

# DECISIONS OF THE PLANNING AND ENVIRONMENT COMMITTEE

11 MAY 2011

## COMMITTEE

\*Councillor Wendy Prentice (Chairman)  
\*Councillor John Marshall (Vice-Chairman)

### Councillors:

*Maureen Braun	*Anita Campbell	*Jack Cohen
*Alison Cornelius	Claire Farrier	*Hugh Rayner
*Andreas Tambourides	*Jim Tierney	*Agnes Slocombe(substituting for Claire Farrier)

\*denotes Member present  
\$denotes absent on Council business

- 1. MINUTES (Item 1):**  
RESOLVED – That the decisions of the meeting of the Committee held on 13 April 2011 be approved as a correct record.
- 2. ABSENCE OF MEMBERS (Item 2):**  
Apologies for absence were received from Councillor Claire Farrier
- 3. DECLARATION OF MEMBERS' INTERESTS (Item 3):**

Member:	Subject:	Interest Declared:
Councillor Hugh Rayner	H/01226/11 - 80 Daws Lane, London, NW7 4SL Mill Hill Ward	Personal and Non-prejudicial as Councillor Rayner has spoken to residents who are both for and against the application. Councillor Rayner advised the Committee that he did not express an opinion on the proposal when speaking with the residents but kept to the facts. Councillor Rayner took part in the discussions and voted on the item.
Councillor Agnes Slocombe	H/00627/11 - 5/7 Heriot Road, London, NW4 2EG Hendon Ward	Personal and prejudicial interest as Councillor Slocombe is good friends with the applicant. Councillor Slocombe withdrew from the meeting and took on part in the discussion or voting on this item.

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

None.

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

There were no Members' items.

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

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

**EDGWARE WARD**

H/01199/11 Broadfields Primary School, Roseberry Drive, Edgware, Middx, HA8 8JP  
London Borough of Barnet

Erection of a 2 storey extension to facilitate expansion of the existing two form entry primary school to three form entry primary school. Provision of additional 7no parking spaces, new pedestrian footpath and associated landscaping.

The 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: 4139 -A -302, 4139 -A -303A, 4139 -A -304A, 4139 -A -305, 4139 -A -306A, 4139 -A -307A, 4139 -A -308, C443- D100A, C443-D101, C443-D900A, Materials schedule, Planning, Design and Access Statement.

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

5. Before the development hereby permitted is occupied, parking spaces and cycle/scooter parking, shall be provided and marked out within the site in accordance with drawing D100A and that area shall not thereafter be used for any purpose other than the parking and turning of vehicles.

6. One month prior to first occupation of the new school building a revised School Travel Plan including the new form of entry shall be submitted to and approved in writing by the Local Planning Authority. The documents shall set out the school's transport policy to incorporate measures to reduce trips to school by the private car and encourage non car modes such as walking, cycling and public transport. Details of the start and finish times for pupils shall also be incorporated in order to minimise conflict on the local highways network. The scheme as submitted shall be approved in writing by the local planning authority and the use shall be carried out in accordance with the School Travel Plan as approved.

The School Travel Plan should include the appointment of a School Travel Plan Coordinator, measurable targets and a clear action plan for implementing any

measures. The School Travel Plan should be reviewed annually in accordance with the targets set out in the Plan

7. The development hereby permitted shall be carried out in full accordance with the details shown on the approved plans.

8. 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 1 calendar month prior to commencement of development. Any demolition shall be carried out in complete accordance with the approved scheme.

Any details submitted in respect of the construction traffic management plan above shall control the hours, routes taken 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.

9. Development shall not begin until a surface water drainage scheme for the site based on sustainable drainage principals and an amendment of the hydrological and hydrogeological context of the development, has been submitted to and approved in writing by the local planning authority. The scheme shall subsequently be implemented in accordance with the approved details before the development is completed.

The scheme shall also include details of how the scheme shall be maintained and managed after completion.

