

DECISIONS OF THE WEST AREA PLANNING SUB-COMMITTEE

19 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
- * Andrew Harper (substituting for John Marshall)
- * Alex Brodtkin (substituting for Claire Farrier)
- * Helena Hart (substituting for Darrel Yawitch)

*denotes Member present

\$denotes Member absent on Council business

1. MINUTES (Item 1):

RESOLVED – That the decisions of the meeting held on 07 September be approved at a future meeting.

2. ABSENCE OF MEMBERS (Item 2):

Apologies of absence were received from Councillor Melvin Cohen, Councillor Claire Farrier, Councillor John Marshal and Councillor Darrel Yawitch.

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

Members declared the following interests:

Councillor	Application/Ward	Interest
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. Councillor Braun took part in the discussion and decision making process.
Eva Greenspan	19 Dollis Avenue London N3 1DA	Councillor Greenspan declared a personal but non prejudicial interest as the objecting speaker was known to her. Councillor Greenspan took part in the discussion and decision making process.
Councillor Helena Hart	19 Dollis Avenue London N3 1DA	Councillor Hart declared a personal but non prejudicial interest as the objecting speaker was known to her. Councillor Hart 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. Councillor Rayner took part in the discussion and decision making process.
Jack Cohen	H/00273/11 Pillar Of Fire Society 19 Brent Street London NW4 2EU	Councillor Jack Cohen declared a personal but non prejudicial interest as the applicant is known to him. Councillor Cohen took part in the discussion and decision making process.
	H/02966/11 Tudor Cottage 64 Marsh Lane London NW7 4NT	Councillor Jack Cohen declared a personal and prejudicial interest as the objecting speaker was known to him. Councillor Cohen did not take part in the discussion and decision making process.
Andrew Harper	H/00273/11 Pillar Of Fire Society 19 Brent Street London NW4 2EU	Councillor Harper declared a personal but non prejudicial interest as the applicant is known to him. Councillor Harper 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(S) DEFERRED:

Application No.	Site Address and Ward	Reason for Deferral
H/02486/11	64 Wykeham Road, London, NW4 2ST	The Sub-Committee deferred this application in order to conduct a site visit.

**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.

Edgware

H/02672/11 269 Hale Lane, Edgware, Middx, HA8 8NW
Mrs E Kaufmann
Extension to the time limit for implementing planning permission reference W03424/08 dated 27-10-2008 for erection of a three storey building comprising 5 self contained flats with basement parking and associated landscaping.
The Sub-Committee:
APPROVED the application subject to the following conditions:
RECOMMENDATION I:
That the applicant and any other person having a requisite interest be invited to

enter by way of an agreement into a planning obligation under Section 106 of the Town and Country Planning Act 1990 and any other legislation which is considered necessary for the purposes seeking to secure the following:

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

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

3 Education Facilities (excl. libraries) £6,486.00

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

4 Libraries (financial) £451.00

A contribution towards Library Facilities and Resources in the borough

5 Health £4,402.00

A contribution towards Health Facilities and Resources in the borough

6 Open Spaces (boroughwide) £3,000.00

A contribution towards the improvement of Open Spaces in the London Borough of Barnet.

7 Monitoring of the Agreement £716.95

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

RECOMMENDATION II:

That upon completion of the agreement the Assistant Director of Planning and Development Management approve the planning application reference:

H/02672/11 under delegated powers subject to the following conditions: -

1. The development hereby permitted shall be carried out in accordance with the following approved plans: 305/1/A; 305/2/B;305/3/A; 305/4/A; 305/5; Design and Access Statement.

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

3. Before the development hereby permitted is occupied the parking spaces/garages shown on Plan 305/2/B shall be provided and shall not be used for any purpose other than the parking of vehicles in connection with the approved development.

4. No structure or erection with a height exceeding 1.05m above footway level shall be placed along the frontage of Hale Lane from a point 2.4m from the highway boundary for a distance of 2.4m on both sides of the vehicular access(es).

5. 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.

6. 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.

7. No construction work resulting from the planning permission shall be carried out on the premises at any time on Sundays, Bank or Public Holidays, before 8.00 am or after 1.00 pm on Saturdays, or before 8.00 am or after 6.00pm on other days unless previously approved in writing by the Local Planning Authority.

8. A scheme of hard and soft landscaping, including details of existing trees to be

retained, shall be submitted to and agreed in writing by the Local Planning Authority before the development, hereby permitted, is commenced.

9 All work comprised in the approved scheme of landscaping shall be carried out before the end of the first planting and seeding season following occupation of any part of the buildings or completion of the development, whichever is sooner, or commencement of the use.

10. Any existing tree shown to be retained or trees or shrubs to be planted as part of the approved landscaping scheme which are removed, die, become severely damaged or diseased within five years of the completion of development shall be replaced with trees or shrubs of appropriate size and species in the next planting season.

11. Provisions shall be made within the site to ensure that all vehicles associated with the construction of the development hereby approved are properly washed and cleaned to prevent the passage of mud and dirt onto the adjoining highway.

