

# DECISIONS OF THE WEST AREA PLANNING SUB-COMMITTEE

07 SEPTEMBER 2011

SUB-COMMITTEE:

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

Councillors:

* Jack Cohen	* Gill Sargeant
* Melvin Cohen LLB	* Agnes Slocombe
* Claire Farrier	* Darrel Yawitch
* Sury Khatri BSc (Hons), MSc	* John Marshall
* John Marshal MA (Hons)	* 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 July 2011 be approved as a correct record.

**2. ABSENCE OF MEMBERS (Item 2):**

None were received

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

Members declared the following interests:

Councillor	Application/Ward	Interest
Melvin Cohen	F/02015/11 100 Golders Green Road London NW11 8HB	Councillor Melvin Cohen declared a personal and prejudicial interest as the applicant is a client of his organization. Councillor Cohen withdrew from the meeting and did not take part in the consideration or voting process.
	H/01957/11 8 Green Walk London NW4 2AJ	Councillor Melvin Cohen declared a personal and prejudicial interest as the applicant is a client of his organization.
	H/00273/11 Pillar Of Fire Society 19 Brent Street London NW4 2EU	Councillor Melvin Cohen declared a personal but non prejudicial interest as the applicant is known to him.
John Marshal	H/00273/11 Pillar Of Fire Society	Councillor Marshal declared a personal but non prejudicial interest as the applicant is

	19 Brent Street London NW4 2EU	known to him.
	F/02825/11 16 Aylmer Road London N2 0BX	Councillor Marshal declared a personal and prejudicial interest following receipt of a letter sent to him by an objector.
Eva Greenspan	F/02015/11 100 Golders Green Road London NW11 8HB	Councillor Greenspan declared a personal and prejudicial interest as the applicant is known to her. Councillor Greenspan withdrew from the meeting and did not take part in the consideration or voting process.
	F/02443/11 11 Grass Park London N3 1UB	Councillor Greenspan declared a personal but non prejudicial interest as she the objector is known to her. Councillor Greenspan took part in the discussion and decision making process.
Hugh Rayner	H/00273/11 Pillar Of Fire Society 19 Brent Street London NW4 2EU	Councillor Rayner declared a personal but non prejudicial interest as the applicant is known to him.
Darrell Yawitch	H/00273/11 Pillar Of Fire Society 19 Brent Street London NW4 2EU	Councillor Yawitch declared a personal but non prejudicial interest as the applicant is known to him.
	H/02291/11 Former 261 Hale Lane Edgware Middx HA8 8NX	Councillor Yawitch declared a personal and prejudicial interest as the applicant is known to him and he is a School Governor at a local School. Councillor Yawitch withdrew from the meeting and did not take part in the consideration or voting process.
Jack Cohen	H/00273/11 Pillar Of Fire Society 19 Brent Street London NW4 2EU	Councillor Jack Cohen declared a personal and prejudicial interest as the applicant is known to him.
Maureen Braun	H/02966/11 Tudor Cottage 64 Marsh Lane London NW7 4NT	Councillor Braun declared a personal but non prejudicial interest as the applicant is known to her.

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

There were no public questions.

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

There were no Members' Items.

**6. PLANNING APPLICATION(s) DEFERRED:**

The Sub-Committee deferred the following applications to a future meeting as the transaction of business reached 10:30pm.

<b>Application No.</b>	<b>Site Address and Ward</b>	<b>Reason for Deferral</b>
<b>H/02672/11</b>	269 Hale Lane Edgware Middx HA8 8NW  <b>Edgware</b>	Transaction of business expired
<b>F/01839/11</b>	72 Lichfield Grove London N3 2JP  <b>Finchley Church End</b>	
<b>F/02524/11</b>	19 Dollis Avenue London N3 1DA  <b>Finchley Church End</b>	
<b>F/02888/11</b>	Allandale 174 Regents Park Road London N3 3HR  <b>Finchley Church End</b>	
<b>F/03075/11</b>	Finchley Manor Club Lyndhurst Gardens London N3 1TD  <b>Finchley Church End</b>	
<b>F/02602/11</b>	7 Bigwood Road London NW11 7BB  <b>Garden Suburb</b>	
<b>F/02825/11</b>	16 Aylmer Road London N2 0BX	
<b>H/01489/11</b>	131 Farm Road Edgware Middx HA8 9LR <b>Hale</b>	
<b>H/02691/11</b>	48 Glengall Road Edgware Middx HA8 8SX <b>Hale</b>	