10. The use of the premises for the purposes hereby permitted shall only take place between the hours of 8.00am and 7.00pm on Saturdays and Sundays and between 7.30am and 9.00pm on all other days unless previously agreed in writing by the Local Planning Authority.

11. 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.

12. 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.

13. 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.

14. 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.

15. No siteworks or works on this development shall be commenced before a method statement detailing precautions to minimise damage to trees adjacent to the proposed extension, the additional parking spaces and additional pedestrian access 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.

16. 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 9.00 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.

17. The level of noise emitted from the extraction and ventilation equipment and plant rooms 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.

18. No external lighting, floodlighting or other means of external illumination shall be affixed to the external elevations of the buildings, or placed/erected within the site other than those shown on the approved plans without the prior written consent of the local planning authority. Any external lighting, floodlighting or other means of external illumination shall be installed and thereafter retained in full accordance with the approved details.

19. One month prior to the occupation of the building a Car Parking Management Plan (CPMP) shall be submitted to and approved in writing by the Local Planning Authority. The CPMP shall set out the school's transport policy to include the means of arrival and departure of school children, and details and means of transportation and car-pooling and the most efficient use of parking.

20. The non-residential development is required to meet the BREEAM standard of 'very good'. Before the development is first occupied the developer shall submit certification of the selected generic environmental standard.

INFORMATIVE(S):

1. The documents accompanying this application are:-Transport Statement Plus Addendum, Flood Risk Assessment, BREEAM Pre-Assessment Report, External Daylight Factors, External Lighting, Renewables Energy Report, Phase II Geoenvironmental Assessment Report, Noise Survey, Outline Construction Method Statement, Tree Survey, Arboricultural Constraints Report, Root Investigation report, Protected Species Report, Statement of Community Involvement, Underground Services Information For New Extension, School Travel Plan Review

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

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

In particular the following polices are relevant:

Adopted Barnet Unitary Development Plan (2006):

GSD, GBEnv1, GBEnv2, GBEnv3, GBEnv4, GCS1, GRoadNet, GParking, Env12, D1, D2, D3, D4, D5, D9, D10, D11, D12, D13, HC5, HC17, O1, O2, O3, M2, M3, M5, M11, M12, M13, M14, CS4, CS6

Supplementary Planning Document - Sustainable Design and Construction

Core Strategy (Publication Stage) 2010:

CS1, CS5, CS7, CS8, CS9, CS10, CS12

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

considered to be acceptable with regard to development plan policies subject to appropriate planning conditions. The proposed extension, whilst comprising inappropriate development in the green belt is considered, by virtue of very special circumstances, to be acceptable in principle. The development would not adversely affect the residential amenities of neighbouring occupiers and would not adversely affect highway conditions or pedestrian safety.

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. If the development is carried out it will be necessary to provide a temporary access to the development site including any associated works to the public highway. Following completion of the development, the footway including any associated works on public highway, will be reinstated by the Highway Authority at the applicant's expense. You may obtain an estimate for this work from the Chief Highways Officer, Building 4, North London Business Park (NLBP), Oakleigh Road South, London N11 1NP.

5. The applicant has agreed to provide the new pedestrian access to the school. Details should be discussed with the Council's Traffic and Development team.

## MILL HILL WARD

H/01226/11 80 Daws Lane, London, NW7 4SL

C/O Etz Chaim Primary School

Temporary change of use of part of ground floor of building to Class D1 (Education) including new temporary wc units to rear.

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

The Committee having heard oral representations from Mr Gaon Hart objecting to the application, Mr Weston speaking in support of the application and the applicant's response resolved to;

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

1. The development hereby permitted shall be carried out in accordance with the following approved plans: Design and Access Statement; 281 GA(01)01 rev A; 281 GA(01)02 rev A; 281 GA(01)03.

2. The use hereby permitted shall be for a limited period only, expiring on 31st July 2012 when the use shall be discontinued and the temporary toilet buildings

removed from the site.

3. The premises, as shown on the approved plans, shall be used for a primary school nursery and reception class only and for no other purpose (including any other purpose in Class D1 of the Schedule to the Town and Country Planning (Use Classes) Order, 1987, or in any provision equivalent to that Class in any statutory instrument revoking and re-enacting that Order, with or without modification).