12. Before the development hereby permitted commences details of the proposed boundary treatments shall be submitted to and approved by the Local Planning Authority, and implemented in accordance with those details.

13. Before the building hereby permitted is occupied the proposed windows in the flank elevation facing 267 Hale Lane shall be glazed with obscure glass only and non-openable below a point 1.7m above internal floor level, and shall be permanently retained as such thereafter, unless otherwise agreed in writing by the Local Planning Authority.

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.

INFORMATIVE(S):

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

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

In particular the following policies are relevant:

Adopted Barnet Unitary Development Plan (2006): GBEnv1; GBEnv2; GBEnv3; GParking; GH1, D1, D2, D3, D4, D5, D6, D11, L12, M11, M12, M13, M14, H2, H16, H17, H18, H20, H21 CS2, CS8, CS13, IMP1 and IMP2.

Supplementary Planning Documents;

- Sustainable Design and Construction
- Planning Obligations
- Education Contributions
- Contributions to Library Services
- Contributions to Health Services

Core Strategy (Publication Stage) 2010: CS5, CS15

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

The proposed development includes provision for appropriate contributions in accordance with Regulation 122 of the Community Infrastructure Levy Regulations 2010. The proposal would not have a significant impact on highway safety, the character and appearance of the area or the visual and residential amenities of occupiers of surrounding properties.

2. If the development is carried out, it will be necessary for the existing crossover

to be modified by the Highway Authority, at the applicant's expense. You may obtain an estimate for this work from the Highways Group, Building 4, North London Business Park, London, N11 1NP (telephone 020 8359 3018).

3. 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 telephone: 0208 359 7294

4. The applicant will be liable for any costs associated with removal or relocation of any street furniture to facilitate construction of the crossover.

That if an agreement has not been completed by 07/12/2011, that unless otherwise agreed in writing, the Head of Planning and Development Management should REFUSE the application H/04987/10 under delegated powers for the following reasons:

1. The development does not include a formal undertaking to meet the extra parks and open space, education, libraries, health services costs, together with associated monitoring costs arising as a result of the development, contrary to Policies H20,

CS2, CS8, CS13 and IMP2 of the Adopted Barnet Unitary Development Plan 2006, and Supplementary Planning Document - Planning Obligations, Supplementary Planning Document - Contributions to Education, Supplementary Planning Document - Contributions to Libraries, Supplementary Planning Document - Contributions to Health.

Finchley Church End

F/01839/11 72 Lichfield Grove, London, N3 2JP
Mr C Butt

Conversion of property into 3no self-contained units and associated off-street parking spaces for 3no cars. Partial demolition of garage and erection of a 2 storey side extension including amendments to fenestration at side elevation. Extension to roof including 1no side dormer and 1no rear dormer to facilitate a loft conversion. Partial demolition of front boundary wall.

The Assistant Director of Planning and Development Management circulated an addendum to the report which noted the deletion of condition 10 and 11, an amendment to the material conditions and also the receipt of 4 additional letters of objection.

The Sub-Committee resolved to:

APPROVE the application subject to the following conditions as amended

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

the following approved plans: Site and Location Plan; Plan No's: F/01839/11VDC/P1; F/01839/11VDC/P2.2; F/01839/11VDC/P3; F/01839/11VDC/P4.3b; F/01839/11VDC/P5.2; F/01839/11VDC/P6; F/01839/11VDC/E1; F/01839/11VDC/E2.2; F/01839/11VDC/E3; F/01839/11VDC/E4.2; F/01839/11VDC/E5; F/01839/11VDC/E6.2; F/01839/11VDC/P7.2a; F/01839/11VDC/P7.2b; Design & Access Statement, dated 20/05/11; Letter from agent (Mr C Butt), dated 17/08/11, F/01839/11VDC.

2. Before the development hereby permitted is occupied, existing parking spaces as proposed shall be retained in accordance with the proposed planning application. Thereafter, the parking spaces shall be used only as agreed and not be used for any purpose other than the parking and turning of vehicles in connection with approved development.

3. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any order revoking and re-enacting that Order with or without modification), the floor plan layout as shown on the hereby approved plans must not be changed without the prior written permission of the local planning authority.

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

5. 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.

6. Before the development hereby permitted commences, details of enclosures and screened facilities for the storage of recycling containers and wheeled refuse bins or other refuse storage containers where applicable, together with a satisfactory point of collection shall be submitted to and approved in writing by the Local Planning Authority and shall be provided at the site in accordance with the approved details before the development is occupied.

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

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

9. No construction work resulting from the planning permission shall be carried out on the premises at any time on Sundays, Bank or Public Holidays, before 8.00 am or after 1.00 pm on Saturdays, or before 8.00 am or after 6.00pm on other days unless previously approved in writing by the Local Planning Authority.

10. Before the building hereby permitted is occupied the proposed window(s) on the side elevations of both neighbouring properties shall be glazed with obscure glass on the first floor, unless otherwise agreed in writing by the Local Planning Authority.

