

DECISIONS OF THE WEST AREA PLANNING SUB-COMMITTEE

13 JUNE 2011

SUB-COMMITTEE:

*Councillor Eva Greenspan (Chairman)
*Maureen Braun (Vice Chairman)

Councillors:

*Jack Cohen
*Melvin Cohen
*Claire Farrier

*Sury Khatri
*John Marshal
*Hugh Rayner

*Gill Sargeant
*Agnes Slocombe
*Darrel Yawitch

*denotes Member present

1. ABSENCE OF MEMBERS

None

2. DECLARATION OF MEMBERS' INTERESTS

Member	Application	Interest
Maureen Braun	551 Watford Way London NW7 2PU H/01721/11	Councillor Braun declared a personal and prejudicial interest as she knew the applicant. Councillor Braun withdrew from the meeting for the duration of this item and did not take part in the discussion or voting process.
Melvin Cohen	71 Highfield Gardens London NW11 9HA F/00969/11	Councillor Melvin Cohen declared a personal and prejudicial interest as the applicant is a client of his organization. Councillor Cohen withdrew from the meeting for the duration of this item and did not take part in the discussion or voting process.
	551 Watford Way London NW7 2PU H/01721/11	Councillor Melvin Cohen declared a personal interest as the applicant is known to him. Councillor Cohen took part in the discussion and voting process.
	Rosh Pinah School Glengall Road Edgware Middx HA8 8TE H/00998/11	Councillor Melvin Cohen declared a personal interest as he is a governor at the school. Councillor Cohen took part in the discussion and voting process.
	22 Llanvanor Road London NW2 2AP F/01585/11	Following the presentation of the application Councillor Melvin Cohen declared a Personal and Prejudicial interest. Councillor Cohen withdrew from the meeting and took no part in the discussion or voting process.

Darrel Yawitch	Rosh Pinah School Glengall Road Edgware Middx HA8 8TE H/00998/11	Councillor Darrel Yawitch declared a personal interest he is familiar with people at the School and the Chair of Governors as the applicant is a client of his organization. Councillor Yawitch took part in the discussion and voting process.
	10 St Marys Avenue London N3 1SN F/01597/11	During the consideration of the application Councillor Darrel Yawitch declared a Personal and Prejudicial interest. Prior to the applicants agent making an oral representation Councillor Yawitch announce that he was known to him. Councillor Yawitch withdrew from the meeting and took no further part in the discussion or voting process.
John Marshal	551 Watford Way London NW7 2PU H/01721/11	Councillor John Marshal declared a personal and prejudicial interest as he knew the applicant. Councillor Marshal withdrew from the meeting for the duration of this item and did not take part in the discussion or voting process.

3. PUBLIC QUESTION TIME

There were no public questions.

4. MEMBERS' ITEMS

There were no Members' items.

5. APPLICATIONS FOR PLANNING PERMISSION AND FOR CONSENT UNDER THE ADVERTISEMENT REGULATIONS (Report of the Assistant Director of Planning and Development Management):

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 decision to the applicants:

6. ITEMS DEFERRED

Application	Reason for Deferral
32 Manor View London N3 2SS F/01791/11	The Sub-Committee deferred this item to a future meeting in order for a site visit to take place.

Childs Hill

F/00588/11 3 Woodstock Road, London, NW11 8ES

Common View Limited Demolition of existing single dwelling. Erection of a three storey building (plus habitable rooms within basement and roof space) to create a new block of six self contained units, with off street parking and associated landscape.

The Assistant Director of Planning and Development Management circulated an addendum to the report which noted an amendment to condition 1 and highlighted amendments to the drawings of the application.

The Sub-Committee:

APPROVED the application subject to the following conditions

RECOMMENDATION I:

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) £10,449.00

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

4 Libraries (financial) £590.00

A contribution towards Library Facilities and Resources in the borough

5. Health £5,320.00

A contribution towards Health Facilities and Resources in the borough

6 Open Spaces (ward level) £3,000.00

A contribution towards the improvement of open spaces in Childs Hill ward

7. Monitoring of the Agreement £967.95

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

RECOMMENDATION II:

That upon completion of the agreement the Assistant Director of Planning and Development Management approve the planning application reference: F/00588/11 under delegated powers subject to the following conditions: -

- 1 The development hereby permitted shall be carried out in accordance with the following approved plans: Location Plan - A-WOR10-PP-01 Revision C; A-WOR10-PP-02-EX; A-WOR10-PP-03-PR Revision G; A-WOR10-PP-04-PR Revision D; WOR10-PP-10.
- 2 This development must be begun within three years from the date of this permission.
- 3 The building shall not be occupied until parking spaces have been laid out within the site in accordance with the approved plans and shall not be used for any other purpose other than the parking of vehicles in connection with the approved development.
- 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 Before the building hereby permitted is occupied the all proposed windows in both side elevations shall be glazed with obscure glass only and shall be permanently retained as such thereafter and shall be permanently fixed shut with only a fanlight opening, unless otherwise agreed in writing by the Local Planning Authority.
 - 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 A scheme of hard and soft landscaping, including details of existing trees to be retained, shall be submitted to and agreed in writing by the Local Planning Authority before the development, hereby permitted, is commenced.
 - 10 All work comprised in the approved scheme of landscaping shall be carried out before the end of the first planting and seeding season following occupation of any part of the buildings or completion of the development, whichever is sooner, or commencement of the use.
 - 11 Any existing tree shown to be retained or trees or shrubs to be planted as part of the approved landscaping scheme which are removed, die, become severely damaged or diseased within five years of the completion of development shall be replaced with trees or shrubs of appropriate size and species in the next planting season.
 - 12 Provisions shall be made within the site to ensure that all vehicles associated with the construction of the development hereby approved are properly washed and cleaned to prevent the passage of mud and dirt onto the adjoining highway.
 - 13 The dwelling(s) shall achieve a Code Level 3 in accordance with the Code for Sustainable Homes Technical Guide (October 2008) (or such national measure of sustainability for house design that replaces that scheme). No dwelling shall be occupied until a Final Code Certificate has been issued certifying that Code Level 3 has been achieved and this certificate has been submitted to and approved by the local planning authority.
 - 14 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.
 - 15 No development shall take place, until a Construction Method Statement has been submitted to, and approved in writing by the Local Planning Authority. The statement shall provide for: access to the site, and the parking of vehicles for site operatives and visitors: hours of operations, to include deliveries and loading and unloading of plant and materials; storage of plant and materials used in the construction of the development; the erection of any temporary means of enclosure or security hoarding; and measures to prevent mud and debris being carried on to the public highway. The approved statement shall be adhered to throughout the demolition and construction period.

INFORMATIVE(S):

- 1 The reasons for this grant of planning permission or other planning related

decision are as follows: -

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

In particular the following policies are relevant:

Adopted Barnet Unitary Development Plan (2006): GBEnv1, GBEnv2, D1, D2, D3, D4, D5, H16, H17, H18, H21, GParking, M11, M12, M13, M14, , CS2, CS8, CS13, IMP2; & Barnet Core Strategy's relevant policy CS5:

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

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

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

The Council of the London Borough of Barnet is the Street Naming and Numbering Authority and is the only organisation that can create or change addresses within its boundaries. Applications are the responsibility of the developer or householder who wish to have an address created or amended. Occupiers of properties which have not been formally registered can face a multitude of issues such as problems with deliveries, rejection of banking / insurance applications, problems accessing key council services and most importantly delays in an emergency situation.

