

DECISIONS OF THE WEST AREA PLANNING SUB-COMMITTEE

13 JULY 2011

SUB-COMMITTEE:

*Councillor Eva Greenspan (Chairman)

*Maureen Braun (Vice Chairman)

Councillors:

- | | |
|-----------------------------|--|
| * Jack Cohen | * Gill Sargeant |
| * Melvin Cohen LLB | * Agnes Slocombe |
| Claire Farrier | * Darrel Yawitch |
| Sury Khatri BSc (Hons), MSc | * Andrew Harper (substituting for John Marshall) |
| \$ John Marshal MA (Hons) | * Brian Schama (substituting for Sury Khatri) |
| * Hugh Rayner | |

*denotes Member present

\$denotes Member absent on Council business

1. MINUTES (Item 1):

RESOLVED – That the decisions of the meeting held on 13 June 2011 be approved as a correct record.

2. ABSENCE OF MEMBERS (Item 2):

Apologies for absence were received from Councillor Claire Farrier, Councillor Sury Khatri and Councillor John Marshall who was absent on Council business.

3. DECLARATION OF MEMBERS' PERSONAL AND PREJUDICIAL INTERESTS (Item 3):

Members declared the following interests:

Councillor	Application/Ward	Interest
Eva Greenspan	F/01668/11 5-7 Middleton Road London NW11 7NR (Garden Suburb Ward)	Councillor Greenspan declared a personal but non prejudicial interest as she knew one of the objectors. Councillor Greenspan took part in the discussion and decision making process.
Brian Schama		Councillor Schama declared a personal but non prejudicial interest as he knew one of the objectors. Councillor Schama took part in the discussion and decision making process.
Darrell Yawitch		Councillor Yawitch declared a personal but non prejudicial interest as he knew one of the objectors. Councillor Yawitch took part in the discussion and decision making process.

4. PUBLIC QUESTION TIME (Item 4):

There were no public questions.

5. MEMBERS' ITEMS (Item 5):

There were no Members' Items.

6. PLANNING APPLICATION WITHDRAWN:

The Sub-Committee noted that the below application had been withdrawn.

Application No.	Site Address and Ward	Reason for Withdrawal
F/01945/11	29 Beechcroft Avenue London NW11 8BJ (Childs Hill Ward)	Application was withdrawn by the applicant's agent prior to the meeting.

7. PLANNING APPLICATION DEFERRED:

The Sub-Committee having heard oral representations from Ms Anne Finnerty and Mr Egerton who spoke in objection agreed that the below application be deferred.

Application No.	Site Address and Ward	Reason for Deferral
H/01489/11	131 Farm Road Edgware Middx HA8 9LR (Hale Ward)	For officers to obtain further information on the applicants medical condition and to establish why no enforcement action has been taken on unauthorised development on the site.

8. APPLICATIONS FOR PLANNING PERMISSION AND CONSENT – WEST AREA (Report of the Assistant Director of Planning and Development Management – Agenda Item 6)

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

CHILDS HILL WARD

F/01558/11 140-144 Hendon Way, London, NW2 2NG

Mr Valentine

Part single part two storey rear extensions.

The Assistant Director of Planning and Development Management circulated an addendum to the report which noted an additional informative.

The Sub-Committee resolved to:

APPROVE the application subject to the following conditions:

1. The development hereby permitted shall be carried out in accordance with the following approved plans: Location plan; Plan no's: 3889/10; 3889/11B.
2. This development must be begun within three years from the date of this permission.
3. The rear extensions hereby approved shall be completed in full accordance with the approved plans within 6 months of the date of commencement.

4. 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.
5. The roofs of the ground floor rear extensions 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. 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.
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 8.00am or after 1.00pm on Saturdays, or before 8.00am or after 6.00pm on other days unless previously approved in writing by the Local Planning Authority.
8. 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.
9. Access of construction vehicle shall be carried out outside peak periods, before 10:00am and after 16:00 pm only unless previously approved in writing by the Local Planning Authority.
10. No construction vehicle shall park on the A41 unless a line closure is requested from TfL.
11. No construction materials/ skips shall be kept on the footway or carriageway on A41 Hendon Way at all times.

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, D6, H27; & 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 proposal would comply with the Council policies that seek to preserve the characters of areas and individual properties. Consideration has been given to the impact of the extensions on neighbouring occupiers and it is considered that these extensions will not harm the amenity of neighbouring occupiers.
2. For the avoidance of doubt, the permission granted relates solely to the 'part single part two storey rear extensions' as specified on the application form and shown in the approved plans. It does not grant planning permission for any other development including self contained units or any other developments.

F/01444/10 dated 24/06/10 for 'Erection of 4, two-storey plus rooms in the basement and roof space terraced houses. Erection of a three-storey plus penthouse block to provide 5 self-contained residential units with associated communal amenity space and parking to rear. Amendments to include alterations to internal layout of the two houses and creation of two separate single drives.

The Sub-Committee resolved to:

APPROVE the application subject to a Section 106 Agreement

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) £45,795.00**
A contribution towards the provision of Education Facilities in the borough.
4. **Libraries (financial) £1,671.00**
A contribution towards Library Facilities and Resources in the borough
5. **Health £12,382.00**
A contribution towards Health Facilities and Resources in the borough
6. **Open Spaces (boroughwide) £6,000.00**
A contribution towards the improvement of Open Spaces in the London Borough of Barnet.
7. **Monitoring of the Agreement £3,292.40**
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/02087/11 under delegated powers subject to the following conditions: -

1. The development hereby permitted shall be carried out in accordance with the following approved plans: 000-01, 010-00, 010-LG, 010-01, 010-02, 010-03, 010-10, 010-LG, 020-00, 020-01, 020-02, 030-00, 730-01, 730-02, 730-03, 730-04, 730-30, 730-31 and a design and access statement dated May 2010.
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 010 - 00 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, unless the development is carried out in accordance with drawing 730-01. 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 those specified on drawing 730-02 or 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 enclosures and screened facilities for the storage of recycling containers and wheeled refuse bins or other refuse storage containers where applicable shall be provided in accordance with the details shown on drawing 730-03 unless otherwise agreed in writing by the Local Planning Authority. Development shall be carried out in accordance with the approved details.
 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 8.00am or after 1.00pm on Saturdays, or before 8.00am or after 6.00pm on other days unless previously approved in writing by the Local Planning Authority.
 8. Development shall be carried out in accordance with the Construction Management Plan approved under application F/04226/10 dated 7/12/10 unless otherwise agreed in writing by the Local Planning Authority.
 9. Before the development hereby permitted is brought into use or occupied, the site shall be enclosed except at the permitted points of access in accordance with details previously submitted to and approved in writing by the Local Planning Authority, unless the development is carried out in accordance with the details shown in drawing 730-01.
 10. Notwithstanding the provisions of any development order made under Section 59 of the Town and Country Planning Act 1990 (or any order revoking and re-enacting that Order) the building(s) hereby permitted shall not be extended in any manner whatsoever without the prior specific permission of the Local Planning Authority.
 11. A scheme of hard and soft landscaping, including details of existing trees to be retained, shall be carried out in accordance with drawing 730-01, unless otherwise 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. 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.
 15. 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.
 16. 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.