INFORMATIVE(S):

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

i) The proposed development accords with strategic planning guidance and policies as set out in The London Plan (Consolidated with Alterations since

2004) and the Adopted Barnet Unitary Development Plan (UDP) (2006).

In particular the following policies are relevant:

Adopted Barnet Unitary Development Plan (2006): GBEnv1, GBEnv2, D1, D2, D3, D4, D5, CS2, CS8, CS13, IMP1, IMP2, GMon, GH1, H2, H16, H18, H26, H27, M11, M13 and M14.

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

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

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

The conversion of the property into three self contained flats and proposed extensions are considered acceptable, in character with the surrounding area. The proposal would protect the character of this part of Finchley Church End and respect the setting of nearby buildings. The proposal would provide acceptable standards of amenity for future occupiers and respect the amenity of existing neighbouring occupiers.

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

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

Further details and the application form can be downloaded from:

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

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

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

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

F/02524/11 19 Dollis Avenue, London, N3 1DA

c/o Daniel Ford Co. Ltd.

Conversion of existing detached dwelling into 3No. self contained flats.

The Assistant Director of Planning and Development Management circulated an addendum to the report which noted an amendment to 'Proposal' section on page 102 of the report.

The Sub-Committee having heard oral representations from Professor Roberto Guiloff and Ms Tawil who spoke in objection of the application resolved to:

APPROVE the application subject to the following conditions:

1. The development hereby permitted shall be carried out in accordance with the following approved plans: Location Plan; Design & Access Statement; Email from Michael Burnand dated 22 August 2011; Plan No's: 2105/1; 2105/2; 2105/3; 2105/4; 2105/5; 2105/6; 2105/7; 2105/8; 2105/9A.
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 drawing No. 2105/9A 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, 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 education, health and library facilities and the associated monitoring costs have been submitted to and approved in writing by the local planning authority.
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.

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 polices are relevant:

Adopted Barnet Unitary Development Plan (2006): GBEnv1, GBEnv2, D1, D2, D3, D4, D5, M11, M13, M14, H2, H16, H17, H18, H26, GEMP4, EMP2, H18, CS2, CS8, CS13, IMP1 and IMP2.

Core Strategy (Publication Stage) 2010:

Relevant policies: CS4, CS5 & DM01, DM06, DM14

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. The proposed development as amended 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. Any alteration to the existing crossovers or new crossovers will be subject to detailed survey by the Crossover Team in Environment and operations directorate as part of the application for crossover under Highways Act 1980 and would be carried out at the applicant's expense. An estimate for this work could be obtained from London Borough of Barnet, Crossover Team, Environment and operations directorate, NLBP, Building 4, 2nd Floor, Oakleigh Road South, London N11 1NP.

F/02888/11 Allandale, 174 Regents Park Road, London, N3 3HR

Mr A Amin

Conversion of single dwelling into four self-contained flats. Provision of two front off-street parking spaces. Associated alterations.

The Assistant Director of Planning and Development Management circulated an addendum to the report which noted the deletion of condition 6 and the inclusion of an additional paragraph referenced to the Planning Consideration Section.

APPROVE the application subject to the following conditions as amended:

1. The development hereby permitted shall be carried out in accordance with the following approved plans: Site and Location Plan -11-681-06; Plan No's: 11-681-01; 11-681-03 Rev B; 11-681-05; Design & Access Statement – 11-681; Email from agent (Mr Paul Sohi), dated 17/08/2011, stating that the external rear first floor stair case will be removed.

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

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

4. 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.

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), the floor plan layout as shown on the hereby approved plans must not be changed without the prior written permission of the local planning authority.

6. Before the development hereby permitted is occupied parking spaces shall be provided in accordance with the approved planning application and the access to the parking spaces will be maintained at all time.

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, CS2, CS8, CS13, IMP1, IMP2, GMon, M8, M14, H2, H16, H18, H26, GH1.

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

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

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

The conversion of the property into four self contained flats is considered acceptable, in character with the surrounding area. The proposal would protect the character of this part of Finchley Church End. The proposal would provide acceptable standards of amenity for future occupiers and respect the amenity of existing neighbouring occupiers.

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

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

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

Further details and the application form can be downloaded from:

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

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

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

3. Any amendments to the existing crossover will be subject to detailed survey by the Crossover Team in Environment, Planning and Regeneration Directorate as part of the application for crossover under the Highways Act 1980 and would be carried out at the applicant's expense. An estimate for this work could be obtained from London Borough of Barnet, Environment, Planning and Regeneration Directorate, NLBP, Building 4, 2nd Floor, Oakleigh Road South, London N11 1NP.

4. The applicant is advised that all new crossover applicants will be required to enter into an agreement prepared by the borough Solicitor. The agreement will

state that a vehicle must not over hang onto the public footway. The crossover applicant needs to demonstrate to the council that his or her vehicle(s) can park at 90 degrees to the kerb without overhanging onto the public highway. The agreement will be a local land charge. The legal agreement fee of £150.00 will be payable together with payment for the crossover and any other associated works.

