two years from the final approval of the reserved matters or, in the case of approval on different dates, the final approval of the last such matter to be approved.
  - (5) Details of siting, design and external appearance of the building(s) and means of access thereto shall be approved by the Local Planning Authority. The development shall be implemented in accordance with such details as approved.
  - (6) Before development hereby permitted is occupied, turning space and parking spaces shall be provided and marked out within the site in accordance with a scheme to be submitted to and approved in writing by the Local Planning Authority and that area shall not thereafter be used for any purpose other than the parking and turning of vehicles.
  - (7) 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.
  - (8) 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.
  - (9) 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.

- (10) 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.
- (11) 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, D, E, F of Part 1 to Schedule 2 and Class A of Part 1 of Schedule 2 of that Order shall be carried out within the individual curtilages of the dwellinghouses hereby approved without the prior written permission of the local planning authority.
- (12) Before the development hereby permitted commences details of all boundary treatments shall be submitted to and agreed in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved details.
- (13) 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.
- (14) 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.
- (15) 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.
- (16) 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.
- (17) Before this development is commenced details of the location, extent and depth of all excavations for drainage and other services in relation to trees on the site shall be submitted and approved in writing by the Local Planning Authority and the development carried out in accordance with such approval.

- (18) No siteworks or works on this development shall be commenced before a method statement detailing precautions to minimise damage to trees of special amenity value 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.
- (19) No development or other operations shall commence on site in connection with the demolition and development hereby approved until a detailed tree felling / pruning specification has been submitted to and approved in writing by the local planning authority and all tree felling and pruning works shall be carried out in full accordance with the approved specification and the British Standard 3998: 2010 *Recommendation for Tree Works* (or as amended).
- (20) 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 (2006). In particular the following polices are relevant:  
 Adopted Barnet Unitary Development Plan (2006): GBEnv1, GBEnv2, GBEnv4, D1, D2, D3, D4, D5, D6, D12, D13, H16, H17, H18, CS2, CS8, IMP2, M11, M12, M13, M14.  
 SPD – Planning Obligations  
 SPD – Health  
 SPD – Education  
 SPD – Libraries  
 SPD - Sustainable Design and Construction  
 Core Strategy (Publication Stage) 2010: CS4 and CS5.
- ii) The proposal is acceptable for the following reason(s): - The proposed redevelopment of the site would have an acceptable impact on the character and appearance of the area, trees of special amenity value and the amenities of future and adjoining residents. The proposals have overcome the previous reasons for refusal of an earlier application and includes provision for appropriate contributions in accordance with Regulation 122 of the Community Infrastructure Levy Regulations 2010.

- (3) That if an agreement has not been completed by 07/12/2011 that unless otherwise agreed in writing, the Assistant Director of Planning and Development Management should REFUSE the application B/01059/11 under delegated powers for the following reason/s:
- (1) 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 and IMP2 of the Adopted Barnet Unitary Development Plan (2006), Supplementary Planning Document - Planning Obligations, Supplementary Planning Document – Contributions to Education, Supplementary Planning Document - Contributions to Libraries and Supplementary Planning Document - Contributions to Health Facilities.

**21. TOWN AND COUNTRY PLANNING ACT (1990) – B/02663/11 – 9 Netherlands Road, Barnet, Herts, EN5 1BN – Mr F Johansson – Conversion of property into 2 no. self-contained units including associated amenity space and provision of bin enclosure. Extension to existing basement including 2 no. front lightwells. New front porch. Creation of internal walkway from front to access garden using existing kitchen door/ entrance. First floor side extension. Extension to existing loft space including 1no front and 1no rear roof light. Alterations to access to rear garden – Oakleigh Ward.**