Further details and the application form can be downloaded from:

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

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

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

- 3 The application is advised that the proposed crossover is greater than 4.8 metres. The maximum width of continuous crossover allowed is 4.8 metres. Crossovers wider than 4.8 metres would need to be constructed as 2 separate crossovers and a 1.8 metre break is required between the two crossovers.

The applicant contacts the Highway Network Management Team in Environment and Operations Directorate to carry out a detailed investigation at the applicant's expense before the planning application is approved. This is to avoid any complications later on as the applicant would need to make a separate application for the provision of a crossover to Environment and Operations Directorate if the planning application is approved.

- 4 Any highway approval as part of the planning process for the alteration to the existing crossovers or new crossovers will be subject to detailed survey by the Crossover Team in Highway Network Management, Environment and Operations Directorate as part of the application for crossover under Highways Act 1980. Removal or relocation of any existing street furniture or alteration to road markings or Controlled Parking Bays would be subject to public consultations and would be done at the applicant's expense, under a rechargeable works agreement, by the Council's term contractor for Highway Works. You may obtain an estimate for initial investigation and any associated work on public highway from the Environment and Operations Directorate, Building 4, North London Business Park (NLBP), Oakleigh Road South, London N11 1NP.
- 5 In the case where a highway tree is present in the vicinity of the proposed access road or a crossover for the development the final approval would be subject to the

detailed assessment carried out by the Highways Crossover Team as part of the crossover application. The outcome of this assessment cannot be prejudged. Information on application for a crossover could be obtained from London Borough of Barnet, Crossover Team in Highway Network Management, Environment and Operations Directorate, NLBP, Building 4, 2nd Floor, Oakleigh Road South, London N11 1NP

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

RECOMMENDATION III

That if an agreement has not been completed by 16/08/2011, that unless otherwise agreed in writing, the Assistant Director of Planning and Development Management should REFUSE the application F/00588/11 under delegated powers for the following reasons:

The development would require a Section 106 agreement and no formal undertaking is given to the Council, as a result the proposed development would, by reason of the developer not meeting identified additional education, health and library facilities, and the associated monitoring costs which would be incurred by the community as a result of the development, contrary to Policy CS2, CS8, CS13, IMP1 and IMP2 of the adopted Unitary Development Plan and the adopted Supplementary Planning Documents "Contributions to Education", "Contributions to Health Facilities", "Contributions to Libraries" and "Planning Obligations".

F/01070/11 12 Westover Hill, London, NW3 7UH

Mr D Mirchandani

Demolition of existing dwelling and construction of a detached two storey plus rooms in basement and roofspace dwellinghouse.

The Assistant Director of Planning and Development Management circulated an addendum to the report which noted communication from an objector.

The Sub-Committee having heard oral representations from Mr Trevor Standen who spoke in objection and a response from the applicant's agent:

APPROVED the application subject to the following conditions as amended,

RECOMMENDATION: Approve Subject to Conditions

- 1 The development hereby permitted shall be carried out in accordance with the following approved plans: Design and access statement, Drawings P02.01A, P02.02A, P03.01A, P04.01A, P04.02A, P01.01, P01.03.
- 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 demonstration of how the existing bricks can be re-used 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 the proposed windows in the side elevations shall be glazed with obscure glass only and shall be permanently retained as such thereafter and shall be permanently fixed shut with only a fanlight opening, unless otherwise agreed in writing by the Local Planning Authority.
 - 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 house hereby permitted shall not be extended in any manner whatsoever without the prior specific permission of the Local Planning Authority.
 - 7 No construction work resulting from the planning permission shall be carried out on the premises at any time on Sundays, Bank or Public Holidays, before 8.00 am or after 1.00 pm on Saturdays, or before 8.00 am or after 6.00pm on other days unless previously approved in writing by the Local Planning Authority.
 - 8 A scheme of hard and soft landscaping, including details of existing trees to be retained, shall be submitted to and agreed in writing by the Local Planning Authority before the development, hereby permitted, is commenced.
 - 9 All work comprised in the approved scheme of landscaping shall be carried out before the end of the first planting and seeding season following occupation of any part of the buildings or completion of the development, whichever is sooner, or commencement of the use.
 - 10 Any existing tree shown to be retained or trees or shrubs to be planted as part of the approved landscaping scheme which are removed, die, become severely damaged or diseased within five years of the completion of development shall be replaced with trees or shrubs of appropriate size and species in the next planting season.
 - 11 Provisions shall be made within the site to ensure that all vehicles associated with the construction of the development hereby approved are properly washed and cleaned to prevent the passage of mud and dirt onto the adjoining highway.
 - 12 The level of noise emitted from any plant hereby approved shall be at least 5dB(A) below the background level, as measured from any point 1 metre outside the window of any room of a neighbouring residential property.
If the noise emitted has a distinguishable, discrete continuous note (whine, hiss, screech, hum) and/or distinct impulse (bangs, clicks, clatters, thumps), then it shall be at least 10dB(A) below the background level, as measured from any point 1 metre outside the window of any room of a neighbouring residential property.
 - 13 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).
 - 14 The dwelling(s) shall achieve a Code Level 3 in accordance with the Code for Sustainable Homes Technical Guide (October 2008) (or such national measure of sustainability for house design that replaces that scheme). No dwelling shall be occupied until a Final Code Certificate has been issued certifying that Code Level 3 has been achieved and this certificate has been submitted to and approved by

the local planning authority.

15 Before the development hereby permitted is occupied the proposed parking spaces within the parking area as shown in the hereby approved drawings shall be provided and the access to the parking spaces will be maintained at all time.

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

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, GBEnv2, D1, D2, D3, D4, D5, D11, D13, H16, H17, H18, M7, M14, ENV12.

Core Strategy (Publication Stage) 2010: CS5

ii) The proposal is acceptable for the following reasons: The proposed house would result in a suitable replacement which would be in character with this part of Westover Hill and respect the streetscene. As conditioned, the house would not have a significantly harmful impact on the residential amenity of neighbouring occupiers. The proposals are acceptable on highways grounds. The proposals would not result in harm to protected trees.

F/00991/11 Heathway Court, Finchley Road, London, NW3 7TS

Bank Estates (UK) Ltd

Single storey side and rear extension.

Alterations to roof including insertion of dormer windows, recessed terraces and rooflights to all elevations to convert the existing loft space into 4 self-contained flats.

The Sub-Committee having heard oral representations from Mrs Gardener who spoke in objection:

APPROVED the application subject to the following condition as amended and including additional condition 5.

RECOMMENDATION: Approve Subject to Conditions

1 The development hereby permitted shall be carried out in accordance with the following approved plans: Design and access statement, Drawings 2010-423/P100, 2010-423/P102, 2010-423/P103, 2010-423/P104, 2010-423/P105, 2010-423/P106, 2010-423/P107.

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

3 Prior to the occupation of the units a copy of the Pre-completion Sound Insulation Test Certificate of Part E of the Building Regulations 2000 (or any subsequent amendment in force at the time of implementation of the permission) shall be submitted to the Local Planning Authority and shall indicate at least 3 decibels above the Performance Standard.

4 Before flat B is occupied, details of the raising of the wall between bedroom 2 dormer window and flat 31 together with the partial obscure glazing of the window shall be submitted to and approved in writing by the Local Planning Authority. The approved details shall be approved and implemented in their entirety

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

INFORMATIVE(S):

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

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

In particular the following policies are relevant:

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

Core Strategy (Publication Stage) 2010: CS5

Sustainable Design and Construction (2007)

Contributions to Education (2008)

Contributions to Libraries (2008)

Contributions towards Health (2009)

Planning Obligations for S106 Agreements (2007)

ii) The proposal is acceptable for the following reasons: The proposal represent an efficient use of the land. The number of units proposed is considered acceptable on site. Subject to a number of conditions 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.