The applicant is advised vehicle crossover applicant guidance notes are provided to help you in understanding the procedure and guidelines which will need to be followed to obtain formal approval from the council for construction of a vehicle crossover across a public footway or footpath and/or verge. The formal approval is not part of the planning application process but is required under Section 184 (11) of the Highways Act 1980.

F/03075/11 Finchley Manor Club, Lyndhurst Gardens, London, N3 1TD

Erection of a single storey timber building.

The Assistant Director of Planning and Development Management circulated an addendum to the report which noted the receipt of 3 additional letters.

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: Garden Building Range; Design & Access Statement; Photos to show site of the proposed shelter.

Reason:

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

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

3. The materials to be used in the external surfaces of the building(s) shall match those used in the existing building(s) unless otherwise agreed in writing by the local planning authority.

INFORMATIVE(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 Mayor's London Plan: July 2011 and the Adopted Barnet Unitary Development Plan (2006).

In particular the following polices are relevant: Adopted Barnet Unitary Development Plan (2006): GBEnv1, D1, D2, D5, GCS1.

Core Strategy (Publication Stage) 2010: CS5, DM01

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

The proposal as conditioned would comply with Council Policies that seek to preserve the character of areas and individual properties. The design and siting of the timber shelter is such that it would not have a detrimental impact on the character of either the original property or the area.

Garden Suburb

- F/02602/11** 7 Bigwood Road, London, NW11 7BB
Ms C Hayes
Construction of a basement beneath the existing paved terrace at the rear of the house, Single storey side extension following demolition of existing boiler enclosure.
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: EX01, EX02, EX03, PL01A, PL02A, PL03, PL04, SP01 and a Design and Access Statement.
2. This development must be begun within three years from the date of this permission.
3. The materials to be used in the external surfaces of the building(s) shall match those used in the existing building(s) unless otherwise agreed in writing by the local planning authority.
INFORMATIVE(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 (UDP) (2006).
In particular the following policies are relevant: PPS1 and PPS5.
Adopted Barnet Unitary Development Plan (2006): GBEnv1, GBEnv2, GBEnv4, D1, D2, D4, D5, HC1, HC5, H27.
Core Strategy (Publication Stage) 2010:
Relevant policies: 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
- F/02825/11** 16 Aylmer Road, London, N2 0BX
Hilderton Estates
Submission of details of conditions 11 (Landscaping) & 17 (Turning Spaces and Car Parking) pursuant to planning permission C17308/07 dated 08/01/08.
The Sub-Committee having heard oral representations from Mr Khalid Mushtaq and Ms Nadia Mushtaq who spoke in objection resolved to:
APPROVE the application subject to the following informative:
INFORMATIVE:
1 The plans accompanying this application are:- Location Plan - 1769.OS Map; Blu205/01 Rev A; 1769.502 Rev A; 1769.507 Rev E (Date Stamped 16 August 2011); 'Bodpave r85' System Specification Details.

Hale

- H/02691/11** 48 Glengall Road, Edgware, Middx, HA8 8SX
Mrs Henry
Change of use from A1 to Sandwich Bar (A1) and Minicab office (Sui-generis) including division of shop to create 2no units and new shop front.
The Sub-Committee resolved to:
REFUSED the application subject to the following reason(s):
1. The activity associated with the minicab office, by reason of its location, would be detrimental to the residential amenities of the occupiers of neighbouring residential properties, contrary to policy TCR14 of the Barnet Adopted Unitary Development Plan (2006)

Hendon

- H/01957/11** 8 Green Walk, London, NW4 2AJ
Mrs Henry
Change of use from A1 to Sandwich Bar (A1) and Minicab office (Sui-generis) including division of shop to create 2no units and new shop front.
The Sub-Committee having heard oral representations from Ms Sanger who spoke in objection resolved to:
APPROVE the application subject to the following conditions:
RECOMMENDATION I:
That the applicant and any other person having a requisite interest be invited to enter by way of an agreement into a planning obligation under Section 106 of the Town and Country Planning Act 1990 and any other legislation which is considered necessary for the purposes seeking to secure the following:
- 1 Paying the council's legal and professional costs of preparing the Agreement and any other enabling agreements;
 - 2 All obligations listed below to become enforceable in accordance with a timetable to be agreed in writing with the Local Planning Authority;
 - 3 **Education Facilities (excl. libraries) £16,099.00**
A contribution towards the provision of Education Facilities in the borough.
 - 4 **Libraries (financial) £349.00**
A contribution towards Library Facilities and Resources in the borough
 - 5 **Health £2,350.00**
A contribution towards Health Facilities and Resources in the borough
 - 6 **Monitoring of the Agreement £939.90**
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/01957/11 under delegated powers subject to the following conditions: -
1. The development hereby permitted shall be carried out in accordance with the following approved plans: DP100D, D0311-E1, DP102, D0311-T.
 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 DP100D shall be provided and shall not be used for any purpose other than the parking of vehicles in connection with the

approved development.