<b>H/01957/11</b>	8 Green Walk London NW4 2AJ  <b>Hendon</b>	Transaction of business expired
<b>H/01410/11</b>	10 St Marys Crescent London NW4 4LH  <b>Hendon</b>	
<b>H/02486/11</b>	64 Wykeham Road London NW4 2ST  <b>Hendon</b>	
<b>H/02966/11</b>	Tudor Cottage 64 Marsh Lane London NW7 4NT  <b>Mill Hill</b>	
<b>H/00273/11</b>	Pillar Of Fire Society 19 Brent Street London NW4 2EU  <b>West Hendon</b>	
<b>H/02203/11</b>	Peacehaven Hotel 94 Audley Road London NW4 3HB  <b>West Hendon</b>	
<b>H/02478/11</b>	Flat 3 19 Brent Street London NW4 2EU (Known as Unit 2 on plans)  <b>West Hendon</b>	
<b>H/02470/11</b>	Flat 3 19 Brent Street London NW4 2EU (Known as Unit 2 on plans)  <b>West Hendon</b>	
<b>H/02750/11</b>	63 Shirehall Park London NW4 2QN  <b>West Hendon</b>	

<b>TPO/CA/406</b>	Yeshuran Synagogue Fernhurst Gardens Edgware Middx HA8 7PH  <b>Edgware</b>	Transaction of business expired
<b>H/02939/11</b>	18 Allington Road London NW4 3DJ  <b>West Hendon</b>	

**7. 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/02462/11** Durrisindeer House and Ballantrae House, Lyndale, London, NW2 2PA/2PB  
Barnet Homes Limited  
Provision of new parking bays, traffic calming raised platforms, road markings.  
New retaining wall with a guardrail.  
The Sub-Committee having heard oral representations from Mr Stern who spoke in objection and a response from the applicant:  
**DEFERRED** the application for the following reason(s):  
1. The sub-Committee requested information from Barnet Homes relating to their consultation exercise with residents. This application will be reported to a future meeting.

**F/02610/11** 600 Finchley Road, London, NW11 7RX  
Mr & Mrs Sahakian  
Retention of single storey rear outbuilding for use as a gym ancillary to the main property.  
The Sub-Committee resolved to:  
**APPROVE** the application subject to the following conditions including the additional condition 3:  
**RECOMMENDATION:** Approve Subject to Conditions  
1. The development hereby permitted shall be carried out in accordance with the following approved plans: 281-E00 Rev: A, 281-E01 Rev: A, 281-E02 Rev: B, a design and access statement and a site plan .  
2. The use of the outbuilding 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.  
3. The outbuilding hereby permitted shall not be open before 8am or after 8pm  
**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 2011 and the Adopted Barnet Unitary Development Plan (2006).

In particular the following policies are relevant: PPS1

Adopted Barnet Unitary Development Plan (2006): GBEnv1 (Character), GBEnv2 (Design), D1 (Design), D2 (Built Environment / Character), D5 (Outlook) and H27 (Extensions to Houses and Detached Buildings). Design Guidance Note 5 - Extensions to houses is also relevant here.

Core Strategy (Publication Stage) 2010: CS5, DM01, DM02

ii) The proposal is acceptable for the following reason(s): - Having taken all material considerations into account, 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 main building or the amenities of any neighbouring property.

F/03019/11 29 Beechcroft Avenue, London, NW11 8BJ

Mr M Murari

Two storey front, side and rear extension including new front porch and demolition of existing garage and new integral garage. New roof including 1no rear dormer with juliet balcony, 2no dormers at both sides (totalling 4no) to facilitate a loft conversion.