- 2 Any development or conversion which necessitates the removal, changing, or creation of an address or addresses must be officially registered by the Council through the formal 'Street Naming and Numbering' process. The Council of the London Borough of Barnet is the Street Naming and Numbering Authority and is the only organisation that can create or change addresses within its boundaries. Applications are the responsibility of the developer or householder who wish to have an address created or amended.

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

Further details and the application form can be downloaded from:

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

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

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

F/01559/11 937 Finchley Road, London, NW11 7PE

Mr Davila

Single storey rear extension

The Sub-Committee:

APPROVED the application subject to the following conditions:

- 1 The development hereby permitted shall be carried out in accordance with the following approved plans: Site plan; 937/10; 937/100.

Reason:

For the avoidance of doubt and in the interests of proper planning.

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

Reason:

To comply with Section 51 of the Planning and Compulsory Purchase Act, 2004.

- 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.

Reason:

To safeguard the visual amenities of the building and the surrounding area.

- 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.

Reason:

To ensure that the amenities of the occupiers of adjoining properties are not prejudiced by overlooking.

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 UDP (2006): GBEnv1, D1, D2, D5, and H27
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): -
Having taken all material considerations into account, it is considered that subject to compliance with the attached conditions, this proposal complies with the Adopted Barnet UDP policies and would be in keeping with the character and appearance of the surrounding area. It is not considered to have a detrimental impact on the residential amenities of neighbouring occupiers.

CHILDS HILL

F/01585/11 22 Llanvanor Road, London, NW2 2AP
Ultra Estates Ltd
2 storey extensions to both sides and to rear and conversion of property into 3 flats.

The Sub-Committee:

APPROVED the application subject to the following conditions:

RECOMMENDATION:

- 1 The development hereby permitted shall be carried out in accordance with the following approved plans: Site and Location Plan - L1; Plan No's: 2071/P301/A; 2071/E101; Design & Access Statement, dated 4/04/11; PTAI Study Report Summary, dated 20/07/10.
- 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 window(s) as shown on Drawing No. 2071/P301A on the side elevation shall be glazed with obscure glass on the first floor, unless otherwise agreed in writing by the Local Planning Authority.
 - 5 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 windows other than those expressly authorised by this permission shall be constructed in the flank elevations of the extension hereby approved facing the neighbouring properties, unless 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 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.
 - 8 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.
 - 9 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.
 - 10 Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any order revoking and re-enacting that Order with or without modification), no development otherwise permitted by any of Classes A, B, C, D & E of Part 1 to Schedule 2 of that Order shall be carried out within the area of the dwelling house hereby approved without the prior written permission of the local planning authority.
 - 11 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.
 - 12 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.
 - 13 Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any order revoking and re-enacting that Order with or without modification), the floor plan layout as shown on the hereby approved plans must not be changed without the prior written permission of the local planning authority.

- 14 Before the development hereby permitted is occupied, parking spaces shall be provided in accordance with the drawing No. 2071/P301A and that area shall not thereafter be used for any purpose other than for the parking and turning of vehicles associated with the development.

INFORMATIVE(S):

- 1 The reasons for this grant of planning permission or other planning related decision are as follows: -
 - i) The proposed development accords with strategic planning guidance and policies as set out in The London Plan (Consolidated with Alterations since 2004) and the Adopted Barnet Unitary Development Plan (UDP) (2006).
In particular the following policies are relevant:
Adopted Barnet Unitary Development Plan (2006): GBEnv1, GBEnv2, ENV4, D1, D2, D3, D4, D5, CS2, CS8, CS13, IMP1, IMP2, GMon, GH1, H2, H16, H18, H26, H27.
Design Guidance Note 7 - Residential Conversions and Design Guidance Note No. 5 – Extensions to Houses.
Local Development Framework: Policy CS 5 - Protecting and enhancing Barnet's character to create high quality places.
 - ii) The proposal is acceptable for the following reason(s): -
The conversion of the property into three self contained flats and proposed extensions are considered acceptable, in character with the surrounding area. The proposal would protect the character of this part of Childs Hill and respect the setting of nearby buildings. The proposal would provide acceptable standards of amenity for future occupiers and respect the amenity of existing neighbouring occupiers.
- 2 The applicant is advised that in case where any modifications are proposed to the existing access off the public highway or a new access is proposed then it will be subject to a detailed investigation by the Crossover Team in Environment and Operations Directorate. This may result in alterations to the existing on-street controlled parking bays. Any alterations to on-street parking bays will be subject to a statutory consultation period. The Council cannot prejudge the outcome of the consultation process. Any modification works including relocation of any existing street furniture would need to be done by the Highway Authority at the applicant's expense. You may obtain advice and an estimate for this and any associated work on public highway from the Crossover Team in Environment and Operations Directorate, Building 4, North London Business Park (NLBP), Oakleigh Road South, London N11 1NP.
- 3 In the case where a highway tree is present in the vicinity of the proposed access road or a crossover for the development the final approval would be subject to the detailed assessment carried out by the Highways Crossover Team as part of the crossover application. The outcome of this assessment cannot be prejudged. Information on application for a crossover could be obtained from London Borough of Barnet, Crossover Team in Environment and Operations Directorate, NLBP, Building 4, 2nd Floor, Oakleigh Road South, London N11 1NP
- 4 Any development or conversion which necessitates the removal, changing, or creation of an address or addresses must be officially registered by the Council through the formal 'Street Naming and Numbering' process.
The Council of the London Borough of Barnet is the Street Naming and Numbering Authority and is the only organisation that can create or change addresses within its boundaries. Applications are the responsibility of the developer or householder who wish to have an address created or amended. Occupiers of properties which have not been formally registered can face a

multitude of issues such as problems with deliveries, rejection of banking / insurance applications, problems accessing key council services and most importantly delays in an emergency situation.

Further details and the application form can be downloaded from:

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

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

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

Edgware

H/00998/11 Rosh Pinah School, Glengall Road, Edgware, Middx, HA8 8TENew Way Investment Ltd.

Part single part two storey rear extension to facilitate conversion of a single dwelling into 3No. residential units.

The Assistant Director of Planning and Development Management circulated an addendum to the report which noted an amendment to condition 8, 11 and additional condition 16.

The Sub-Committee:

APPROVED the application subject to the following conditions as amended

RECOMMENDATION: Approve Subject to Conditions

- 1 The development hereby permitted shall be carried out in accordance with the following approved plans: GR.818.01, GR.818.02, GR.818.11A, GR.818.12, GR.818.13, GR.818.15, GDB/TB/4021/TS.1, Design and Access Statement.
- 2 This development must be begun within three years from the date of this permission.
- 3 Before the development hereby permitted is occupied the parking spaces/garages shown on Plan GR.818.11A shall be provided and shall not be used for any purpose other than the parking of vehicles in connection with the approved development.
- 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 The extensions and alterations shall be used for a school and nursery and no other purpose (including any other purpose in Class D1 of the Schedule to the Town and Country Planning (Use Classes) Order, 1987, or in any provision equivalent to that Class in any statutory instrument revoking and re-enacting that Order, with or without modification).
- 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 The playground areas hereby approved shall not be used before 8am or after 5.30pm on weekdays and not at all on Saturdays, Sundays and Public Holidays.
- 9 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.
- 10 The proposed playground for the 'Early Years Unit' shall be used by no more

- than 60 children at any one time.
- 11 The number of children enrolled on the school register for each academic year should not exceed 510 at any time before August 2018, and 480 at any time thereafter.
 - 12 A scheme for acoustic fencing to the boundary with properties on Tayside Drive shall be submitted in writing and approved by the Local Planning Authority prior to development. This scheme shall be fully implemented before the development hereby permitted is brought into use.
 - 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 Two months prior to occupation of the buildings a Travel Plan shall be submitted to and approved in writing by the Local Planning Authority. The use shall be carried out in accordance with the Travel Plan as approved.