The Assistant Director Planning and Development Management circulated an addendum 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 location plan (date received 23-Jun-2011), 9NETH/01 REVISED 22/8/2011, 9NETH02 REVISED 22/8/2011, 9NETH/03 REVISED 22/8/2011, 9NETH/04 REVISED 22/8/2011, 9NETH/05 REVISED 22/8/2011, 9NETH/06 REVISED 22/8/2011, 9NETH/07 REVISED 22/8/2011, 9NETH/08 REVISED 22/8/2011, 9NETH/09 REVISED 22/8/2011, 9NETH/10 REVISED 22/8/2011, 9NETH/11 REVISED 22/8/2011, 9NETH/12, 9NETH/13 REVISED 22/8/2011, 9NETH/14 REVISED 22/8/2011, Design and access statement Revised 22/08/2011 (date received 22-Aug-2011)
- (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 proposed floor plans as indicated on Drawing No's 9NETH/02 REVISED 22/8/2011, 9NETH/03 REVISED 22/8/2011, 9NETH/04 REVISED 22/8/2011, 9NETH/05 REVISED 22/8/2011, 9NETH/06 REVISED 22/8/2011, 9NETH/07 REVISED 22/8/2011, 9NETH/08 REVISED 22/8/2011 shall be fully implemented, maintained and not altered in any manner whatsoever unless otherwise 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.
- (6) 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 within the flank elevation of the first floor side extension facing No.7 Netherlands Road.
- (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) Before the development hereby permitted commences, details of boundary treatments on the site in relation to the proposed amenity space to the rear shall be submitted to and approved in writing by the Local Planning Authority.
- (9) 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.
- (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 development hereby permitted commences, details of screening along the southern side of the decking adjacent to the boundary with 11 and 11A Netherlands Road shall be submitted to and approved in writing by the Local Planning Authority. The development shall be completed in accordance with the approved details and the approved screening shall be permanently retained unless otherwise 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 polices are relevant: Adopted Barnet Unitary Development Plan (2006): GSD, GParking, GBEnv1, D2, D5, M11, M12,

M13, M14, H16, H18, H23, H26, H27, CS2, CS8, IMP1, IMP2, DM01, DM02, DM06, DM14.

Supplementary Design Guidance Note 5: Extensions to Houses  
Supplementary Design Guidance Note 7: Residential Conversions

Core Strategy (Publication Stage) 2010: CS4, 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 and would provide housing without adversely impacting upon the amenities of neighbouring occupiers. The proposal would provide sufficient parking and would not cause local parking stress or harm the free flow of traffic. The proposal would be in accordance 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. Any new crossovers or amendments to existing crossovers will be subject to detailed survey by the Crossover Team as part of the application for crossover under the Highways Act 1980 and would be carried out at the applicant's expense. Any street furniture relocation or works on the public highways associated with the crossover will be carried out at the applicant's expense. An estimate for this work could be obtained from London Borough of Barnet, Environment and Operations, NLBP, Building 4, 2<sup>nd</sup> Floor, Oakleigh Road South, London N11 1NP.
- 3. The applicant advised that if the proposal is carried out, where possible, the applicant should seek to improve the existing pedestrian visibility splays at either side of the vehicular crossover.

Councillor Tierney, having declared a personal and prejudicial interest in the application below, left the meeting room during consideration of the item.

**22. TOWN AND COUNTRY PLANNING ACT (1990) – B/02086/11 – Land at rear of 10-20 Holden Road, London, N12 8HT- Woodside Park Homes – Retention of 7 no. rear dormer windows installed in the roofslopes of the 7 no. dwellings approved under reference number N08421D/02 dated 5<sup>th</sup> December 2003 to facilitate loft conversions to each dwelling – Totteridge.**

The Assistant Director Planning and Development Management circulated an addendum report. The Sub-Committee, having heard oral representations from Mr Robert Newton, objecting to the application, and Mr Andrew Scott, speaking in favour of the application, 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: 1318.P.01, 1318.P.02, 1318.P.03, 1318.P.04, 1318.P.05, 1318.P.06 and Design & Access Statement (received 17/05/2011).

## 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, D1, D2, D5, H27, DM01, DM02. Core Strategy (Publication Stage) 2010: CS5
  - ii) The proposal is acceptable for the following reason(s): -  
The proposed dormer windows are considered to have an acceptable impact on the character and appearance of the site and locality. The dormer windows will not harm neighbouring residential amenity and will not lead to an unacceptable level of overlooking. The dormers are not considered to represent a disproportionate addition to the new development and as a result are not considered to represent overdevelopment of the site.
2. The Applicant is advised that Condition 3 (Site Investigation) of the previous permission has not been discharged. This application only considers the construction of dormer windows on this site, not the principle of the development. This condition therefore remains outstanding.