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

The Sub-Committee having heard oral representations from Mr Gregorio Kohon and Ms Sheila Halberstam who spoke in objection and a response from the applicant's agent resolved to:

**APPROVE** the application subject to the following conditions with an amendment to condition 5 and additional informative :

- 1 The development hereby permitted shall be carried out in accordance with the following approved plans: Site and Location Plan; Plan No's: 2010/0422 Rev 1; 2010/0422 Rev 1; Email from agent (Mr McGahon), dated 24/06/11.
- 2 This development must be begun within three years from the date of this permission.
- 3 The materials to be used in the external surfaces of the building(s) shall match those used in the existing building(s) unless otherwise agreed in writing by the local planning authority.
- 4 The use of the extension hereby permitted shall at all times be ancillary to and occupied in conjunction with the main building and shall not at any time be occupied as a separate unit.
- 5 Before the building hereby permitted is occupied the proposed window(s) as shown on Drawing No. 2010/0422 Rev 1 on first floor shall be glazed with obscure glass only, unless otherwise agreed in writing by the Local Planning Authority.
- 6 Notwithstanding the provisions of the Town and Country Planning (General Permitted Development Order) 1995 (or any order revoking and re-enacting that Order with or without modification), no windows other than those expressly authorised by this permission shall be constructed in the flank elevations of the extension hereby approved facing the neighbouring properties, unless agreed in writing by the Local Planning Authority.

**INFORMATIVE(S):**

- 1 The reasons for this grant of planning permission or other planning related decision 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, D4, D5, H18, H27 and Barnet Design Guidance Note No. 5 – Extensions to Houses.

Local Development Framework: Core Strategy (Publication Stage, September 2010): Policy CS5.

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

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 extension on neighbouring occupiers and it is considered that this extension will not harm the amenity of neighbouring occupiers. **Approval** is recommended.

2. The applicant and agent are reminded that any change of use from a residential dwelling would require planning permission.

F/02823/11 2A Lyndale Avenue, London, NW2 2PY

Mr Morris

The erection of a side/rear wooden outbuilding.

The Sub-Committee having heard oral representations from Mr Anthony Ghibaldan who spoke in objection and a response from the applicant 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; Plan dimensions (Henley Garden Offices); Specification sheet; Block Plan, sheet A.

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

3. The use of the outbuilding 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 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): -The proposal, with appropriate conditions, would have an acceptable impact on the amenities of the occupiers of adjoining residential properties.

## EDGWARE WARD

H/02291/11 Former 261 Hale Lane, Edgware, Middx, HA8 8NX  
Jewish Secondary Schools Movement

Demolition of existing building and erection of part single, part two storey single form entry primary school and nursery. Variation to approved scheme to include enlarged playground, amended materials, means of enclosure and environmental standard (Conditions 4, 8, 11, 12, 13, 16 and 30 pursuant to planning permission H/03150/08)

The Assistant Director of Planning and Development Management circulated an addendum to the report which noted an additional request to speak which was omitted from the officers report and an amendment to condition 16:

The Sub-Committee resolved to:

**APPROVE** the application subject to the following conditions including an amendment to condition 5 and 16 and additional condition 32:

1. This development must be begun before 27/10/2011.
2. Before the development hereby permitted is occupied the parking spaces shown on Plan HL.673.07 (submitted with application H/03150/08) shall be provided and shall not be used for any purpose other than the parking of vehicles in connection with the approved development.
3. Before this development is commenced, details of the levels of the building(s), road(s) and footpath(s) in relation to adjoining land and highway(s) and any other changes proposed in the levels of the site shall be submitted to and approved in writing by the Local Planning Authority. The development shall be implemented in accordance with such details as approved.
4. Before the development hereby permitted 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.
5. 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.
6. 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.
7. The non-residential development is required to meet 'Very good' generic environmental standard (BREEAM). Before the development is first occupied the developer shall submit certification of the selected generic environmental standard.
8. Before the development hereby permitted commences on site details of all extraction and ventilation equipment shall be submitted to and approved in writing by the Local Planning Authority and implemented in accordance with agreed details before the use is commenced.
9. The development shall be constructed so as to provide sufficient air borne and structure borne sound insulation against internally generated noise. Before development commences, a report should be carried out by a approved acoustic consultant and submitted to the Local Planning Authority for approval that assesses the likely noise impacts from 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 the use commences.