INFORMATIVE(S):

- 1 The reasons for this grant of planning permission or other planning related decision are as follows: -
 - i) The proposed development accords with strategic planning guidance and policies as set out in the consultation draft replacement London Plan 2009 and the Adopted Barnet Unitary Development Plan (2006).
In particular the following policies are relevant:
Adopted Barnet Unitary Development Plan (2006): GBEnv1, GBEnv2, D1, D2, D5, CS4, CS9, M2, M11, M12, M14.
PPS1 - Delivering Sustainable Development
Core Strategy (Publication Stage) 2010: CS5, CS10.
 - ii) The proposal is acceptable for the following reason(s): - The proposal would improve existing school facilities on site. Subject to conditions it is not considered that the proposals would harm the residential amenities of neighbouring occupiers.

Finchley Church End

- F/00963/11** 134-136 Hendon Lane, London, N3 3PS
Common View Limited
Erection of a five storey building comprising of lower ground to third floor levels to accommodate 7 No. three bedroom and 1 No. two bedroom flats. Formation of pergola with glazed panels and associated parking at rear with access from Waverley Grove, following demolition of existing houses.

APPROVED the application subject to the following conditions

RECOMMENDATION I:

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) £10,449.00**
A contribution towards the provision of Education Facilities in the borough.
- 4 **Libraries (financial) £590.00**
A contribution towards Library Facilities and Resources in the borough
- 5 **Health £5,320.00**
A contribution towards Health Facilities and Resources in the borough
- 6 **Open Spaces (ward level) £3,000.00**
A contribution towards the improvement of open spaces in Childs Hill ward
- 7 **Monitoring of the Agreement £967.95**
Contribution towards the Council's costs in monitoring the obligations of the agreement.

RECOMMENDATION II:

That upon completion of the agreement the Assistant Director of Planning and Development Management approve the planning application reference: F/00588/11 under delegated powers subject to the following conditions: -

- 1 The development hereby permitted shall be carried out in accordance with the following approved plans: Location Plan - A-WOR10-PP-01 Revision C; A-WOR10-PP-02-EX; A-WOR10-PP-03-PR, Revision E; A-WOR10-PP-04-PR Revision D; WOR10-PP-10.
- 2 This development must be begun within three years from the date of this permission.
- 3 The building shall not be occupied until parking spaces have been laid out within the site in accordance with the approved plans and shall not be used for any other purpose other than the parking of vehicles in connection with the approved development.
- 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 Before the building hereby permitted is occupied the all proposed windows in both side elevations shall be glazed with obscure glass only and shall be permanently retained as such thereafter and shall be permanently fixed shut with only a fanlight opening, unless otherwise agreed in writing by the Local Planning Authority.
- 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 A scheme of hard and soft landscaping, including details of existing trees to be retained, shall be submitted to and agreed in writing by the Local Planning Authority before the development, hereby permitted, is commenced.
 - 10 All work comprised in the approved scheme of landscaping shall be carried out before the end of the first planting and seeding season following occupation of any part of the buildings or completion of the development, whichever is sooner, or commencement of the use.
 - 11 Any existing tree shown to be retained or trees or shrubs to be planted as part of the approved landscaping scheme which are removed, die, become severely damaged or diseased within five years of the completion of development shall be replaced with trees or shrubs of appropriate size and species in the next planting season.
 - 12 Provisions shall be made within the site to ensure that all vehicles associated with the construction of the development hereby approved are properly washed and cleaned to prevent the passage of mud and dirt onto the adjoining highway.
 - 13 The dwelling(s) shall achieve a Code Level 3 in accordance with the Code for Sustainable Homes Technical Guide (October 2008) (or such national measure of sustainability for house design that replaces that scheme). No dwelling shall be occupied until a Final Code Certificate has been issued certifying that Code Level 3 has been achieved and this certificate has been submitted to and approved by the local planning authority.
 - 14 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.
 - 15 No development shall take place, until a Construction Method Statement has been submitted to, and approved in writing by the Local Planning Authority. The statement shall provide for: access to the site, and the parking of vehicles for site operatives and visitors: hours of operations, to include deliveries and loading and unloading of plant and materials; storage of plant and materials used in the construction of the development; the erection of any temporary means of enclosure or security hoarding; and measures to prevent mud and debris being carried on to the public highway. The approved statement shall be adhered to throughout the demolition and construction period.

INFORMATIVE(S):

- 1 The reasons for this grant of planning permission or other planning related decision are as follows: -
 - i) The proposed development accords with strategic planning guidance and policies as set out in The London Plan (Consolidated with Alterations since 2004) and the Adopted Barnet Unitary Development Plan (2006).
In particular the following policies are relevant:
Adopted Barnet Unitary Development Plan (2006): GBEnv1, GBEnv2, D1, D2, D3, D4, D5, H16, H17, H18, H21, GParking, M11, M12, M13, M14, , CS2, CS8, CS13, IMP2; & Barnet Core Strategy's relevant policy CS5:
 - ii) The proposal is acceptable for the following reason(s): -
Having taken all material considerations into account, the proposed development would be in keeping with the character and appearance of the surrounding area and in a design which is considered to be in keeping with neighbouring development. The proposed development is not considered to have a detrimental impact on the residential amenities of neighbouring dwellings and this application

is in keeping with Council Policies and Guidelines.

- 2 Any development or conversion which necessitates the removal, changing, or creation of an address or addresses must be officially registered by the Council through the formal 'Street Naming and Numbering' process.
The Council of the London Borough of Barnet is the Street Naming and Numbering Authority and is the only organisation that can create or change addresses within its boundaries. Applications are the responsibility of the developer or householder who wish to have an address created or amended. Occupiers of properties which have not been formally registered can face a multitude of issues such as problems with deliveries, rejection of banking / insurance applications, problems accessing key council services and most importantly delays in an emergency situation.
Further details and the application form can be downloaded from: <http://www.barnet.gov.uk/naming-and-numbering-applic-form.pdf> or requested from the Street Naming and Numbering Team via email: street.naming@barnet.gov.uk or by telephoning: 0208 359 7294.
- 3 The application is advised that the proposed crossover is greater than 4.8 metres. The maximum width of continuous crossover allowed is 4.8 metres. Crossovers wider than 4.8 metres would need to be constructed as 2 separate crossovers and a 1.8 metre break is required between the two crossovers.
The applicant contacts the Highway Network Management Team in Environment and Operations Directorate to carry out a detailed investigation at the applicant's expense before the planning application is approved. This is to avoid any complications later on as the applicant would need to make a separate application for the provision of a crossover to Environment and Operations Directorate if the planning application is approved.
- 4 Any highway approval as part of the planning process for the alteration to the existing crossovers or new crossovers will be subject to detailed survey by the Crossover Team in Highway Network Management, Environment and Operations Directorate as part of the application for crossover under Highways Act 1980. Removal or relocation of any existing street furniture or alteration to road markings or Controlled Parking Bays would be subject to public consultations and would be done at the applicant's expense, under a rechargeable works agreement, by the Council's term contractor for Highway Works. You may obtain an estimate for initial investigation and any associated work on public highway from the Environment and Operations Directorate, Building 4, North London Business Park (NLBP), Oakleigh Road South, London N11 1NP.
- 5 In the case where a highway tree is present in the vicinity of the proposed access road or a crossover for the development the final approval would be subject to the detailed assessment carried out by the Highways Crossover Team as part of the crossover application. The outcome of this assessment cannot be prejudged. Information on application for a crossover could be obtained from London Borough of Barnet, Crossover Team in Highway Network Management, Environment and Operations Directorate, NLBP, Building 4, 2nd Floor, Oakleigh Road South, London N11 1NP
- 6 Any details submitted in respect of the Construction Management Plan above shall control the hours, routes taken, means of access and security procedures for construction traffic to and from the site and the methods statement shall provide for the provision of on-site wheel cleaning facilities during demolition, excavation, site preparation and construction stages of the development, recycling of materials, the provision of on-site car parking facilities for contractors during all stages of development (Excavation, site preparation and construction) and the on-site provision of a storage/delivery area for all plant, site huts, site facilities and