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: 3A.1, 4B.1, 4B.3, 4B.6 and 4B.7 of The London Plan (Consolidated with Alterations since 2004). Adopted Barnet Unitary Development Plan (2006): GSD, GBEnv1, GBEnv2, GBEnv3, GBEnv5, GParking, GH1, GH2, D1, D2, D3, D4, D5, D6, D7, D8, D9, D11, M14, H13, H16, H17, H18, H21, CS2, CS8, CS13, IMP1 and IMP2.
 - ii) The proposal is acceptable for the following reason(s): -
Having taken all material considerations into account, it is considered that subject to a Section 106 agreement and compliance with the attached conditions, the proposal would be in accordance with the Council's policies and guidelines, are appropriately designed, would not prejudice highway safety or convenience and would not cause unacceptable harm to the amenities of the area or any neighbouring properties.
2. Any alteration if required to the existing crossovers or provision of new crossovers will be subject to detailed survey by the Crossover Team in Highways Group as part of the application for crossover under Highways Act 1980. Reinstatement of any redundant crossovers, removal or relocation of any existing street furniture or alteration to road markings 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 this work from the Environment and Operations Directorate, Building 4, North London Business Park (NLBP), Oakleigh Road South, London N11 1NP.
3. 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.
4. Your attention is drawn to the fact that this decision is subject to a deed of variation to a Section 106 Planning Agreement dated 10th June 2010.

RECOMMENDATION III

That if the above agreement has not been completed or a unilateral undertaking has not been submitted by 22nd July 2011, the Assistant Director of Planning and Development Management REFUSE the application ref: F/02087/11 under delegated powers for the following reasons:

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

F/02068/11 26-28 Beechcroft Avenue, London, NW11 8BL

Goldcrest Properties Limited

Demolition of existing dwellings at 26 & 28 Beechcroft Avenue, and erection of a two storey block to create 9 self-contained flats, including rooms in roofspace and basement level. Associated underground parking, amenity space and landscaping

The Assistant Director of Planning and Development Management circulated an addendum to the report which noted that five additional letters of objection had been received since the report was written and also noting an amendment to Condition 17.

The Sub-Committee also agreed an amendment to Condition 3.

The Sub-Committee having heard oral representations from Mr Oliver Lovat and Mr Ben Schwab who spoke in objection and a response from the applicant's agent resolved to:

APPROVE the application subject to the following conditions:

1. The development hereby permitted shall be carried out in accordance with the following approved plans: BA10-PP-01-EX Rev: A, BA10-PP-02-EX Rev: A, BA10-PP-03-PR Rev: C, BA10-PP-04-PR Rev: C, BA10-PP-05-PR Rev: C, BA10-PP-06-PR Rev: C, BA10-PP-07-PR Rev: C and a 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, parking spaces shall be provided in accordance with the drawing No. BA10-PP-03-PR Rev. A and that area shall not thereafter be used for any purpose other than for the parking and turning of vehicles of residents associated with the development.
4. 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.
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 8.00am or after 1.00pm on Saturdays, or before 8.00am or after 6.00pm on other days unless previously approved in writing by the Local Planning Authority.
9. The level of noise emitted from any plant or machinery to be used on the development, should any be required, shall be at least 5dB(A) below the

background level, as measured from any point 1 metre outside the window of any room of a neighbouring residential property.

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

10. 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, should any be required for the development. 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).
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. 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.
17. Before the building hereby permitted is occupied, the proposed window(s) in the side elevations (except the ground floor side bedroom window of flat 3 and the above eye level part of the second bedroom of flat 6 at first floor level), including all rooflights facing 24 Beechcroft Avenue and the flats at Berkeley Court shall be glazed with obscure glass only and shall be permanently retained as such thereafter and shall be permanently fixed shut with only a fanlight opening, unless otherwise agreed in writing by the Local Planning Authority.

INFORMATIVE(S):

1. The reasons for this grant of planning permission or other planning related decision are as follows:
 - i) The proposed development accords with strategic planning guidance and policies as set out in The London Plan (Consolidated with Alterations since 2004) and the Adopted Barnet Unitary Development Plan (2006). In particular the following policies are relevant: PPS1 and PPS3; and policies 3A.1, 4B.1, 4B.3, 4B.6, 4B.7 of the Mayor's London Plan (consolidated with alterations since 2004).
Adopted Barnet Unitary Development Plan (2006): GSD, GBEnv1, GBEnv2, GBEnv3, GBEnv5, GParking, GH1, GH2, D1, D2, D3, D4, D5, D6, D7, D8, D9, D11, M14, H13, H16, H17, H18, H21, CS2, CS8, CS13, IMP1 and IMP2.
 - ii) The proposal is acceptable for the following reason(s): - Having taken all material considerations into account, it is considered that subject to compliance with the attached conditions, the proposal would comply with the Council's policies and guidelines and would not cause unacceptable harm to the area, the existing building or the amenities of any neighbouring property. It is also considered that the proposals would not prejudice highway safety or convenience.
2. The applicant is advised that in case if any modifications are proposed to the existing access off the public highway then it will be subject to a detailed investigation by the 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 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, Environment and Operations Directorate, NLBP, Building 4, 2nd Floor, Oakleigh Road South, London N11 1NP.
4. The gradient for the proposed ramp leading to the underground parking area should have a gradient not steeper than 1:10 or in accordance with the guidelines in IStructE Design recommendations for multi-storey and underground car parks.
5. In complying with the contaminated land condition parts 1 and 2: Reference should be made at all stages to appropriate current guidance and codes of practice. This would include:
 - 1) The Environment Agency CLR & SR Guidance documents;
 - 2) Planning Policy Statement 23 (PPS 23) - England (2004);
 - 3) BS10175:2001 Investigation of potentially contaminated sites - Code of Practice;
 - 4) Guidance for the safe development of housing on land affected by contamination, (2008) by NHBC, the EA and CIEH.Please note that in addition to the above, consultants should refer to the most

relevant and up to date guidance and codes of practice if not already listed in the above list.