10. The proposed renewable energy systems shown on the approved plans shall be installed within 6 months of the occupation of development and thereafter permanently maintained.
11. Other than those shown on the approved plans, no additional external lighting, floodlighting or other means of external illumination shall be affixed to the external elevations of the buildings, or placed / erected within the site without the prior written consent of the local planning authority pursuant to a planning application.
12. Other than the details shown on the approved plans, no CCTV cameras or equipment shall be affixed to the external elevations of the buildings, or placed/ erected within the site without the prior written consent of the local planning authority pursuant to a planning application. Any CCTV cameras or equipment shall be installed and thereafter retained in full accordance with the proposed details,
13. Notwithstanding the provisions of Part 32, Class A to Schedule 2 of the Town and Country Planning (General Permitted Development) Order 1995 (or any Order revoking or re-enacting that order) no extensions to the school hereby permitted shall be erected without express planning permission first being obtained.
14. The hours of work for all contractors (including sub-contractors) for the duration of work, shall unless otherwise agreed in writing by the Local Planning Authority be limited to 8am to 6pm on Monday to Fridays, 9am to 1pm on Saturdays, and no work shall be carried out on Sundays or Bank Holidays.
15. The development hereby permitted shall be carried out in full accordance with the details shown on the approved plans.
16. The development hereby permitted shall be carried out in accordance with the following approved plans: HL.673.12.01D, HL.673.12.02A, HL.673.12.03, HL.673.12.04, HL.673.12.05, HL.673.12.06A, HL.673.12.07C, HL.673.12.08A, 3584/TR/05, Noise impact assessment, Noise impact assessment addendum report 5194/NIA2, Arboricultural report AR/1704a/ap , Design and Access Statement, Habitat and Protected Species Assessment, BREEAM Pre-Assessment, Transport Assessment, Transport Assessment Addendum Report, 280/000, AS/SD/HA68/08/ROL Daylight and Sunlight Report. HL.673.12.7 (phasing plan). HL.673.86K, Letter from Matt Sugden dated 24/06/2011, Design and Access Statement, Site Plan, HL.673.27D, HL.673.26B, HL.673.25B, HL.673.24A, HL.673.28C, HL.673.89A.
17. The use of the premises for the purposes hereby permitted shall only take place between the hours of 7.30am and 10.00pm Mondays to Fridays, 9.00am and 6.00pm on Saturdays, 9.00am and 3.00pm on Sundays and Public Holidays, except on up to 30 occasions in total in any one calendar year when the premises can be used up until 11.00pm on a Friday, Saturday or Sunday.
18. The acoustic fencing shall be implemented in accordance with the details approved under this application and H/03409/10 in their entirety before the use commences.
19. The premises shall be used as a primary school and associated ancillary community uses and for no other purpose (including any other purpose in Class D1 of the Schedule to the Town and Country Planning (Use Classes) Order, 1987, or in any provision equivalent to that Class in any statutory instrument revoking and re-enacting that Order, with or without modification).

The number of pupils attending the school and nursery shall not exceed 296.

21. The outdoor play areas shall not be used before 8.00am or after 4.30pm Monday to

Friday or at any time on a Saturday, Sunday, Public Holiday or during school holidays, except on up to a total of 12 occasions in any calendar year when the play areas can be used up until 6pm on a weekday, Saturday or Sunday.

22. The level of noise emitted from the plant hereby approved shall be at least 5dB(A) below the background level, as measured from any point 1 metre outside the window of any room of any neighbouring property which existed at the time of this decision notice.