Councillor Tierney rejoined the meeting at this point.

**23. TOWN AND COUNTRY PLANNING ACT (1990) – B/02419/11 – 43 Greenway Close, London, N20 8ES- Mr & Mrs A Raine – Single storey rear extension, front porch, front bay window to replace existing front window. First floor side/front extension – Totteridge.**

The Assistant Director Planning and Development Management circulated an addendum 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: 1002 01, 1002 02 Rev B (received 9th June 2011)
- (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.

- (5) Before the building hereby permitted is occupied the proposed window(s) in the first floor side elevation facing 41 Greenway Close 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.
- (6) 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 the proposed single storey rear extension facing 41 and 45 Greenway Close, and the insertion of additional windows in the proposed first floor side extension facing 41 Greenway Close

#### **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): National Planning Policy Guidance/ Statements: Planning Policy Statement 1 (PPS1) - Delivering sustainable development. The Mayor's London Plan: July 2011: Policy 7.4 Local character. Relevant Unitary Development Plan Policies: GBEnv1, D1, D2, D5, H27, DM01. 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 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. It is also in accordance with the aforementioned policies.

**24. TOWN AND COUNTRY PLANNING ACT (1990) – B/02558/11 – 30 Great Bushey Drive, London, N20 8QL – Mrs J Cruder- Single storey side and rear extension. First floor rear extension. Addition of monopitch roof over the existing first floor side extension and the proposed first floor rear extension. New raised patio – Totteridge.**

The Assistant Director Planning and Development Management circulated an addendum 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 location plan (Received 21.06.2011); Drawing No. GT/PL/01 (Received 21.06.2011); Drawing No. GT/PL/02 Rev. F (Received 21.06.2011); Photos (Received 21.06.2011).
- (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.
- (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) no windows, other than those expressly authorised by this permission, shall be placed at any time in the side elevations of the extensions hereby approved, facing Nos 28 and 32 Great Bushey Drive, without the prior specific permission of the Local Planning Authority.
- (6) 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.

**INFORMATIVES:**

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: Policies GBEnv1, GBEnv2, D1, D2, D4, D5, DM01 and H27 of the London Borough of Barnet Adopted Unitary Development Plan 2006; Planning Policy Statement 1 (PPS1) - Delivering sustainable development; and the requirements of 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 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.

2. Any alteration to the existing crossover or new crossovers will be subject to detailed survey by the Crossover Team 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.

**25. TOWN AND COUNTRY PLANNING ACT (1990) – B/02674/11 – Priory Corner, 6 Oaklands Road, London, N20 8BA – Mr T Oseghane Variation to a planning permission Ref: B/02649/10 dated: 16/9/2010 by the addition of a dormer to the west facing roofslope – Totteridge.**

The Assistant Director Planning and Development Management circulated an addendum 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: 05 rev. G.
- (2) This development must be begun within three years from the date of this permission.
- (3) The materials to be used for the external surfaces of the building and hard surfaced areas shall be in accordance with the details approved under planning approval reference B/04933/10 dated 07/03/2011.
- (4) Before the development hereby permitted is occupied the parking spaces and garage shown on Plan 05 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) The development shall be implemented in accordance with the levels details approved under planning approval B/04933/10 dated 07/03/2011.
- (6) Before the development hereby permitted is brought into use details of the boundary treatments and site enclosures shall be submitted to and agreed in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved details.
- (7) The landscaping of the site shall be implemented in accordance with the details approved under planning approval B/04933/10 dated 07/03/11.
- (8) 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.
- (9) 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.

- (10) 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 building(s) hereby permitted shall not be extended in any manner whatsoever without the prior specific permission of the Local Planning Authority.
- (11) Before the building hereby permitted is occupied the proposed windows in the first floor west flank elevation facing No. 7 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.
- (12) Before the building hereby permitted is occupied the proposed dormer window in the west facing roof slope facing No. 7 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.
- (13) 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: No additional windows shall be inserted into the west flank elevation of the building.
- (14) 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: Development falling within classes E or F of Part 1 of Schedule 2 of the Town and Country Planning (General Permitted Development) Order 1995 as amended.
- (15) 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.
- (16) 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.