6. 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.

COLINDALE WARD

H/01662/11 26 Colin Crescent, London, NW9 6EY

Mr Abdel Ydri

Retention of clear glazed window in side elevation of roof extension.

The Sub-Committee agreed an amendment to Condition 2.

The Sub-Committee resolved to:

APPROVE the application subject to the following conditions:

1. The development hereby permitted shall be carried out in accordance with the following approved plans: PL/01, PL/02, PL/03A, PL/04, Site location plan.
2. Within 1 month of the date of this permission, the windows in the side elevation facing 28 Colin Crescent shall be glazed with obscure glass only and shall be permanently fixed shut below a point 1.7 metres above the floor of the room in which the window is installed, with the exception of the room nearest to the front of the property which shall be glazed and fixed shut as shown on drawing no. PL/03A. All windows shall be permanently retained as such thereafter unless otherwise agreed in writing by the Local Planning Authority.

INFORMATIVE(S):

1. The reasons for this grant of planning permission or other planning related decision are as follows: -
 - i) The proposed development accords with strategic planning guidance and policies as set out in the consultation draft replacement London Plan 2009 and the Adopted Barnet Unitary Development Plan (UDP) (2006). In particular the following policies are relevant: Adopted Barnet Unitary Development Plan (2006): GBEV1 (Character), D2 (Built Environment / Character), and H27 (Extensions to Houses and Detached Buildings), and:

Core Strategy (Publication Stage) 2010:

Relevant policies: CS5

ii) The proposal is acceptable for the following reason(s): -The proposal, with appropriate conditions, would have an acceptable impact on the amenities of the occupiers of adjoining residential properties.

EDGWARE WARD

H/01767/11 113 Edgwarebury Lane, Edgware, Middx, HA8 8NA

Mr Arora

Conversion of property into 5 self contained flats including ground floor front, side and rear extensions, first floor front, side and rear extensions and a rear dormer window to facilitate a loft conversion. Provision of 4 off-street parking spaces and refuse and recycling facilities.

The Sub-Committee resolved to:

APPROVE the application subject to a Section 106 Agreement

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) £11,626.00**
A contribution towards the provision of Education Facilities in the borough.
4. **Health £4,900.00**
A contribution towards Health Facilities and Resources in the borough
5. **Libraries (financial) £451.00**
A contribution towards Library Facilities and Resources in the borough
6. **Monitoring of the Agreement £848.85**
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:

H/01767/11 under delegated powers subject to the following conditions: -

1. The development hereby permitted shall be carried out in accordance with the following approved plans: Design and access statement, DAV/1003/RF/11/10B, DAV/1003/RF/11/01B, DAV/1003/RF/11/02B, DAV/1003/RF/11/03B, DAV/1003/RF/11/08B, DAV/1003/RF/11/11B, DAV/1003/RF/11/04B, DAV/1003/RF/11/05B, DAV/1003/RF/11/06B, DAV/1003/RF/11/07B and DAV/1003/RF/11/09B.
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 shown on Plan DAV/1003/RF/11/11B 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. 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).
 9. The internal layout of the proposed development shall remain as per the approved drawings unless otherwise agreed in writing by the Local Planning Authority.
 10. Details of the proposed cycle parking facilities shall be submitted to and approved by the Local Planning Authority before the development commences.
 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.

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: GBEnv1, GBEnv2, D1, D2, D5, M11, M12, M14, H23, H26, H27, CS2, CS8, 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 of 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 servicing arrangement for the proposed development shall be consistent with the existing development.
4. It may be necessary for the existing vehicular crossover to be modified 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 Chief Highways Officer, Building 4, North London Business Park (NLBP), Oakleigh Road South, London N11 1NP.

RECOMMENDATION III

That if an agreement has not been completed by 13/10/2011, unless otherwise agreed in writing, the Assistant Director of Planning and Development Management should REFUSE the application H/01767/11 under delegated powers for the following reason/s:

The proposal does not include a formal undertaking to meet the additional education, health, library, and associated monitoring costs arising as a result of the development, contrary to policies CS2, CS8 and IMP2 of the Adopted Barnet Unitary Development Plan (2006) and Supplementary Planning Document - Planning Obligations, Supplementary Planning Document - Contributions to Health and Supplementary Planning Document - Contributions to Libraries, Supplementary Planning Document - Contributions to Education, Supplementary Planning Document - Monitoring Planning Obligations.

Finchley Church End Ward

F/01791/11 32 Manor View, London, N3 2SS
Choice Place Properties Ltd
Conversion of property into 5no self-contained residential units. 1.8 metre high acoustic fencing to subdivide the garden from the car parking at the rear.

The Assistant Director of Planning and Development Management circulated an addendum to the report which included amending Condition 1 and the addition of three extra conditions.

The Sub-Committee having heard oral representations from Mr Mike Moore who spoke in objection resolved to:

APPROVE the application subject to the following conditions:

1. The development hereby permitted shall be carried out in accordance with the following approved plans: Location Plan - MV32-4002; Design & Access Statement; Email from Amit Patel of Construct 360 LTD [mailto:amit@construct360.co.uk] dated 24 May 2011; Plan No's: MV32-4001A; MV32-4002H; MV32-4003F; Pedestrian Area & Domestic Driveways Details.
2. This development must be begun within three years from the date of this permission.
3. Before the development hereby permitted is occupied, the proposed parking spaces within the parking area as shown on revised Drawing No MV32-4002B submitted for the above planning application shall be provided and the access to the parking spaces will be maintained at all time.
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. Prior to the occupation of the units, a copy of the Pre-completion Sound Insulation Test Certificate of Part E of the Building Regulations 2000 (or any subsequent amendment in force at the time of implementation of the permission) shall be submitted to the Local Planning Authority and shall indicate at least 3 decibels above the Performance Standard.
6. No development shall take place until details of the arrangements to meet the obligation for health and library facilities and the associated monitoring costs have been submitted to and approved in writing by the Local Planning Authority.
7. The scheme of hard and soft landscaping shown on Plans MV32-4002H & MV32-4003F shall be provided and retained.
8. All work comprised in the approved scheme of landscaping shall be carried out before the end of the first planting and seeding season following occupation of any part of the buildings or completion of the development, whichever is sooner, or commencement of the use.
9. Any existing tree shown to be retained or trees or shrubs to be planted as part of the approved landscaping scheme which are removed, die, become severely damaged or diseased within five years of the completion of development shall be replaced with trees or shrubs of appropriate size and species in the next planting season.