materials and a community liaison contact.

RECOMMENDATION III

That if an agreement has not been completed by 16/08/2011, that unless otherwise agreed in writing, the Assistant Director of Planning and Development Management should REFUSE the application F/00588/11 under delegated powers for the following reasons:

The development would require a Section 106 agreement and no formal undertaking is given to the Council, as a result the proposed development would, by reason of the developer not meeting identified additional education, health and library facilities, and the associated monitoring costs which would be incurred by the community as a result of the development, contrary to Policy CS2, CS8, CS13, IMP1 and IMP2 of the adopted Unitary Development Plan and the adopted Supplementary Planning Documents "Contributions to Education", "Contributions to Health Facilities", "Contributions to Libraries" and "Planning Obligations".

F/01292/11 13-15 Station Road, London, N3 2SB

Mr R Simons

Demolition of existing buildings and construction of a three storey building comprising of offices at ground floor and 6no. self-contained flats at first and second floors.

The Assistant Director of Planning and Development Management circulated an addendum to the report which noted the inclusion of the section 106 agreement as well as recommendations 1, 2 and 3. The addendum also highlighted the inclusions of condition 16, 17, 18, 19, 20, 21, 22, and 24 and Informative 1 and 2.

The Sub-Committee

APPROVED the application subject to the following conditions,

RECOMMENDATION: Approve Subject to S106

- 1 The development hereby permitted shall be carried out in accordance with the following approved plans: FS723/Loc01; 10/723/sur01 RevA; 10/723/sur02 RevA; 10/723/sur03 RevA; 10/723/sur04; 10/723/sur05; 10/723/sur06; 10/723/P02A; 10/723/P04A; 10/723/P06A; 10/723/P08A; 10/723/P10A; 10/723/P16A; 10/723/P14A.
2. This development must be begun within three years from the date of this permission.
- 3 Before the development hereby permitted commences, details of the materials to be used for the external surfaces of the building(s) and hard surfaced areas shall be submitted to and approved in writing by the Local Planning Authority. The development shall be implemented in accordance with such details as approved.
- 4 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 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 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.
- 12 Before development commences, a scheme of proposed noise mitigation measures shall be submitted to and approved by the Local Planning Authority. The approved mitigation scheme shall be implemented in its entirety before (any of the units are occupied / the use commences).
- 13 The dwelling(s) shall achieve a Code Level 3 in accordance with the Code for Sustainable Homes Technical Guide (October 2008) (or such national measure of sustainability for house design that replaces that scheme). No dwelling shall be occupied until a Final Code Certificate has been issued certifying that Code Level 3 has been achieved and this certificate has been submitted to and approved by the local planning authority.
- 14 The 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.
- 15 Residents of the proposed development will be excluded from obtaining resident and visitor parking permits for the Church End Controlled Parking Zone.
16. **Ventilation and Extraction Equipment - Details Required**
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.
17. **Impact of Noise PPG24**
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).
17. **Impact of Noise PPG24**
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).
18. **Noise from Site Plant**
The level of noise emitted from the (**specify machinery**) plant hereby approved shall be at least 5dB(A) below the background level, as measured from any point 1

metre outside the window of any room of a neighbouring residential property.

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

19. Noise from Site Plant

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

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

20. Noise Report for Site Plant

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).

21. Sound Insulation from commerce / industry

The development shall be constructed/adapted so as to provide sufficient air borne and structure borne sound insulation against internally/externally generated noise and vibration. This sound insulation shall ensure that the levels of noise generated from the (specified use) as measured within habitable rooms of the development shall be no higher than 35dB(A) from 7am to 11pm and 30dB(A) in bedrooms from 11pm to 7am.

A scheme for mitigation measures shall be submitted to and approved by the Local Planning Authority prior to development. The approved mitigation scheme shall be implemented in its entirety before (any of the units are occupied / the use commences).

22. Air quality report for developments in high air pollution areas

Before development commences, an air quality assessment report, written in accordance with the relevant current guidance, for the existing site and proposed development shall be submitted to and approved by the Local Planning Authority. It should also have regard to the air quality predictions and monitoring results from the Stage Four of the Authority's Review and Assessment, the London Air Quality Network and London Atmospheric Emissions Inventory.

A scheme for air pollution mitigation measures based on the findings of the report 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).

23. Air quality for small developments

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

INFORMATIVE

1. Acoustic Information

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.

2. Air Quality

The Air Quality Stage 4 Review and Assessment for the London Borough of Barnet has highlighted that this area currently experiences or is likely to experience exceedances of Government set health-based air quality standards. A list of possible options for mitigating poor air quality is as follows: 1) Use of passive or active air conditioning; 2) Use of acoustic ventilators; 3) Altering lay out – habitable rooms away from source of poor air quality; 4) Non residential usage of lower floors; 5) Altering footprint – setting further away from source of poor air quality.

For developments that require an Air Quality report; the report should have regard to the air quality predictions and monitoring results from the Stage Four of the Authority's Review and Assessment available from the LPA web site and the London Air Quality Network. The report should be written in accordance with the following guidance: 1) NSCA Guidance: Development Control: Planning for Air Quality and the Planning Policy Statement 23: Planning and Pollution Control; 2) Environment Act 1995 Air Quality Regulations, Planning Policy Statement 23: Planning and Pollution Control, Annex 1: Pollution Control, Air and Water Quality; 3) Local Air Quality Management Technical Guidance LAQM.TG(03); 4) London Councils Air Quality and Planning Guidance, revised version January 2007.

RECOMMENDATION I:

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. Libraries (financial) £834.00

A contribution towards Library Facilities and Resources in the borough

4. Education Facilities (excl. libraries) £8,282.00

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

- 5. Health** **£5,576.00**
 A contribution towards Health Facilities and Resources in the borough
- 6. Highways (controlled parking)** **£2,000.00**
 A contribution towards the cost of required changes to an existing scheme or creation of a new scheme for controlling parking within the vicinity of the development.
- 7. Monitoring of the Agreement** **£734.60**
 Contribution towards the Council's costs in monitoring the obligations of the agreement.

RECOMMENDATION II:

That upon completion of the agreement the Head of Planning and Development Management approves the planning application reference: F/01292/11 under delegated powers subject to the conditions which remain the same as previous report.