**INFORMATIVES:**

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, GBEnv4, D1, D2, D4, D5, HC1, H16, H17, H18, M11, M12, M14, D12, D13, DM01, DM04.  
PPS1 - Delivering Sustainable Development  
PPS3 - Housing  
PPS5 - Planning for the Historic Environment  
Core Strategy (Publication Stage) 2010: 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 general locality and this part of the Totteridge Conservation Area. it would have an acceptable impact on the amenities of adjoining residents and is in accordance with the aforementioned policies.
2. Any alteration to the existing or new crossovers will be subject to detailed survey by the Crossover Team in the Environment and Operations Directorate as part of the application for crossover under the Highways Act 1980 and would be carried out at the applicant's expense. Any street furniture affected by the proposal will be relocated at the applicants 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.
  3. The applicant is advised that if the development is carried out, where possible, the applicant should seek to improve the existing pedestrian visibility splays at either side of the vehicular crossover.

**26. TOWN AND COUNTRY PLANNING ACT (1990) – B/00827/11 – 1 Victoria Lane, Barnet, Herts, EN5 5UN – Mr A Akgul – Continued use of part of site for storage of scaffolding boards – Underhill Ward.**

The Assistant Director Planning and Development Management circulated an addendum 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: OS Sitemap (Received 14.05.2011); OS Sitemap showing 'Area for Scaffold Boards' (Received 14.05.2011); Letter from applicant dated 12/04/2011 (Received 14.05.2011).
- (2) The use hereby permitted shall be for a limited period only, expiring 6 months from the date of this decision, when the use shall be discontinued.
- (3) The scaffold boards shall be stacked in piles no higher than 3m from ground level.
- (4) No deliveries shall be taken at or dispatched from the site on any Sunday, Bank or Public Holiday or before 8.00 am or after 5.00 pm on any other day.

- (5) The use hereby permitted shall not operate or be open to customers on any Sunday, Bank or Public Holiday or before 8.00 am or after 5.00 pm on any other day.

**INFORMATIVE:**

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, D2, D5, DM01 and ENV12 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: CS5.
  - ii) The proposal is acceptable for the following reason(s): -  
The use is considered to have an acceptable impact on the character 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.

**27. TOWN AND COUNTRY PLANNING ACT (1990) – F/02619/11 – 23 Courthouse Gardens, London, N3 1PU – Mr A Wright – Extension to roof with rear dormer window, and roof lights to the front and side elevation to facilitate a loft conversion. Part single, part two-storey side extension – West Finchley.**

The Assistant Director Planning and Development Management circulated an addendum report. The Sub-Committee, having heard oral representations from Mr Martin Kelly, objecting to the application, 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: Existing 23/2; 23/0; 23/5. Proposed 23/3; 23/4; 23/6; 23/8. (Amended 24/08/2011)
- (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) Before the building hereby permitted is occupied the proposed windows and roof lights on the side elevation facing number 21 and 25 Courthouse Gardens 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:**

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 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, D6, H27. Supplementary Planning Guidance:  
  
Barnet Design Guidance Note 5 - Extensions  
Core Strategy (Publication Stage) 2010: Relevant policies: CS5, DM01, DM02.
  - ii) The proposal is acceptable for the following reason(s): -  
The proposal would comply with council policies that seek to preserve the character of areas and individual properties. The size, siting and design of the proposal is such that it would not have a detrimental impact on the amenity of neighbouring occupiers.

**28. TOWN AND COUNTRY PLANNING ACT (1990) – F/025841/11 – 713 High Road, London, N12 0BP – Gogoosh Restaurant – Erection of first floor rear extension, following demolition of existing first floor terrace– West Finchley.**

The Assistant Director Planning and Development Management circulated an addendum 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 - 2010/C0304/03; 2010/C011/01; 2010/C011/02; 2010/C011/03; 2010/C011/04; 2010/C011/05; 2010/C011/06; 2010/C011/07; 2010/C011/08; 2010/C011/09.
- (2) 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.
- (3) 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 extension 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).

- (4) This development must be begun within three years from the date of this permission.

**INFORMATIVE:**

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 2011 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, ENV12. Core Strategy (Publication Stage) 2010: CS5, DM01, DM02.
  - 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 buildings. The proposed development is not considered to have a detrimental impact on the residential amenities of neighbouring developments.