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

23. No development shall take place until details of the arrangements to meet the obligation for travel plan monitoring contributions and contributions towards measures to mitigate the impact of parking stress arising from the development by review of parking restrictions on surrounding streets have been submitted to and approved in writing by the local planning authority.
24. A School Travel Plan shall be submitted to and approved in writing by the local planning authority no later than 6 months from occupation of the development.
25. Before this development is commenced details of the location, extent and depth of all excavations for drainage and other services in relation to trees on the site shall be submitted and approved in writing by the Local Planning Authority and the development carried out in accordance with such approval.
26. No site works or works on this development shall be commenced before temporary fencing has been erected around existing tree(s) in accordance with details to be submitted and approved in writing by the Local Planning Authority. This fencing shall remain in position until after the development works are completed and no material or soil shall be stored within these fenced areas.
27. No siteworks or works on this development shall be commenced before a method statement expanding on the principles set out in the Quaipe Woodlands' Arboricultural Report and Tree Protection Methods (October 2008) detailing precautions to minimise damage to trees in accordance with Section 7 of British Standard BS5837: 2005 *Trees in relation to construction - Recommendations* is submitted to and approved in writing by the LPA and the development shall be carried out in accordance with such approval.
28. Other than those approved under application reference H/03409/10, No development or other operations shall commence on site in connection with the [demolition and] development hereby approved until a detailed tree felling / pruning specification has been submitted to and approved in writing by the local planning authority and all tree felling and pruning works shall be carried out in full accordance with the approved specification and the British Standard 3998: 1989 *Recommendation for Tree Works* (or as amended).
29. Before the development is commenced details of the materials, foundations and construction of the security hut shall be submitted to and approved in writing by the LPA and the development shall be carried out in accordance with such approval.
30. The details of the materials to be used for the external surfaces of the building(s) and hard surfaced areas including playground surfaces shall be as approved under this application and H/03409/10.
31. The southern access to Penshurst Gardens shall not be used at any time apart from in emergencies.
32. 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

### Finchley Church End Ward

F/01443/11 55 Stanhope Avenue, London, N3 3LY  
Dr & Mrs Yiallourous  
New mansard roof to create a first floor extension over the existing garage.  
Conversion of existing garage into a habitable room with insertion of windows and a door (to be used ancillary to the main dwelling house).

The Sub-Committee resolved to:

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

1. The development hereby permitted shall be carried out in accordance with the following approved plans: Site and Location Plan; Plan No's: 1209.OS; Design & Access Statement; 1876.01; 1876.02; 1876.02A.
2. This development must be begun within three years from the date of this permission.
3. The materials to be used in the external surfaces of the building(s) shall match those used in the existing building(s) unless otherwise agreed in writing by the local planning authority.
4. The use of the extension and garage 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): GBEnv1, GBEnv2, D1, D2, D5, D6, H27 and Barnet Design Guidance Note No. 5 – Extensions to Houses.

Local Development Framework: Core Strategy (Publication Stage, September 2010): Policy CS5.

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

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

F/01732/11 127 Lichfield Grove, London, N3 2JL  
Mr J Singh

First floor rear extension.

The Assistant Director of Planning and Development Management circulated an addendum to the report which noted a correction to the officers report.

The Sub-Committee having heard oral representations from Ms Ruth Hicking who spoke in objection and a response from the applicant resolved to:

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

1. The development hereby permitted shall be carried out in accordance with

- the following approved plans: Existing Plans and Elevations - 01A; 1511-02C;
2. This development must be begun within three years from the date of this permission.
  3. 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.
  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.

**INFORMATIVE(S):**

1. The reasons for this grant of planning permission or other planning related decision are as follows: -
  - i) The proposed development accords with strategic planning guidance and policies as set out in the consultation draft replacement London Plan 2009 and the Adopted Barnet Unitary Development Plan (UDP) (2006).  
In particular the following policies are relevant:  
Adopted Barnet Unitary Development Plan (2006): GBEnv1, GBEnv2, D1, D2, D5, H27.  
Supplementary Planning Guidance:  
Barnet Design Guidance Note 5 - Extensions  
Core Strategy (Publication Stage) 2010:  
Relevant policies: CS5, DM01
  - ii) The proposal is acceptable for the following reason(s): -  
The proposed single storey rear extension would comply with council policies that seek to preserve the character of areas and individual properties. The size, siting and design of the extension is such that it would not have a detrimental impact on the amenity of neighbouring occupiers.

F/02443/11 11 Grass Park, London, N3 1UB  
Mr A Mesforoush

Extensions to roof including, side and rear dormer windows to facilitate a loft conversion with the insertion of velux windows. First floor rear extension.