4. No structure or erection with a height exceeding 1.05m above footway level shall be placed along the frontage(s) of Green Walk from a point 2.4m from the highway boundary for a distance of 2.4m on both sides of the vehicular access(es)..

5. 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.

6. Before the development hereby permitted commences, details of enclosures and screened facilities for the storage of recycling containers and wheeled refuse bins or other refuse storage containers where applicable, together with a satisfactory point of collection shall be submitted to and approved in writing by the Local Planning Authority and shall be provided at the site in accordance with the approved details before the development is occupied.

7. Before the building hereby permitted is occupied the proposed window(s) in the first and second floor west and east flank elevations facing 6 Green Walk and 10 Green Walk shall be glazed with obscure glass only and shall be permanently retained as such thereafter and shall be permanently fixed shut with only a fanlight opening, unless otherwise agreed in writing by the Local Planning Authority.

8. No construction work resulting from the planning permission shall be carried out on the premises at any time on Sundays, Bank or Public Holidays, before 8.00 am or after 1.00 pm on Saturdays, or before 8.00 am or after 6.00pm on other days unless previously approved in writing by the Local Planning Authority.

9. 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.

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. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any order revoking and re-enacting that Order with or without modification), no development otherwise permitted by any of Classes A, B, D, of Part 1 to Schedule 2 of that Order shall be carried out within the area of the red-line application site currently known as 8 Green Walk hereby approved without the prior written permission of the local planning authority.

12. 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.

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.

INFORMATIVE(S):

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

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

In particular the following policies are relevant:

Adopted Barnet Unitary Development Plan (2006): GBEnv1, GBEnv2, D1, D2, D3, D4, D5, D6, D12, D13, M11, M12, M14, H16, H17, H18, CS2, CS8, CS13, IMP1, IMP2.

PPS1

PPS3

PPG13

Core Strategy (Publication Stage) 2010: CS5

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

The proposed new dwellings would contribute to housing available within the borough for which there is known demand. It would not have a materially harmful impact of the character or appearance of the general locality or neighbouring amenity. The proposed development includes provision for appropriate contributions in accordance with Regulation 122 of the Community Infrastructure Levy Regulations 2010.

2. With regard to surface water drainage it is the responsibility of a developer to make proper provision for drainage to ground, water courses or a suitable sewer. In respect of surface water it is recommended that the applicant should ensure that storm flows are attenuated or regulated into the receiving public network through on or off site storage. When it is proposed to connect to a combined public sewer, the site drainage should be separate and combined at the final manhole nearest the boundary. Connections are not permitted for the removal of Ground Water. Where the developer proposes to discharge to a public sewer, prior approval from Thames Water Developer Services will be required. They can be contacted on 0845 850 2777. Reason - to ensure that the surface water discharge from the site shall not be detrimental to the existing sewerage system.

3. Any alteration to the existing crossovers or 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 and would be carried out at the applicant's expense. Please note, reinstatement of redundant crossovers, any relocation of street furniture, lighting column or amendments to parking bays affected by the proposed works would be carried out under a rechargeable works agreement by the Council's term contractor for Highway Works. An estimate for this work could be obtained from London Borough of Barnet, Environment and operations Directorate, NLBP, Building 4, 2 nd Floor, Oakleigh Road South, London N11 1NP

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

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

Further details and the application form can be downloaded from:

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

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

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

RECOMMENDATION III

That if an agreement has not been completed by 07/12/2011, that unless otherwise agreed in writing, the Assistant Director of Planning and Development Management should REFUSE the application H/01957/11 under delegated powers for the following reason/s:

1. The development does not include a formal undertaking to meet the education, libraries, health services costs, together with associated monitoring costs arising as a result of the development, contrary to Policies CS2, CS8, CS13 and IMP2 of the Adopted Barnet Unitary Development Plan 2006, and Supplementary Planning Document - Planning Obligations, Supplementary Planning Document - Contributions to Education, Supplementary Planning Document - Contributions to Libraries, Supplementary Planning Document - Contributions to Health.

H/01410/11 10 St Marys Crescent, London, NW4 4LH Erection of a single storey timber building.

Single storey side and rear extensions.

The Sub-Committee having heard oral representations from Mr Jaffe 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: 1104/02, 1104/01 revA and 1104/03 revA.
2. This development must be begun within three years from the date of this permission.
3. The materials to be used in the external surfaces of the building(s) shall match those used in the existing building(s) unless otherwise agreed in writing by the local planning authority.
4. The roof of the extension hereby permitted shall only be used in connection with the repair and maintenance of the building and shall at no time be converted to or used as a balcony, roof garden or similar amenity or sitting out area, without the benefit of the grant of further specific permission in writing from the Local Planning Authority.

Reason:

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 and H27 and

Design guidance note 5: Extensions to houses and:

Core Strategy (Publication Stage) 2010: CS5

ii) The proposal is acceptable for the following reason(s): - The proposed development would have an acceptable impact on the appearance of the property and the amenities of the neighbouring occupiers. It complies with all relevant council policy and design guidance.