INFORMATIVE(S):

1. The reasons for this grant of planning permission or other planning related decision are as follows: -
 - i) The proposed development accords with strategic planning guidance and policies as set out in The London Plan (Consolidated with Alterations since 2004) and the Adopted Barnet Unitary Development Plan (2006). In particular the following polices are relevant:
Adopted Barnet Unitary Development Plan (2006): GBEnv1, GBEnv2, D1,

D2, D3, D6, M13, M14, H2, H16, H17, H18, H20, H21, H23, H26, CS2, CS13, IMP1 and IMP2; & Barnet Core Strategy's relevant policy CS5:

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

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

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. If any alteration is required to the existing crossovers or provision of a new crossover, this will be subject to a detailed survey by the Crossover Team in 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.

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, Environment and Operations Directorate, NLBP, Building 4, 2nd Floor, Oakleigh Road South, London N11 1NP.

F/01871/11 Fairway, Chessington Avenue, London, N3 3DP

Mr & Mrs Mirpuri

Part single, part first floor front extension; Part single, part two storey rear extension. Extension to roof at the rear including increasing the ridge height (by 0.2 metres), two rear dormers, & front and rear rooflights to facilitate a loft conversion. Changes to fenestration including front canopy and conversion of store/garage into a habitable room.

The Sub-Committee having heard oral representations from Mr Martin Silver who spoke in objection and a response from the applicant's agent resolved to:

APPROVE the application subject to the following conditions:

1. The development hereby permitted shall be carried out in accordance with the following approved plans: Location Plan; PL 101; PL 102.
2. This development must be begun within three years from the date of this permission.
3. The materials to be used in the external surfaces of the building(s) shall match those used in the existing building(s) unless otherwise agreed in writing by the Local Planning Authority.
4. Before the building hereby permitted is occupied, the proposed windows in the side elevation facing C7 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.
5. Notwithstanding the provisions of any development order made under Section 59 of the Town and Country Planning Act 1990 (or any Order revoking and re-enacting that Order), the following operation(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.

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, H16, H27; & Barnet Core Strategy's relevant policy 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. This application is in keeping with Council Policies and Guidelines.

F/01637/11 12 Orchard Avenue, London, N3 3NL

Mr M Boyle

Two storey side extension with rooflights and associated alterations to roof.

Alterations to front door. New front bay window. New side gate. New fence and paving in the front. New terrace at the rear.

The Sub-Committee resolved to:

APPROVE the application subject to the following conditions:

1. The development hereby permitted shall be carried out in accordance with the following approved plans: 272/PH02, 272/OS MAP, 272/E01, 272/E02, 272/E03, 272/E04, 272/E05, 272/E06, 272/E07, 272/E08 Rev: 8, 272/PL01 Rev: A, 272/PL02 Rev: B, 272/PL03 Rev: B, 272/PL04 Rev: A, 272/PL05 and 272/PL06.
2. This development must be begun within three years from the date of this permission.
3. Before the development hereby permitted commences, details of the materials to be used for the external surfaces of the building(s) and hard

surfaced areas shall be submitted to and approved in writing by the Local Planning Authority. The development shall be implemented in accordance with such details as approved.

4. The roof of the extension hereby permitted shall only be used in connection with the repair and maintenance of the building and shall at no time be converted to or used as a balcony, roof garden or similar amenity or sitting out area, without the benefit of the grant of further specific permission in writing from the Local Planning Authority.
5. The proposed new window(s) in the side elevation facing 10 Orchard Avenue 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 approved drawings, details of the boundary treatments, wall and fences shall be submitted to and approved in writing by the Local Planning Authority, before any development hereby permitted is commenced.

INFORMATIVE(S):

1. The reasons for this grant of planning permission or other planning related decision are as follows: -
 - i) The proposed development accords with strategic planning guidance and policies as set out in the consultation draft replacement London Plan 2009 and the Adopted Barnet Unitary Development Plan (UDP) (2006). In particular the following policies are relevant:
Adopted Barnet Unitary Development Plan (2006): GBEnv1 (Character), D2 (Built Environment / Character), and H27 (Extensions to Houses and Detached Buildings), and:
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, the amended proposal would comply with the Council's policies and guidelines and would not cause unacceptable harm to the area, the existing building or the amenities of any neighbouring property.

F/01970/11 14 Dollis Avenue, London, N3 1TX.
Aramis Developments Ltd
Demolition of existing dwelling and erection of 2no detached dwellings with integral garages, basement accommodation, and rooms in roofspace. Erection of ancillary 2no single storey outbuildings to accommodate private swimming pools. Associated landscape alterations at front and rear garden, and amenity space. The Sub-Committee having heard oral representations from Mr Wills who spoke in objection and a response from the applicant's agent resolved to:
APPROVE the application subject to the following conditions:

1. The development hereby permitted shall be carried out in accordance with the following approved plans: 6019/001, P1016/P001, P1016/P002, P1016/P003, P1016/P004, P1016/P005, P1016/P006, P1016/P007, P1016/P100, P1016/P200, P1016/P201, P1016/P202, P1016/P203, Existing Elevations, a location plan, an arboricultural report and a 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 commences, details of the materials to be used for the external surfaces of the building(s) and hard surfaced areas shall be submitted to and approved in writing by the Local Planning Authority. The development shall be implemented in accordance with such details as approved.
4. The roof of the extension hereby permitted shall only be used in connection with the repair and maintenance of the building and shall at no time be converted to or used as a balcony, roof garden or similar amenity or sitting out area, without the benefit of the grant of further specific permission in writing from the Local Planning Authority.
5. 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 and E of Part 1 to Schedule 2 of that Order shall be carried out within the area of the dwellinghouse hereby approved without the prior written permission of the Local Planning Authority.
6. No development shall take place until details of the arrangements to meet the obligation for education, libraries, healthcare and monitoring contributions in accordance with the relevant Supplementary Planning Documents have been submitted to and approved in writing by the Local Planning Authority.
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. 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.
9. Before the development hereby permitted is brought into use or occupied, the site shall be enclosed except at the permitted points of access in accordance with details previously submitted to and approved in writing by the Local Planning Authority.
10. Before the development hereby permitted commences, details of enclosures and screened facilities for the storage of recycling containers and wheeled refuse bins or other refuse storage containers where applicable, together with a satisfactory point of collection shall be submitted to and approved in writing by the Local Planning Authority and shall be provided at the site in accordance with the approved details before the development is occupied.
11. 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 8.00am or after 1.00pm on Saturdays, or before 8.00am or after 6.00pm on other days unless previously approved in writing by the Local Planning Authority.
12. 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.
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. 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.
 17. No structure or erection with a height exceeding 1.05m above footway level shall be placed above the frontage of the development on Dollis Avenue for a distance of 2.4m on both sides of the vehicle access.
 18. Before the development hereby permitted is occupied, the parking spaces/garages shown on Plan F533/P001 Rev B shall be provided and shall not be used for any purpose other than the parking of vehicles in connection with the approved development.
 19. Before the development hereby permitted commences, details of a suitably covered and secured cycle parking facility should be submitted to and approved in writing by the Local Planning Authority and shall be provided at the site before the development is occupied.
 20. Before installation of any air conditioning units, lifts or any other plant or ventilation openings that may impact on local amenities, a scheme for controlling their environmental impact shall be submitted and approved in writing by the Local Planning Authority. The impacts to be controlled include noise and vibration.
 21. Demolition should be carried out by an approved contractor and residents notified at least seven days before commencement.
 22. Any redundant crossovers must be removed and reinstated back to footway construction at the end of the works. Any street furniture, lighting column, road markings or parking bays will be relocated at the applicants expense, under a rechargeable works agreement by the Council's Council's term contractor for Highway Works.
 23. 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.
 24. Before the building hereby permitted is occupied, the proposed window(s) and screen(s) as per plans- F533/P001 Rev B, F533/P100 Rev B and F533/P201 Rev A shall be glazed with obscure glass only and shall be permanently retained as such thereafter and shall be permanently fixed shut with only a fanlight opening, unless otherwise agreed in writing by the Local Planning Authority.

INFORMATIVE(S):

1. The reasons for this grant of planning permission or other planning related decision are as follows: -
 - i) The proposed development accords with strategic planning guidance and policies as set out in The 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): GBEEnv1, GBEEnv2, Gparking; GH1, GH2, Gland; Env2, Env8; Env11; Env12; Env13; Env14, D1, D2, D4, D5, D6, D8, D9, D11, D13, M14, H13, H16, H17, H18, CS4, CS8
esign and Construction (2007)
towards Education (2008)
towards Libraries (2008)
 - ii) The proposal is acceptable for the following reason(s): -
The proposal would be in keeping with Council Policies and Design Guidance that seek to preserve the amenities of neighbouring occupiers. The building would not be overbearing or cause unacceptable overshadowing, loss of light, privacy or outlook. The design of the building is such that it would also comply with Council Policies and Design Guidance that seek to preserve the character of areas and individual buildings.

F/02062/11 The Bungalow, Village Road, London, N3 1TL

Mr K Behbahani

Demolition of existing bungalow and erection of two storey detached dwelling including rooms in roofspace and basement level with associated off-street parking and landscaping.

The Sub-Committee resolved to:

APPROVE the application subject to the following conditions:

1. The development hereby permitted shall be carried out in accordance with the following approved plans: Location Plan - 1102-LO(02)300; Design & Access Statement; 911074; 1102-LO(99)301; 1102-LO(99)302; 1102-LO(02)301 Rev B; 1102-LO(02)302 Rev B; 1102-LO(02)303 Rev B; 1102-LO(03)301 Rev B; 1102-LO(03)302 Rev B; 1102-LO(03)303 Rev B; 1102-LO(03)304 Rev B; 1102-LO(05)301 Rev B; 1102-LO(05)302 Rev B; 1102-LO(05)303 Rev B; 1102-LO(05)304 Rev B; 1102-LO(05)305 Rev B; 1102-AS(04)301 Rev B.
2. This development must be begun within three years from the date of this permission.
3. Before the development hereby permitted is occupied, parking spaces shall be provided in accordance with the drawing No. 1102-LO(02)302 Rev B and that area shall not thereafter be used for any purpose other than for the parking and turning of vehicles associated with the development.
4. Before the development hereby permitted commences, further details of the following items shall be submitted to and approved in writing by the Local Planning Authority. The development shall be implemented in accordance with such details as approved.
 - a) samples of the new windows and doors including materials, opening and frames;
 - b) materials to be used for the external surfaces of the building and hand surfaced areas;

- c) details of flues and vents;
 - d) details of refuse enclosure;
 - e) details of metal grated lightwells;
 - f) chimney details at a scale of 1:20;
 - g) details and colour of the timber picket fence and concerted posted timber fence at a scale of 1:50.
5. Before the building hereby permitted is occupied, the proposed windows in the 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.
 6. Notwithstanding the details shown on the hereby approved drawings, the rooflight(s) hereby approved shall be of a "conservation" type (with central, vertical glazing bar), set flush in the roof.
 7. 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.
 8. All work comprised in the approved scheme of landscaping shall be carried out before the end of the first planting and seeding season following occupation of any part of the buildings or completion of the development, whichever is sooner, or commencement of the use.
 9. Any existing tree shown to be retained or trees or shrubs to be planted as part of the approved landscaping scheme which are removed, die, become severely damaged or diseased within five years of the completion of development shall be replaced with trees or shrubs of appropriate size and species in the next planting season.
 10. Provisions shall be made within the site to ensure that all vehicles associated with the construction of the development hereby approved are properly washed and cleaned to prevent the passage of mud and dirt onto the adjoining highway.
 11. 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.
 12. 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.
 13. 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.
 14. Notwithstanding the details shown on the hereby approved drawings, all rainwater goods / external pipes should be constructed from cast iron.
 15. The use of the proposed basement hereby permitted shall at all times be ancillary to and occupied in conjunction with the main building and shall not at any time be occupied as a separate unit.