RECOMMENDATION III

That if an agreement has not been completed by 16/08/2011, that unless otherwise agreed in writing, the Assistant Director of Planning and Development Management should REFUSE the application F/01292/11 under delegated powers for the following reasons:

The development would require a Section 106 agreement and no formal undertaking is given to the Council, as a result the proposed development would, by reason of the developer not meeting identified additional education, health and library facilities, and the associated monitoring costs which would be incurred by the community as a result of the development, contrary to Policy CS2, CS8, CS13, IMP1 and IMP2 of the adopted Unitary Development Plan and the adopted Supplementary Planning Documents "Contributions to Education", "Contributions to Health Facilities", "Contributions to Libraries" and "Planning Obligations".

Finchley Church End

F/01597/11 10 St Marys Avenue, London, N3 1SN
 Mr Kanzen
 Single storey rear extension.

The Assistant Director of Planning and Development Management circulated an addendum to the report, which noted one letter of support for the application.

The Sub-Committee having heard oral representations from Mr Lee Cory and a response from the applicant agent.

APPROVED the application subject to the following conditions

RECOMMENDATION: Approve Subject to Conditions and including additional condition 6.

- 1 The development hereby permitted shall be carried out in accordance with the following approved plans: Site and Location Plan; Plan No's: STMA16/EXT/1 A; STMA16/EXT/2; STMA16/EXT/3 A.
- 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 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.
6. Before the extension hereby permitted is occupied the side window facing 8 St Marys Avenue shall be glazed with obscure glass only and shall be permanently fixed shut with only a fanlight opening, unless otherwise agreed in writing by the Local Planning Authority.

INFORMATIVE(S):

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

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

In particular the following policies are relevant:

Adopted Barnet Unitary Development Plan (2006): GBEnv1, GBEnv2, D1, D2, D3, D5, H27 and Design Guidance Note No. 5 – Extensions to Houses.
Local Development Framework: Core Strategy (Publication Stage, September 2010): Policy CS 5 - Protecting and enhancing Barnet's character to create high quality places.

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

It is considered that the proposal would not detract from the amenity of neighbouring properties. The design and sitting of the extension is such that it would not have a detrimental impact on the character of either the original property or the area. The application is therefore recommended for **APPROVAL**.

GOLDERS GREEN

F/00534/11 87 Bridge Lane, London, NW11 0EE

Eden Hat Company Ltd

Extension to roof including two rear dormer windows, following a creation of a 1bed self-contained flat in roof space to facilitate a loft conversion.

The Sub-Committee having heard oral representations from Mrs Natalie Ginsbury and response from the applicant's agent:

APPROVED the application subject to the following conditions with an amendment to informative 1 ii).

1. The development hereby permitted shall be carried out in accordance with the following approved plans: Site and Location Plan; Drawing No's: 1A; 1; 2; 3; 4; 4; 5; 6; 7; 8; 9; 10; 11; 12; Design & Access Statement, dated 20/10/10; Photo of the application site.
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. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any order revoking and re-enacting that Order with or without modification), the floor plan layout as shown on the hereby approved plans must not be changed without the prior written permission of the local planning authority.
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. 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.
7. 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.
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.

INFORMATIVE(S):

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

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

In particular the following policies are relevant:

Adopted Barnet Unitary Development Plan (2006): GBEnv1, GBEnv2, ENV4, D1, D2, D3, D4, D5, CS2, CS8, CS13, IMP1, IMP2, GMon, GH1, H2, H16, H18, H26, H27.

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

Local Development Framework: Core Strategy (Publication Stage, September 2010): Policy CS 5 - Protecting and enhancing Barnet's character to create high quality places.

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

2. Any development or conversion which necessitates the removal, changing, or creation of an address or addresses must be officially registered by the Council through the formal 'Street Naming and Numbering' process. The Council of the London Borough of Barnet is the Street Naming and Numbering Authority and is the only organisation that can create or change addresses within its boundaries. Applications are the responsibility of the developer or householder who wish to have an address created or amended.

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

Further details and the application form can be downloaded from:
<http://www.barnet.gov.uk/naming-and-numbering-applic-form.pdf>

or requested from the Street Naming and Numbering Team via email: street.naming@barnet.gov.uk or by telephoning: 0208 359 7294.

F/00969/11 71 Highfield Gardens, London, NW11 9HA

Mr & Mrs Shalom

Demolition of existing house and erection of new two storey family dwelling with rooms in roofspace.

The Sub-Committee:

APPROVED the application subject to the following conditions:

RECOMMENDATION:

1. The development hereby permitted shall be carried out in accordance with the following approved plans: 06.917.01; 06.917.02; 06.917.03; 06.917.04; 06.917.14 RevB; 06.917.15 RevA; 06.917.16 RevA; 06.917.19 RevA; 06.917.18 RevA; 06.917.17 RevA; 06.917.20 RevA.
2. This development must be begun within three years from the date of this permission.
3. Before this development is commenced, details of the levels of the building(s), road(s) and footpath(s) in relation to adjoining land and highway(s) and any other changes proposed in the levels of the site shall be submitted to and approved in writing by the Local Planning Authority. The development shall be implemented in accordance with such details as approved.
4. Before the development hereby permitted commences, details of the materials to be used for the external surfaces of the building(s) and hard surfaced areas shall be submitted to and approved in writing by the Local Planning Authority. The development shall be implemented in accordance with such details as approved.
5. Before the development hereby permitted commences, details of enclosures and screened facilities for the storage of recycling containers and wheeled refuse bins or other refuse storage containers where applicable, together with a satisfactory point of collection shall be submitted to and approved in writing by the Local Planning Authority and shall be provided at the site in accordance with the approved details before the development is occupied.
6. The roof of the extension hereby permitted shall only be used in connection with the repair and maintenance of the building and shall at no time be converted to or used as a balcony, roof garden or similar amenity or sitting out area, without the benefit of the grant of further specific permission in writing from the Local Planning Authority.
7. Before the building hereby permitted is occupied the proposed window(s) in the side elevation facing 73 Highfield 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.
8. Notwithstanding the provisions of any development order made under Section 59 of the Town and Country Planning Act 1990 (or any order revoking and re-enacting that Order) the building(s) hereby permitted shall not be extended in any manner whatsoever without the prior specific permission of the Local Planning Authority.
9. 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 any part of the approved development.
10. 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.
 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. The dwelling(s) shall achieve a Code Level 3 in accordance with the Code for Sustainable Homes Technical Guide (October 2008) (or such national measure of sustainability for house design that replaces that scheme). No dwelling shall be occupied until a Final Code Certificate has been issued certifying that Code Level 3 has been achieved and this certificate has been submitted to and approved by the local planning authority.
 15. Before development commences, a scheme of proposed noise mitigation measures shall be submitted to and approved by the Local Planning Authority. The approved mitigation scheme shall be implemented in its entirety before (any of the units are occupied / the use commences).
 16. Before the development hereby permitted is occupied, parking spaces as per the approved scheme drawing No. 06. 917. 14 shall be retained and shall not be used for any purpose other than parking of vehicles in connection with the approved development.
 17. A Construction Management Plan must be submitted to and approved by the Planning Authority. This document following approval must be complied previously agreed in writing by the Local Planning Authority.
Reason: In the interests of highway safety in accordance with Policy M11 of Borough of Barnet Adopted Unitary Development Plan 2006.