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: GRPP 1-2B; GRPP 2-2B.
2. This development must be begun within three years from the date of this permission.
3. The materials to be used in the external surfaces of the building(s) shall match those used in the existing building(s) unless otherwise agreed in writing by the local planning authority.
4. The use of the extension hereby permitted shall at all times be ancillary to and occupied in conjunction with the main building and shall not at any time be occupied as a separate unit.
5. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development Order) 1995 (or any order revoking and re-enacting that Order with or without modification), no windows other than those expressly authorised by this permission shall be constructed in the flank elevation of the

extension hereby approved facing No's. 10 and 12 Grass Park, unless agreed in writing by the Local Planning Authority.

6. No site works or works on this development shall be commenced before temporary tree protection has been erected around existing tree(s) in accordance with details to be submitted and approved in writing by the Local Planning Authority. This protection shall remain in position until after the development works are completed and no material or soil shall be stored within these fenced areas.

**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, D5, D6, H27 and Barnet's Design Guidance Note No. 5 – Extensions to Houses.

Core Strategy (Publication Stage) 2010: Relevant policies: CS5.

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

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

**APPROVAL.**

- F/0225/11 Chessington Court, Charter Way, London, N3 3DT  
Grainger PLC  
Construction of a roof extension at Chessington Court to create 8No. new self-contained residential units. Installation of solar panels at new roof level.  
Formation of 4 garages. Provision of 45 parking spaces following alterations to front landscape. Replacement of existing bin store with new Refuse & Recycling store. New bicycle store to accommodate 56 Bikes.  
The Sub-Committee having heard oral representations from Mr Alan Tinger who spoke in objection and a response from the applicant's agent:  
**Referred** the decision to a future meeting of the Planning and Environment Committee in accordance with section 2 of the Council's Constitution.  
The sub-Committee following a tied vote resolved:
- To request the Planning and Environment Committee to consider and determine this application

- F/03075/11 Finchley Manor Club, Lyndhurst Gardens, London, N3 1TD  
Erection of a single storey timber building.  
Construction of a roof extension at Chessington Court to create 8No. new self-contained residential units. Installation of solar panels at new roof level.  
Formation of 4 garages. Provision of 45 parking spaces following alterations to front landscape. Replacement of existing bin store with new Refuse & Recycling store. New bicycle store to accommodate 56 Bikes.  
The Sub-Committee resolved to:

**Deferred** the application to the next meeting of the West Area Planning sub-Committee as the transition of business expired.

### Hale

H/01489/11 131 Farm Road, Edgware, Middx, HA8 9LR

Mrs M Kelvin

Disabled access ramp and lift to the front of the property

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: PR38552/1; PR38552/2; PR38552/3;
2. This development must be begun within three years from the date of this permission.
3. Within 6 months of the date when the premises cease to be occupied by Mrs Maxine Kelvin, the development hereby permitted shall be removed and the garden reinstated in accordance with details to be approved in writing by the Local Planning Authority.

**INFORMATIVE(S):**

1. The reasons for this grant of planning permission or other planning related decision are as follows: -
  - i) The proposed development accords with strategic planning guidance and policies as set out in the consultation draft replacement London Plan 2009 and the Adopted Barnet Unitary Development Plan (UDP) (2006). In particular the following policies are relevant:  
Adopted Barnet Unitary Development Plan (2006): GBEnv1, GBEnv2, GBEnv5, D2  
Design Guidance Note No 3: the Construction of Hardstandings and Vehicular Crossovers Buildings), and:  
Core Strategy (Publication Stage) 2010:  
Relevant policies: CS5
  - ii) The proposal is acceptable for the following reason(s): -  
The design solution proposed is as sympathetic as possible within the existing site constraints without compromising the disabled access requirements.

### Edgware

TPO/CA/406 Yeshuran Synagogue, Fernhurst Gardens, Edgware, Middx HA8 7PH

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

The Sub-Committee resolved to:

**Confirmed** the Tree Preservation Order, without modification.

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

The meeting ended at 10.30pm.