INFORMATIVE(S):

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

- i) The proposed development accords with strategic planning guidance and policies as set out in The 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): GSD, GBEnv1, GBEnv2, GBEnv4, GH1, D1, D2, D3, D4, D5, D11, D12, D13, HC1, HC5, H1, H16, H17, H18, M8, M11, M13, M14, CS2, CS8, CS13, IMP1 and IMP2; & Barnet Core Strategy's relevant policy CS5:
- ii) The proposal is acceptable for the following reason(s): -
This proposed change is not considered to alter the historical character and architectural features of this conservation area and the proposed replacement building is considered to safeguard the special character and appearance of the conservation area.
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 in case if any modifications are proposed to the existing access off the public highway then it will be subject to a detailed investigation by the Highways Group. 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 Chief Highways Officer, Building 4, North London Business Park (NLBP), Oakleigh Road South, London N11 1NP.
4. 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, Highways Group, NLBP, Building 4, 2nd Floor, Oakleigh Road South, London N11 1NP.
5. Any redundant vehicular crossover(s) will be reinstated to footway by the Highway Authority at the applicant's expense. You may obtain an estimate for this work from the Crossover Team, Environment and Operations Directorate, Building 4, North London Business Park (NLBP), 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 provision on site of a storage/delivery area for all plant, site huts, site facilities and materials and a community liaison contact.

F/02370/11 The Bungalow, Village Road, London, N3 1TL
Mr K Behbahani

Demolition of existing bungalow and erection of two storey detached dwelling including rooms in roofspace and basement level with associated off-street parking and landscaping. (CONSERVATION AREA CONSENT).

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

The Sub-Committee resolved to:

APPROVE the application subject to the following conditions:

1. The development hereby permitted shall be carried out in accordance with the following approved plans: Location Plan - 1102-LO(02)300; Design & Access Statement; 911074; 1102-LO(99)301; 1102-LO(99)302; 1102-LO(02)301 Rev B; 1102-LO(02)302 Rev B; 1102-LO(02)303 Rev B; 1102-LO(03)301 Rev B; 1102-LO(03)302 Rev B; 1102-LO(03)303 Rev B; 1102-LO(03)304 Rev B; 1102-LO(05)301 Rev B; 1102-LO(05)302 Rev B; 1102-LO(05)303 Rev B; 1102-LO(05)304 Rev B; 1102-LO(05)305 Rev B; 1102-AS(04)301 Rev B.
2. This work must be begun not later than three years from the date of this consent.
3. The demolition works hereby permitted shall not be undertaken before a contract for the carrying out of the works of redevelopment of the site has been executed and planning permission has been granted for the redevelopment for which the contract provides. Evidence that this contract has been executed shall be submitted to the Local Planning Authority and approved in writing by the Local Planning Authority prior to any demolition works commencing.

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): GSD, GBEnv1, GBEnv2, GBEnv4, GH1, D1, D2, D3, D4, D5, D11, D12, D13, HC1, HC5, H1, H16, H17, H18, M8, M11, M13, M14, CS2, CS8, CS13, IMP1 and IMP2; & Barnet Core Strategy's relevant policy CS5:
 - ii) The proposal is acceptable for the following reason(s): -
This proposed change is not considered to alter the historical character and architectural features of this conservation area and the proposed replacement building is considered to safeguard the special character and

appearance of the conservation area.

GARDEN SUBURB WARD

F/01783/11 15 Blandford Close, London, N2 0DH
Mr I Desau

Amendment to planning permission F/05016/10 for "Alterations to roof including retiling, side dormer and conservation rooflight to rear elevation to facilitate a loft conversion. Single storey rear extension." to include rear terrace / retaining wall and additional dormer to south elevation.

The Sub-Committee having heard oral representations from Mr C. Goodkind who spoke in objection and a response from the applicant's agent resolved to:

APPROVE the application subject to the following conditions:

1. The development hereby permitted shall be carried out in accordance with the following approved plans: Site location plan, Design and access statement, Drawings 11/732/Sur01, 11/732/Sur02, 11/732/Sur03, 11/732/Sur04, 11/732/Sur05, 11/732/Sur06, 11/732/Sur07, 11/732/Sur08, 11/732/Sur09, 11/732/P01C, 11/732/P02A, 11/732/P03A, 11/732/P04A, 11/732/P05, 11/732/P06, 11/732/P07A, 11/732/P08C, 11/732/P09.
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 rear extension shall match those used in the existing house unless otherwise agreed in writing by the Local Planning Authority.
4. Before the development hereby permitted commences, details of the proposed rooftiles (including the submission of samples) 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 loft room hereby permitted is occupied, the proposed side dormer window 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 details shown on the hereby approved drawings, the rooflight(s) hereby approved shall be of a "conservation" type of maximum dimensions 460mm x 610mm (with central, vertical glazing bar), set flush in the roof.
7. The hereby approved windows shall match the original windows in material and style and be single glazed.
8. All new external works and finishes and works of making good to the retained fabric, shall match the existing adjacent work with regard to the methods used and to material, colour, texture and profile, unless shown otherwise on the drawings or other documentation hereby approved or required by any condition(s) attached to this consent.
9. Before the kitchen extension hereby permitted is occupied, the proposed side dormer window shall be glazed with obscure glass only and shall be permanently retained as such thereafter and shall be permanently fixed shut with only a fanlight opening, unless otherwise agreed in writing by the Local Planning Authority.

INFORMATIVE(S):

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

decision are as follows:

i) The proposed development accords with strategic planning guidance and policies as set out in The 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): GBEEnv1, GBEEnv2, GBEEnv4, D1, D2, D4, D5, HC1, HC5, H27.

HGS Character Appraisal (2010)

HGS Design Guidance (2010)

Core Strategy (Publication Stage)

The Planning and Compulsory Purchase Act 2004 reformed the development plan system replacing the Unitary Development Plan (UDP) with the Local Development Framework (LDF). The LDF will be made up of a suite of documents including the Core Strategy and Development Management Policies DPD. Until the LDF is complete policies within the adopted UDP have been saved for a period of three years. The Core Strategy will contribute to achieving the vision and objectives of Barnet's Sustainable Community Strategy and will help our partners and other organisations to deliver relevant parts of their programmes. It will cover the physical aspects of location and land use traditionally covered by planning. It also addresses other factors that make places attractive and distinctive as well as sustainable and successful. The Council published its LDF Core Strategy Publication Stage document in September 2010. The document has been subject to three rounds of public consultation and is in general conformity with the London Plan therefore weight can be given to it as a material consideration in the determination of planning applications.

Relevant policies: CS5

ii) The proposal is acceptable for the following reasons: The proposed alterations would not detrimentally impact on the qualities of the building and protect the character of this part of the Hampstead Garden Suburb Conservation Area. The design, size and siting of the alterations is such that, as conditioned, they preserve the amenities of the occupiers of the neighbouring properties and the character and appearance of the individual property, street scene, conservation area and area of special character.