INFORMATIVE(S):

1. The reasons for this grant of planning permission or other planning related decision are as follows: -
 - i) The proposed development accords with strategic planning guidance and policies as set out in the consultation draft replacement London Plan 2009 and the Adopted Barnet Unitary Development Plan (2006).
In particular the following policies are relevant:
Adopted Barnet Unitary Development Plan (2006):
Core Strategy (Publication Stage) 2010:
CS5
 - ii) The proposal is acceptable for the following reason(s): -
Having taken all material considerations into account, it is considered that subject to compliance with the attached conditions, this proposal complies with the Adopted

Barnet UDP policies and would be in keeping with the character and appearance of the surrounding area. It is not considered to have a detrimental impact on the residential amenities of neighbouring occupiers.

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

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

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

Further details and the application form can be downloaded from:

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

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

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

3. In case if any modification is proposed or required to the existing access off the public highway then it will be subject to a detailed investigation by the Crossover Team in Environment and Operations Directorate. Heavy duty access may need to be provided to cater for a heavy duty use and may involve relocation of any existing street furniture. This would need to be done by the Highway Authority at the applicant's expense. You may obtain an estimate for this and any associated work on public highway from the Environment and Operations Directorate, Building 4, North London Business Park (NLBP), Oakleigh Road South, London N11 1NP.

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

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

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

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

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

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

6. Demolition should be carried out by an approved contractor and residents notified at least seven days before commencement.

F/01661/11 16 Aylmer Road, London, N2 0BX
Hilderton Estates Ltd
Material Minor Amendment for the variation of condition 10 (Obscure Glazing) of planning permission C17308/07 dated 08/01/08. Variation to wording of condition to read: Before the building hereby permitted is occupied the proposed windows in the side elevation at first and second floors levels facing 14 Aylmer Road shall be glazed with obscure glass only up to 1.8 metres from the room/floor level and shall only be openable for cleaning and maintenance purposes; and the proposed first floor windows facing 18 Aylmer Road shall be glazed with obscure glass only and shall be permanently fixed shut with only a fanlight opening.
The Assistant Director of Planning and Development Management circulated an addendum to the report, that noted the amendment to an informative, an additional response from a neighbouring property of support of the application and a correction to page 126 of the report.
The Sub-Committee:
APPROVED the application as set out within the report and addendum with the inclusions of informative one:
INFORMATIVE
1. plan no's:
1769.10A; 1769.11A; 1769.10A.

HENDON

H/00829/11 204 Watford Way, London, NW4 4UA
New Way Investment Ltd.
Part single part two storey rear extension to facilitate conversion of a single dwelling into 3No. residential units.
New Way Investment Ltd
The Sub-Committee:
APPROVED the application subject to the following conditions:
RECOMMENDATION
1. The development hereby permitted shall be carried out in accordance with the following approved plans: Design and access statement, site plan, 204WW-PP-01 revA, 204WW-PP-02 revA and 204WW-PPAM2-03.
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 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.
5. The roof of the extension hereby permitted shall only be used in connection with the repair and maintenance of the building and shall at no time be converted to or used as a balcony, roof garden or similar amenity or sitting out area, without the benefit of the grant of further specific permission in

writing from the Local Planning Authority.

6. Before the development hereby permitted is occupied the parking spaces/garages shown on Plan 240WW-PP-02 rev A shall be provided and shall not be used for any purpose other than the parking of vehicles in connection with the approved development.
7. 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.
8. No development shall take place until details of the arrangements to meet the obligation for health and library facilities and the associated monitoring costs have been submitted to and approved in writing by the local planning authority.
9. Before development commences, a scheme of proposed noise mitigation measures shall be submitted to and approved by the Local Planning Authority. The approved mitigation scheme shall be implemented in its entirety before (any of the units are occupied / the use commences).
10. The internal layout of the proposed development shall remain as per the approved drawings unless otherwise agreed in writing by the local planning authority.
11. Details of the proposed cycle parking facilities shall be submitted to and approved by the Local Planning Authority before the development commences.

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): Adopted Barnet Unitary Development Plan 2006: GBEEnv1, GBEEnv2, D1, D2, D5, M11, M12, M14, H23, H26, H27, CS2, CS13, IMP1 and IMP2.
Supplementary Design Guidance 5: Extensions to Houses
Supplementary Design Guidance 7: Residential Conversions
Supplementary Planning Document: Contributions to Libraries
Supplementary Planning Document: Planning Obligations
Supplementary Planning Document: Sustainable Design and Construction.
Core Strategy (Publication Stage) 2010:CS4 and CS5.
 - ii) The proposal is acceptable for the following reason(s): - The proposed development would have an acceptable impact on the character of the property and the surrounding area. There would be no undue impacts on the amenities the neighbouring occupiers and the proposal complies with all relevant council policy and design guidance.
2. Any development or conversion which necessitates the removal, changing, or creation of an address or addresses must be officially registered by the Council through the formal 'Street Naming and Numbering' process.
The Council of the London Borough of Barnet is the Street Naming and Numbering Authority and is the only organisation that can create or change addresses within its boundaries. Applications are the responsibility of the developer or householder who wish to have an

address created or amended.

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

Further details and the application form can be downloaded from:

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

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

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

3. The applicant is advised that no vehicles associated with the construction/maintenance shall stop/park/pick up/drop off/load/unload on the Transport for London Road Network without prior consent from Transport for London.
4. The applicant is advised that no skip/construction materials shall be kept on the footway or carriageway of A41 Watford Way at all times.
5. The applicant is advised that servicing arrangement for the proposed development shall be consistent with the existing development.

MILL HILL

H/01721/11 551 Watford Way, London, NW7 2PU

New Way Investment Ltd.

Construction of a 3 storey building including rooms in the roofspace to provide 5no. self-contained flats and construction of 3no. two storey plus rooms in the roofspace and 1no. two storey detached dwellinghouses.

Associated landscaping and parking spaces.

The Sub-Committee:

APPROVED the application subject to the following conditions with additional conditions 21 and 22 and with the amended condition 18 and 19,

RECOMMENDATION I:

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:

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

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

Education Facilities (excl. libraries) £74,842.00

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

Health £14,458.00

A contribution towards Health Facilities and Resources in the borough

Libraries (financial) £1,532.00

A contribution towards Library Facilities and Resources in the borough

Monitoring of the Agreement £4,451.00

Contribution towards the Council's costs in monitoring the obligations

of the agreement.

RECOMMENDATION II:

1. That upon completion of the agreement the Assistant Director of Planning and Development Management approve the planning application reference: H/01721/11 under delegated powers subject to the following conditions: -
The development hereby permitted shall be carried out in accordance with the following approved plans:
Design and Access Statement; C5476/CE100; 4957-PL-700; 4957-PL-701; 4957-PL-739; 4957-PL-738; 4957-PL-723 rev B; 4957-PL-737 rev A; 4957-PL-702 rev A; 4957-PL-703 rev B; 4957-PL-704 rev B; 4957-PL-705 rev A; 4957-PL-706 rev B; 4957-PL-707 rev B; 4957-PL-708 rev A; 4957-PL-709; 4957-PL-710; 4957-PL-711; 4957-PL-712; 4957-PL-713; 4957-PL-714; 4957-PL-715; 4957-PL-716; 4957-PL-717; 4957-PL-718; 4957-PL-719; 4957-PL-720; 4957-PL-721; 4957-PL-722; 4957-PL-724; 4957-PL-725; 4957-PL-726; 4957-PL-727; 4957-PL-728; 4957-PL-729; 4957-PL-730; 4957-PL-731; 4957-PL-732; 4957-PL-733; 4957-PL-734; 4957-PL-735; 4957-PL-736.
2. This development must be begun within three years from the date of this permission.
3. 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.
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 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.
7. 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.
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. A scheme of hard and soft landscaping, including details of existing trees to be retained, shall be submitted to and agreed in writing by the Local Planning Authority before the development, hereby permitted, is commenced.
10. All work comprised in the approved scheme of landscaping shall be carried out before the end of the first planting and seeding season following occupation of

any part of the buildings or completion of the development, whichever is sooner, or commencement of the use.