Mill Hill

H/02966/11 Tudor Cottage, 64 Marsh Lane, London, NW7 4NT

Erection of two new four-bedroom detached dwellings with rooms in the roof space and basements in the grounds of an existing detached dwelling accessed from Austell Gardens.

Mr John Davis

The Assistant Director of Planning and Development Management circulated an addendum to the report which highlighted a correction to the site plan, an amendment to condition 1 and an objection by to the application by Councillor J Hart.

The Sub-Committee having heard oral representations from Mr Newman who spoke in objection of the application and a response from the applicant resolved to:

APPROVE the application subject to the following conditions as amended:

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) £23,898.00

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

4 Libraries (financial) £488.00

A contribution towards Library Facilities and Resources in the borough

5 Health £4,032.00

A contribution towards Health Facilities and Resources in the borough

6 Monitoring of the Agreement £1,420.90

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/02966/11 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, P/01, P/02 Revision A, P/06 Revision A, P/07 Revision A, P/07.1, P/08 Revision A, P/09, P/10 Revision

A, P/11, P/12 Revision A, P/13 Revision A, P/14 Revision A, P/11A House 1 Section, P/11A House 2 Section.

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 Plans P/06 Revision A and P/08 Revision A shall be provided and shall not be used for any purpose other than the parking of vehicles in connection with the approved development.

4. No structure or erection with a height exceeding 1.05m above footway level shall be placed along the frontage(s) of Austell Gardens from a point 2.4m from the highway boundary for a distance of 2.4m on both sides of the vehicular access(es).

5. 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.

6. 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.

7. 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.

8. 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.

9. Before the building hereby permitted is occupied the proposed window(s) in the south-west and north-east first floor 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.

10. No construction work resulting from the planning permission shall be carried out on the premises at any time on Sundays, Bank or Public Holidays, before 8.00 am or after 1.00 pm on Saturdays, or before 8.00 am or after 6.00pm on other days unless previously approved in writing by the Local Planning Authority.

11. A scheme of hard and soft landscaping, including details of existing trees to be retained, shall be submitted to and agreed in writing by the Local Planning Authority before the development, hereby permitted, is commenced. The scheme shall include substantial mature trees to the rear boundary of the site.

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. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any order revoking and re-enacting that Order with or without modification), no development otherwise permitted by any of Classes A, B, D, E, F of Part 1 to Schedule 2 of that Order shall be carried out within the application red-line site currently known as Tudor Cottage, 64 Marsh Lane hereby approved without the prior written permission of the local planning authority.

16. The dwelling(s) shall achieve a Code Level 3 in accordance with the Code for Sustainable Homes Technical Guide (October 2008) (or such national measure of sustainability for house design that replaces that scheme). No dwelling shall be occupied until a Final Code Certificate has been issued certifying that Code Level 3 has been achieved and this certificate has been submitted to and approved by the local planning authority.

17. 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 consultation draft replacement London Plan 2009 and the Adopted Barnet Unitary Development Plan (2006).

In particular the following policies are relevant:

Adopted Barnet Unitary Development Plan (2006): GBEnv1, GBEnv2, D1, D2, D3, D4, D5, D6, D12, D13, M11, M12, M14, H16, H17, H18, CS2, CS8, CS13, IMP1, IMP2.

PPS1

PPS3

PPG13

Core Strategy (Publication Stage) 2010: CS5

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

The proposed new dwellings would contribute to housing available within the borough for which there is known demand. It would not have a materially harmful impact of the character or appearance of the general locality or neighbouring amenity. The proposed development includes provision for appropriate contributions in accordance with Regulation 122 of the Community Infrastructure Levy Regulations 2010.

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 the development is carried out, it will be necessary for vehicular crossovers to be constructed over the verge 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.

The applicant is advised that any street furniture or lighting column affected by the proposed works would be relocated under a rechargeable works agreement by the Council's term contractor for Highway Works.

Refuse collection points should be located within 10 metres of the Public Highway, otherwise, unobstructed access needs to be provided to the refuse vehicle on the day of the collection. The development access needs to be designed and constructed to allow refuse vehicles to access the site.

Alternatively, the dustbins will need to be brought to the edge of public highways on collection days. Any issues regarding refuse collection should be referred to the Cleansing Department.

4. The additional information accompanying this application are:- Phase II Arboricultural Impact Assessment, Planning Statement, Sustainability Statement.

5. With regard to surface water drainage it is the responsibility of a developer to make proper provision for drainage to ground, water courses or a suitable sewer. In respect of surface water it is recommended that the applicant should ensure that storm flows are attenuated or regulated into the receiving public network through on or off site storage. When it is proposed to connect to a combined public sewer, the site drainage should be separate and combined at the final manhole nearest the boundary. Connections are not permitted for the removal of Ground Water. Where the developer proposes to discharge to a public sewer, prior approval from Thames Water Developer Services will be required. They can be contacted on 0845 850 2777. Reason - to ensure that the surface water discharge from the site shall not be detrimental to the existing sewerage system. With regard to water supply, this comes within the area covered by the Veolia Water Company. For your information the address to write to is - Veolia Water Company The Hub, Tamblin Way, Hatfield, Herts, AL10 9EZ - Tel - 0845 782 3333.