F/01668/11 5-7 Middleton Road, London, NW11 7NR

Goldcrest Properties

Conversion of both properties to create 8no self-contained residential units following 3 storey rear infill extension; and roof extensions including increase in ridge height, 2no side dormers to both sides (totalling 4no side dormers), 2no rear dormers and 2no front dormers, to facilitate loft conversions. Alterations to fenestration at both sides and rear elevations. Provision of 6no off-street parking spaces and associated amenity space

The Sub-Committee having heard oral representations from Mr Quint and Mr Thomas Radice who spoke in objection and a response from the applicant's agent resolved to:

REFUSE the application (being a reversal of officer's recommendations) for the following reasons:

1. The proposed development by reason of the number of units would result in overdevelopment and be detrimental to the amenities of neighbouring occupiers contrary to policies D2, D4, H23 and H26 of the Adopted Unitary

Development Plan (2006).

2. No undertaking has been given by the developer to meet identified additional libraries, health and monitoring contributions which would be incurred by the community as a result of the development, contrary to Policy CS2, CS8, CS13, GCS1, IMP1 and IMP2 of the adopted Unitary Development Plan and the adopted Supplementary Planning Documents on Education Facilities, Library Facilities, Health Facilities and Planning Obligations.

HALE WARD

H/02185/11 Flat 2, 43 Hale Lane, London, NW7 3PL

Mrs J Schwarzmans

Single storey rear extension including associated alterations and new roof to existing conservatory

The Sub-Committee resolved to:

APPROVE the application subject to the following conditions:

1. The development hereby permitted shall be carried out in accordance with the following approved plans: JS/1, JS/2.
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) in the ground floor flank elevation facing No 45 Hale Lane shall be glazed with obscure glass only and shall be permanently retained as such thereafter and shall be permanently fixed shut with only a fanlight opening, unless otherwise agreed in writing by the Local Planning Authority.

INFORMATIVE(S):

1. The reasons for this grant of planning permission or other planning related decision are as follows: -
 - i) The proposed development accords with strategic planning guidance and policies as set out in the consultation draft replacement London Plan 2009 and the Adopted Barnet Unitary Development Plan (2006).
In particular the following policies are relevant:
Adopted Barnet Unitary Development Plan (2006): GBEnv1, D1, D2 and H27 and Design Guidance Note No 5: Extensions to Houses
Core Strategy (Publication Stage) 2010: CS5
 - ii) The proposal is acceptable for the following reason(s): -
The proposed development would be acceptable in size and design and would not unduly impact upon the visual or residential amenities of the neighbouring occupiers. It complies with all relevant council policy and guidance.

HENDON WARD

H/00980/11 56 The Burroughs, London, NW4 4AN

Hendon Motors Ltd

Change of use from car park associated with restaurant to car sales including erection of a portakabin.

The Assistant Director of Planning and Development Management circulated an addendum to the report which included amendments to Conditions 5 and 6 and noting an additional letter of objection received from Middlesex University. The Sub-Committee having heard oral representations from Dr Brad Blitz and Ms Franca Oliffe who spoke in objection and a response from the applicant's agent resolved to:

REFUSE the application (being a reversal of officer's recommendations) for the following reason(s):

1. The change of use of the land from ancillary car parking associated with a public house/ restaurant to car sales, by virtue of the nature of the use neither preserves or enhances the character of this part of The Burroughs Conservation Area, contrary to Planning Policy Statement 5 (Planning for the Historic Environment) and policies GBEEnv1, GBEEnv4, D1 and HC1 of the Adopted Barnet Unitary Development Plan (2006).

H/01912/11 14 Raleigh Close, London, NW4 2TA

Mr & Mrs P Simons

Demolition of the existing garage and structure of existing house behind front facade followed by erection of new replacement structure behind retained facade including part single, part two storey side / rear extension with extensions to the roof including rooflights and rear dormer windows to facilitate rooms in roof space.

The Assistant Director of Planning and Development Management circulated an addendum to the report which noted an additional Informative and that an additional letter of objection had been received.

The Sub-Committee resolved to:

APPROVE the application subject to the following conditions:

1. Application for the approval of the reserved matters must be made before the expiration of three years from the date of this permission.
2. The development hereby permitted shall be carried out in accordance with the following approved plans: 090/01, 090/C02A, 090/C03A, 090/C04A, 090/C05A, 090/C06A, 090/12C, 090/13D, 090/14D, 090/15D, 090/16D, 090/SK01, 090/SK02, 090/SK03, 090/SK04.
3. No structure or erection with a height exceeding 1.05m above footway level shall be placed along the frontage(s) of Raleigh Close from a point 2.4m from the highway boundary for a distance of 2.4m on both sides of the vehicular access(es).
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. The flat roof element of the ground floor 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. Notwithstanding the provisions of any development order made under Section 59 of the Town and Country Planning Act 1990 (or any Order revoking and re-enacting that Order), no windows, other than those expressly authorised by this permission, shall be placed at any time in the

- side elevations facing Cadogan Court and 16 Raleigh Close 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 8.00am or after 1.00pm on Saturdays, or before 8.00am or after 6.00pm on other days unless previously approved in writing by the Local Planning Authority.
 8. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any order revoking and re-enacting that Order with or without modification), no development otherwise permitted by any of Classes A, B, C, D or E of Part 1 to Schedule 2 of that Order shall be carried out within the area of the site hereby approved without the prior written permission of the Local Planning Authority.
 9. The dwelling(s) shall achieve a Code Level 3 in accordance with the Code for Sustainable Homes Technical Guide (October 2008) (or such national measure of sustainability for house design that replaces that scheme). No dwelling shall be occupied until a Final Code Certificate has been issued certifying that Code Level 3 has been achieved and this certificate has been submitted to and approved by the Local Planning Authority.

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, D1, D2, H16, H27.
Core Strategy (Publication Stage) 2010: CS5.
 - ii) The proposal is acceptable for the following reason(s): -
The proposal is considered to have an acceptable impact on the character and appearance of the property and wider locality and would not harm the visual or residential amenities of any neighbouring occupier.
2. The applicant is reminded that the proposal is for the retention of the front façade of the building with extensions to the rear and side.