**29. TOWN AND COUNTRY PLANNING ACT (1990) – F/03104/11 – 37 Dukes Avenue, London, N3 2DE – Mr Khamisa – Single storey rear extension. Extension to length of existing first floor rear balcony with a railing. Alterations to the loft including insertion of 2 no. rooflights – West Finchley Ward.**

The Assistant Director Planning and Development Management circulated an addendum report. The Sub-Committee, having heard oral representations from Mrs Myrtle Raffles, objecting to the application, and Mr Waheid, in favour of the application, resolved to:

**REFUSE the application for the following reason:**

- (1) The proposed extension to the balcony would result in unacceptable overlooking and loss of privacy for the residential occupiers of 35 and 39 Dukes Avenue and would, therefore, be contrary to Polices D5 and H27 of the Barnet Adopted Unitary Development Plan (2006).

**30. TOWN AND COUNTRY PLANNING ACT (1990) – TPO/CA/404 – St Mary the Virgin, East Barnet Parish Church, Church Hill Road, East Barnet Herts, EN4 8XD – To seek authority for confirmation of Tree Preservation Order, without modification – Brunswick Park Ward.**

The Assistant Director Planning and Development Management circulated an addendum report. The Sub-Committee, having heard oral representations from Mr David Howard, objecting to the application **RESOLVED:**

- (1) That the Council, under Regulation 5 of the Town and Country Planning (Trees)

Regulations 1999 (as amended) confirm the Tree Preservation Order on St Mary the Virgin, East Barnet Parish Church, Church Hill Road, East Barnet, Herts EN4 8XD without modification.

- (2) That the objectors be advised of the reasons.

**31. TOWN AND COUNTRY PLANNING ACT (1990) - TPO/CA/405 – St Mary the Virgin, East Barnet Parish Church, Church Hill Road, East Barnet Herts, EN4 8XD – To seek authority for confirmation of Tree Preservation Order, without modification – Brunswick Park Ward.**

The Assistant Director Planning and Development Management circulated an addendum report. The Sub-Committee, having heard oral representations from Mr David Howard, objecting to the application **RESOLVED:**

- (1) That the Council, under Regulation 5 of the Town and Country Planning (Trees) Regulations 1999 (as amended) confirm the Tree Preservation Order on St Mary's Church Hall, 54 Church Hill Road, East Barnet, Herts EN4 8TA without modification.

- (2) That the objectors be advised of the reasons.

**32. TOWN AND COUNTRY PLANNING ACT (1990) - TPO/CA/407 - Ivonbrook, 27 Totteridge Village, London, N20 8PN - To seek authority for confirmation of Tree Preservation Order, without modification - Totteridge Ward.**

The Sub-Committee **RESOLVED:**

- (1) That the Council, under Regulation 5 of the Town and Country Planning (Trees) Regulations 1999 (as amended) confirm the Tree Preservation Order on Ivonbrook, 27 Totteridge Village, London N20 8PN without modification.

- (2) That the objector be advised of the reasons.

**33. TOWN AND COUNTRY PLANNING ACT (1990) - TPO/CA/408 - 104 Mount Pleasant, Barnet, Herts, EN4 9HQ - To seek authority for confirmation of Tree Preservation Order, without modification - East Barnet.**

The Sub-Committee **RESOLVED:**

- (1) That the Council, under Regulation 5 of the Town and Country Planning (Trees) Regulations 1999 (as amended) confirm the Tree Preservation Order on 104 Mount Pleasant, Barnet, Herts, EN4 9HQ without modification.

**34. TOWN AND COUNTRY PLANNING ACT (1990) - TPO/CA/409 - 33 Lyonsdown Road, Barnet, EN5 1JG - To seek authority for confirmation of Tree Preservation Order, without modification - Oakleigh.**

The Sub-Committee **RESOLVED:**



- (1) That the Council, under Regulation 5 of the Town and Country Planning (Trees) Regulations 1999 (as amended) confirm the Tree Preservation Order on 33 Lyonsdown Road, Barnet EN5 1JG without modification.
- (2) That the objector be advised of the reasons.

**35. 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 10:29pm