RECOMMENDATION III

That if an agreement has not been completed by 07/12/2011, that unless otherwise agreed in writing, the Assistant Director of Planning and Development Management should REFUSE the application H/02966/11 under delegated powers for the following reasons:

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

Document - Planning Obligations, Supplementary Planning Document - Contributions to Education, Supplementary Planning Document - Contributions to Libraries, Supplementary Planning Document - Contributions to Health.

West Hendon

- H/00273/11 Pillar Of Fire Society, 19 Brent Street, London, NW4 2EU
Retention of gates and alterations to fence to facilitate creation of vehicular access to Elm Park Gardens to enable emergency access.
The Pillar Ltd
The Assistant Director of Planning and Development Management circulated an addendum to the report which highlighted an amendment to condition 2
The Sub-Committee having heard oral representations from Mr Sudwarts and Mr Skelton who spoke in objection of the application and a response from the applicant resolved to:
Refused the application subject to the following reasons:
The vehicular access, due to its siting at the end of a residential cul-de-sac would result in additional comings and goings, detrimental to the character of the area and the residential amenities of occupiers of neighbouring residential properties, contrary to policies GBEnv1 and D2 of the Barnet Adopted Unitary Development Plan (2006)
- H/02203/11 Peacehaven Hotel, 94 Audley Road, London, NW4 3HB
Two storey side extension from basement to ground floor level and three storey rear extension from basement to first floor level to facilitate conversion of No. 94 into 3no. self contained maisonettes and 4no. self-contained flats, following demolition of the existing side structure. Formation of parking for 2 spaces.
The Pillar Ltd
The Assistant Director of Planning and Development Management circulated an addendum to the report which highlighted an amendment to condition 1.
The Sub-Committee having heard oral representations from Mr Doherty who spoke in objection of the application and a response from the applicant resolved to:
APPROVE the application subject to the following conditions as amended with additional Informative 5:
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) £30,197.00
A contribution towards the provision of Education Facilities in the borough.
4 Health £196.00
A contribution towards Health Facilities and Resources in the borough
5 Monitoring of the Agreement £1,519.00
Contribution towards the Council's costs in monitoring the obligations of the agreement.
6 Highways (traffic order) £2,000.00

A contribution towards the cost of required changes to an existing traffic order or creation of a new order related to the development.

RECOMMENDATION II:

That upon completion of the agreement the Assistant Director of Planning and Development Management approve the planning application reference:

H/02203/11 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; 1053/S-01; 1053/S-02; 1053/S-03; 1053/S-04;

1. 053/AP5-01; 1053/AP5-02 rev A; 1053/AP5-03; 1053/AP5-04.

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

3. Before development hereby permitted is occupied, turning space and parking spaces shall be provided and marked out within the site in accordance with a scheme to be submitted to and approved in writing by the Local Planning Authority and that area shall not thereafter be used for any purpose other than the parking and turning of vehicles.

4. No structure or erection with a height exceeding 1.05m above footway level shall

be placed along the frontage(s) of Graham Road and Audley Road from a point 2.4 from the highway boundary for a distance of 2.4m on both sides of the vehicular access(es).

5. 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.

6. Before the development hereby permitted commences, details of enclosures and screened facilities for the storage of recycling containers and wheeled refuse bins or other refuse storage containers where applicable, together with a satisfactory point of collection shall be submitted to and approved in writing by the Local Planning Authority and shall be provided at the site in accordance with the approved details before the development is occupied.

7. Before the 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.

8. A scheme of hard and soft landscaping, including details of existing trees to be retained, shall be submitted to and agreed in writing by the Local Planning Authority before the development, hereby permitted, is commenced.

9. All work comprised in the approved scheme of landscaping shall be carried out before the end of the first planting and seeding season following occupation of any part of the buildings or completion of the development, whichever is sooner, or commencement of the use.

10. Any existing tree shown to be retained or trees or shrubs to be planted as part of the approved landscaping scheme which are removed, die, become severely damaged or diseased within five years of the completion of development shall be replaced with trees or shrubs of appropriate size and species in the next planting season.

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

12. No construction work resulting from the planning permission shall be carried out on the premises at any time on Sundays, Bank or Public Holidays, before 8.00 am or after 1.00 pm on Saturdays, or before 8.00 am or after 6.00pm on other days unless previously approved in writing by the Local Planning Authority.

13. Before the building hereby permitted is occupied the proposed window(s) in the first and second floor side elevation facing no.19 Graham Road shall be glazed with obscure glass only and shall be permanently retained as such thereafter and shall be permanently fixed shut with only a fanlight opening, unless otherwise agreed in writing by the Local Planning Authority.

Reason:

14. Notwithstanding the provisions of any development order made under Section 59 of the Town and Country Planning Act 1990 (or any order revoking and reenacting

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.