MILL HILL WARD

- H/02077/11 Traffic Location, Mill Hill Circus, London NW7.
Marketing Force Ltd
Installation of 4 x no. non-illuminated standing signs.
The Assistant Director of Planning and Development Management circulated an addendum to the report which noted that one additional letter of objection was received from Mill Hill Preservation Society.
The Sub-Committee resolved to:
APPROVE the application subject to the following conditions:
1. The development hereby permitted shall be carried out in accordance with the following approved plans: Site Location Plan, Appendix A, Appendix B, Appendix C.
 2. Any advertisements displayed, and any site used for the display of advertisements, shall be maintained in a clean and tidy condition to the

- reasonable satisfaction of the Local Planning Authority.
3. Any structure or hoarding erected or used principally for the purpose of displaying advertisements shall be maintained in a safe condition.
 4. Where an advertisement is required under the Town and Country Planning (Control of Advertisements) Regulations 1992 to be removed, the removal shall be carried out to the reasonable satisfaction of the Local Planning Authority.
 5. No advertisement shall be sited or displayed so as to obscure or hinder the ready interpretation of any road traffic sign, railway signal or aid to navigation by water or air, or so as otherwise to render hazardous the use of the highway, railway, waterway (including any coastal waters) or aerodrome (civil or military).
 6. No advertisement is to be displayed without the permission of the owner of the site or any other person with an interest in the site entitled to grant permission.
 7. The period of consent shall be a period of five years commencing with the date of this decision.

INFORMATIVE(S):

1. The reasons for this grant of planning permission or other planning related decision are as follows: -
 - i) The proposed development accords with strategic planning guidance and policies as set out in the consultation draft replacement London Plan 2009 and the Adopted Barnet Unitary Development Plan (2006).
In particular the following policies are relevant:
Adopted Barnet Unitary Development Plan (2006): GBEnv1, D1, D2 and Design Guidance Note No 1: Advertisements and Signs
Core Strategy (Publication Stage) 2010: CS5
 - ii) The proposal is acceptable for the following reason(s): -
The proposed development would not significantly harm the visual amenities of the area, being in-keeping with the character of the area and in accordance with the aforementioned UDP policies.

H/02168/11 Newlands, Hammers Lane, London, NW7 4EA
Mr & Mrs Drake

Amendment to existing planning approval reference H/03336/10 dated 04/11/2010 to include alteration to roof heights.

The Sub-Committee resolved to:

APPROVE the application subject to the following conditions:

1. The development hereby permitted shall be carried out in accordance with the following approved plans: Site plan, 001/P, 002/P, 003/P, 004/P, 005/P, 006/P, 007/P.
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 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: Insertion of rooflights in the north elevation of the roof facing The

Vicarage.

INFORMATIVE(S):

1. The reasons for this grant of planning permission or other planning related decision are as follows: -
 - i) The proposed development accords with strategic planning guidance and policies as set out in The London Plan (Consolidated with Alterations since 2004) and the Adopted Barnet Unitary Development Plan (2006). In particular the following polices are relevant:
Adopted Barnet Unitary Development Plan (2006): GBEnv1, GBEnv2, D1, D2, D5, O1, O3, H27, HC1.
Relevant Core Strategy Policies: CS5
 - ii) The proposal is acceptable for the following reason(s): - The proposal is acceptable in terms of design, scale and size and is not considered to be detrimental to the character and appearance of the property and streetscene, or the visual and residential amenities of neighbouring occupiers. The proposal would not fail to preserve or enhance the character and appearance of the Mill Hill Conservation Area.

WEST HENDON WARD

- H/01705/11 Land to the rear of 181 West Hendon Broadway, London, NW9 7DD
Mr G Gasa
Temporary change of use to car wash including erection of two timber sheds and replacement boundary treatment.
The Assistant Director of Planning and Development Management circulated an addendum to the report amending Condition 1 and the sub-Committee also agreed an additional informative.
The Sub-Committee resolved to:
APPROVE the application subject to the following conditions:
1. The development hereby permitted shall be carried out in accordance with the following approved plans: Design and Access Statement; Proposed Sheds; 1108_L_001; 1108_L_011; 1108_L_021 rev C; Palisade Fencing.
 2. The hardsurfacing as indicated on drawing no.1108_L_021 rev A shall be implemented in accordance with the details provided stating Mastertint Sustainable Urban Drainage system and coloured green.
 3. The use hereby permitted shall be for a limited period only, expiring on 14 July 2012 when the use shall be discontinued.
 4. The use as approved shall be for hand car wash purposes only.
 5. The use hereby permitted shall not be open to customers before 8.00am or after 6.00pm on weekdays and Saturdays or before 10.00am or after 4.00pm on Sundays and Public Holidays.

INFORMATIVE(S):

1. The reasons for this grant of planning permission or other planning related decision are as follows: -
 - i) The proposed development accords with strategic planning guidance and policies as set out in the consultation draft replacement London Plan 2009 and the Adopted Barnet Unitary Development Plan (2006). In particular the following polices are relevant:
Adopted Barnet Unitary Development Plan (2006): GWaste, GBEnv1, GBEnv2, GBEnv3, D1, D2, D5, D11, GRoadNet, GParking, ENV12, M11, M12, M13, C1(A).

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

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

The proposed development is considered to have an acceptable impact on the character and appearance of the site, wider locality and would not harm the visual or residential amenities of any neighbouring occupier. The proposal would not be prejudicial to highway conditions, harm the free flow of traffic or detrimental to pedestrian and highway safety.

2. The information supporting this application are:- Shed details; Mastertint sustainable urban drainage system details; Palisade fencing details.
3. A Trade Effluent Consent will be required for any Effluent discharge other than a 'Domestic Discharge'. Any discharge without this consent is illegal and may result in prosecution. (Domestic usage for example includes - toilets, showers, washbasins, baths and canteens). Typical Trade Effluent processes include: - Laundrette/Laundry, PCB manufacture, photographic/printing, food preparation, abattoir, farm wastes, vehicle washing, metal plating/finishing, cattle market wash down, chemical manufacture, treated cooling water and any other process which produces contaminated water. Pre-treatment, separate metering, sampling access etc, may be required before the Company can give its consent. Applications should be made to Waste Water Quality, Crossness STW, Belvedere Road, Abbeywood, London. SE2 9AQ. Telephone: 020 8507 4321. Thames Water would recommend that petrol / oil interceptors be fitted in all car parking/washing/repair facilities. Failure to enforce the effective use of petrol / oil interceptors could result in oil-polluted discharges entering local watercourses.
4. In the interests of highway safety, the applicant is advised to ensure that no kerb-side parking associated with the development takes place on the highway adjacent to the site.

The meeting ended at 9.40pm.