4. Before development hereby permitted is occupied, parking spaces, and cycle parking, 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.

5. Two months prior to first occupation of the educational use a School Travel Plan shall be submitted to and approved in writing by the Local Planning Authority. The documents shall set out the school's transport policy to incorporate measures to reduce trips to school by the private car and encourage non car modes such as walking, cycling and public transport. Details of the start and finish times for pupils shall also be incorporated in order to minimise conflict on the local highways network. The scheme as submitted shall be approved in writing by the local planning authority and the use shall be carried out in accordance with the School Travel Plan as approved. The School Travel Plan should include the appointment of a School Travel Plan Coordinator, measurable targets and a clear action plan for implementing any measures. The School Travel Plan should be reviewed annually in accordance with the targets set out in the Plan.

6. The total number of children attending the nursery and reception classes operated at the premises, hereby approved, shall not at any time exceed 60 in total.

7. The use shall only be operated between the hours of 8.00am and 8.00pm on weekdays, and at no time on Weekends, Bank or Public Holidays.

INFORMATIVE(S):

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

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

In particular the following policies are relevant:

Adopted Barnet Unitary Development Plan (2006): GSD, GBEnv1, GBEnv2, GBEnv3, GBEnv4, GRoadNet, GParking, GCS1, ENV12, D1, D2, D3, D4, D5, D9, D10, D11, O1, O2, O3, O7, O8, M11, M12, M13, M14, GCS1, CS1, CS4, CS5, CS6, GEMP4. Core Strategy (Publication Stage) 2010:CS1, CS8, CS10, CS11, CS12.

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

The proposal is considered to be acceptable with regard to development plan policies subject to appropriate planning conditions. It would introduce valuable education accommodation in the borough on a temporary basis, having an acceptable impact to the character and appearance of the site, wider locality and its greenbelt location. The proposal would have no appreciable impact to the amenities of neighbouring occupiers and would not be detrimental to local roads and the highway networks.

The proposal is therefore considered to be in accordance with relevant national planning policy guidance, the London Plan and the Adopted UDP.

2. The information supporting this application are:- Admissions Process

Leaflet; Highway Statement.

**7. REFERRAL REPORT – REPORT OF THE HENDON AREA PLANNING SUB-COMMITTEE – 4 APRIL 2011 (Report of the Assistant Director of Planning and Development Management – Agenda Item 7)**

H/00627/11 - 5/7 Heriot Road, London, NW4 2EG - Mr & Mrs R Lord - Retention of new build house as built (as an amendment of planning permission W07739D/04).

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

The Committee having heard oral representations from Ms Hanneman objecting to the application, Mr Malcolm Linchins speaking in support of the application and the applicant's response, resolved to

**REFUSE (reversal of the Officer's recommendation) the application for the following reasons;**

1. The development, by reason of the height of the eaves on the front elevation and the resultant design and bulk of the building, is a discordant feature within the streetscene, detrimental to its character and appearance, contrary to policies GBEnv1, GBEnv2, D1, D2 and H16 of the Adopted Barnet Unitary Development Plan (1991).

**8. APPLICATION TO REGISTER LAND, AS A TOWN OR VILLAGE GREEN KNOWN AS 'GREENSQUARE FIELD' LOCATED AT THE REAR OF BRIARFIELD AVENUE, FINCHLEY, LONDON, N3 (Report of the Assistant Director of Planning and Development Management – Agenda Item 7)**

The Committee having heard oral representations for Mr Tony Walton speaking against the application and the applicant Mrs Juile Hindes;

**RESOLVED -**

1. That the application for registration as a Town or Village Green under Section 15 of the Commons Act 2006 be rejected in respect of the land known as 'Greensquare Field' on the basis that the qualifying criteria laid down in the Act for a new Town or Village Green are not satisfied.

2 That the applicant and landowner be informed of this decision in writing.

The meeting finished at 9.15pm