11. Any existing tree shown to be retained or trees or shrubs to be planted as part of the approved landscaping scheme which are removed, die, become severely damaged or diseased within five years of the completion of development shall be replaced with trees or shrubs of appropriate size and species in the next planting season.
12. 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.
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 dwelling(s) shall achieve a Code Level 3 in accordance with the Code for Sustainable Homes Technical Guide (October 2008) (or such national measure of sustainability for house design that replaces that scheme). No dwelling shall be occupied until a Final Code Certificate has been issued certifying that Code Level 3 has been achieved and this certificate has been submitted to and approved by the local planning authority.
15. Air Quality
Before development commences, a scheme of proposed air pollution mitigation measures shall be submitted to and approved by the LPA. The approved mitigation scheme shall be implemented in its entirety before any of the units are occupied.
16. Scheme for Bunns Lane Access
The development hereby permitted shall not commence until a scheme for restricting the vehicular use of Bunns Lane access to cars has been submitted to and approved in writing by the local planning authority. The approved scheme shall be implemented prior to the commencement of any other construction works.
17. Scheme for External Lighting
The development shall not commence until details of measures to prevent external lighting affecting light sensitive premises in the vicinity of the development have been submitted to and approved in writing by the Local Planning Authority. The measures shall be provided before the development is occupied.
18. Construction Management Plan
The construction of the development hereby approved, shall be carried out in accordance with a method statement and Construction Management Plan, which shall have been previously submitted to and approved in writing by, the local planning authority.
Any details submitted in respect of the Construction Management Plan above shall control the hours, routes taken, means of access and security procedures for construction traffic to and from the site and the method statement shall provide the provision of on-site wheel cleaning, excavation, tree protection to trees on and adjacent to the site, 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.
19. No siteworks or works on this development shall be commenced before a method statement detailing precautions to minimise damage to trees on and

adjacent to the site within Mill Hill Park 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.

20. 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 to the houses approved as part of the development without the prior specific permission of the Local Planning Authority, under classes A, B, C, D and E.
21. Before the development hereby permitted commences details of all boundary treatment shall be submitted to and approved in writing by the Local Planning Authority.
22. All construction traffic shall be accessed via Watford Way entrance only.

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, GRoadnet, GParking, GH1, O7, GMon, IMP1, IMP2, D1, D2, D3, D5, D9, D11, H16, H17, H18, GCS1, CS2, CS8, ENV6, ENV7, M11, M12, M13, M14.
Supplementary Planning Document - Sustainable Design and Construction
Supplementary Planning Document - Planning Obligations
Supplementary Planning Document - Education Contributions
Supplementary Planning Document - Health Contributions
Supplementary Planning Document - Contributions to Library Services
Core Strategy (Publication Stage) 2010:CS4, CS5, CS8, CS12.
 - ii) The proposal is acceptable for the following reason(s): -
The proposed development would not unduly effect the character or appearance of the area or negatively impinge on the visual or residential amenities currently enjoyed by neighbouring occupiers, considered to have an acceptable relationship with Mill Hill Park and would be in accordance to all relevant Council policies and design guidance
- 2 Air Quality Condition - For information
The Air Quality Stage 4 Review and Assessment for the London Borough of Barnet has highlighted that this area currently experiences or is likely to experience exceedances of Government set health-based air quality standards. A list of possible options for mitigating poor air quality is as follows:
Use of passive or active air conditioning
Use of acoustic ventilators
Altering lay out – habitable rooms away from source of poor air quality
Non residential usage of lower floors
Altering footprint – setting further away from source of poor air quality
For developments that require an Air Quality report; the report should have regard to the air quality predictions and monitoring results from the Stage Four of the Authority’s Review and Assessment available from the LPA web site and the London Air Quality Network.
The report should be written in accordance with the following guidance:
NSCA Guidance: Development Control: Planning for Air Quality and the Planning Policy Statement 23: Planning and Pollution Control.

Environment Act 1995 Air Quality Regulations, Planning Policy Statement 23: Planning and Pollution Control, Annex 1: Pollution Control, Air and Water Quality Local Air Quality Management Technical Guidance LAQM.TG(03)
London Councils Air Quality and Planning Guidance, revised version January 2007.

- 3 Thames Water advise the applicant that 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.

- 4 The developer is advised that consent will be required from Transport for London for alterations to the vehicular access to the A41.
- 5 The developer is advised that this permission does not authorise any works to trees within Mill Hill Park and that consent of the Council's Greenspaces Officer will be required for any such work.

RECOMMENDATION III

That if an agreement has not been completed by 30/06/2011, the Assistant Director of Planning and Development Management should REFUSE the application H/01721/11 under delegated powers for the following reason/s:

- The development does not include a formal undertaking to meet education, libraries, health services costs together with associated monitoring costs arising as a result of the development, contrary to policies CS2, CS8, CS13, IMP1 and IMP2 of the Adopted Barnet Unitary development Plan (2006) and Adopted Supplementary Planning Documents.

WEST HENDON

H/01348/11 Car park at rear of Raw Spice, 117-125 West Hendon Broadway, London, NW9 7BP

Luan Hand Car Wash

Retention of canopy.

The Sub-Committee:

APPROVED the application subject to the following conditions

RECOMMENDATION:

1. The development hereby permitted shall be carried out in accordance with the following approved plans: Site Plan; Design and Access Statement; Site photographs.
2. The car wash shall only be open to customers between the hours of 8am to 6pm Mondays to Saturdays and 10am to 4pm on Sundays and Bank Holidays.
3. The car wash shall only be used for hand wash purposes and no industrial cleaning equipment shall be used at all.

4. This permission is granted for a limited period expiring on 24 September 2012 when the structure shall be permanently removed.

INFORMATIVE(S):

1. The reasons for this grant of planning permission or other planning related decision are as follows: -
 - i) The proposed development accords with strategic planning guidance and policies as set out in The London Plan (Consolidated with Alterations since 2004) and the Adopted Barnet Unitary Development Plan (2006).
In particular the following polices are relevant:
Adopted Barnet Unitary Development Plan (2006): GBEnv1, ENV12, ENV13, D1, D2, M11, M12, M13.
Supplementary Planning Design Guidance Note - Sustainable Design and Construction
 - ii) The proposal is acceptable for the following reason(s): -
The proposal to retain the canopy for car wash use, is considered to have an acceptable impact on the character and appearance of the property, wider locality and would not significantly harm the visual or residential amenities of any neighbouring occupier
2. The applicant is reminded that the permission does not relate to the use of adverts on and around the application site

HAMPSTEAD GARDEN SUBURB

TPO/CA/402 27 and Land Adjacent to 27 – 47 Wilifield Way, London, NW11

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

The Sub-Committee having heard verbal representations from Miss Calland and Ms Jane Blackburn who spoke in support of the Tree Preservation Order:

APPROVED Tree Preservation Order subject to the following condition(s):

1. That the Council, under Regulation 5 of the Town and Country Planning (Trees) Regulations 1999 (as amended) confirm the Tree Preservation Order on 27 and Land adjacent to 27 – 47 Willifield Way, NW11 without modification.
2. That the objectors be advised of the reasons.

N.B At 10pm the Chairman extended the period of the transaction of business to 10:30pm which the Sub-Committee agreed.

Meeting finished at 10:07pm