15. Part 1

Before development commences other than for investigative work:

A desktop study shall be carried out which shall include the identification of previous uses, potential contaminants that might be expected, given those uses, and other relevant information. Using this information, a diagrammatical representation (Conceptual Model) for the site of all potential contaminant sources, pathways and receptors shall be produced. The desktop study and Conceptual Model shall be submitted to the Local Planning Authority. If the desktop study and Conceptual Model indicate no risk of harm, development shall not commence until approved in writing by the Local Planning Authority.-

If the desktop study and Conceptual Model indicate any risk of harm, a site investigation shall be designed for the site using information obtained from the desktop study and Conceptual Model. This shall be submitted to, and approved in writing by, the Local Planning Authority prior to that investigation being carried out on site. The investigation must be comprehensive enough to enable:-

- a risk assessment to be undertaken,
- refinement of the Conceptual Model, and
- the development of a Method Statement detailing the remediation requirements.

The risk assessment and refined Conceptual Model shall be submitted, along with the site investigation report, to the Local Planning Authority.

If the risk assessment and refined Conceptual Model indicate any risk of harm, a Method Statement detailing the remediation requirements, using the information obtained from the site investigation, and also detailing any post remedial monitoring shall be submitted to, and approved in writing by, the Local Planning Authority prior to that remediation being carried out on site.

Part 2

Where remediation of contamination on the site is required completion of the remediation detailed in the method statement shall be carried out and a report that provides verification that the required works have been carried out, shall be submitted to, and approved in writing by the Local Planning Authority before the development is occupied.

INFORMATIVE(S):

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

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

In particular the following policies are relevant:

Adopted Barnet Unitary Development Plan (2006):GBEnv1, GBEnv2, GParking, D1, D2, D3, D4, D5, L8, M11, M12, M13, M14, H16, H17, H18, H27, GCS1, CS2, CS8, CS13, IMP1, IMP2.

Supplementary Planning Document: Sustainable Design and Construction

Supplementary Planning Document: Contributions to Education

Supplementary Planning Document: Contributions to Health

Supplementary Planning Document: Planning Obligations

Core Strategy (Publication Stage) 2010: CS3, CS4, CS5, CS8, CS9.

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

The proposed development would make efficient use of the site, having an acceptable impact on the character and appearance of the property, wider locality and would not harm the visual or residential amenities of any neighbouring occupier.

2. A Planning Obligation under Section 106 of the Town & Country Planning Act 1990 (as amended) relates to this permission.

3. 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:

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.

4. If the development is carried out it will be necessary for a crossover to be formed

on the footway by the Highway Authority at the applicant's expense and you may obtain an estimate for this work from the Highways Group, Building 4, North London Business Park, London, N11 1NP (telephone 020 8359 3018).

5. The applicant is advised that applications for further development are unlikely to receive favourable consideration

RECOMMENDATION III

That if an agreement has not been completed by 30/09/2011, that unless otherwise

agreed in writing, the Assistant Director of Planning and Development Management

should REFUSE the application H/02203/11 under delegated powers for the following reason/s:

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

H/02478/11 Flat 3, 19 Brent Street, London, NW4 2EU (Known as Unit 2 on plans)
Internal alterations and improvements including installation of new doors and removal of internal stair. External works including new window and flat roof over court yard at north elevation to Unit 2 in main cloister block.
The Pillar Ltd
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: 0676/EF/LC, 0676/EF/1, 0676/EF/2 Revision A.
2. This development must be begun within three years from the date of this permission.
3. The materials to be used in the external surfaces of the building(s) shall match those used in the existing building(s) unless otherwise agreed in writing by the local planning authority.
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.
Planning Policy Statement 5: Planning and the Historic Environment.
Core Strategy (Publication Stage) 2010:CS5
Relevant Development Management Policies: DM01, DM06
ii) The proposal is acceptable for the following reason(s): -
As conditioned the proposal is considered to preserve the amenities of the occupiers of the neighbouring properties and the character and appearance of the listed building or street scene.

H/02470/11 Flat 3, 19 Brent Street, London, NW4 2EU (Known as Unit 2 on plans)
Internal alterations and improvements including installation of new doors and removal of internal stair. External works including new window and flat roof over court yard at north elevation to Unit 2 in main cloister block.
LISTED BUILDING CONSENT
The Pillar Ltd
The Sub-Committee resolved to:
APPROVE the application subject to the following conditions
RECOMMENDATION: Approve Subject to Conditions
1. The development hereby permitted shall be carried out in accordance with the following approved plans: 0676/EF/LC, 0676/EF/1, 0676/EF/2 Revision A.
2. All new external and internal 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.

3. This work must be begun not later than three years from the date of this consent.

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.

Planning Policy Guidance 15: Planning and the Historic Environment.

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

As conditioned the proposal is considered to preserve the character and appearance of the listed building.

H/02750/11 63 Shirehall Park, London, NW4 2QN

Extension to roof, including rear dormer window to facilitate a loft conversion.

Dr Bob Caplin

The Sub-Committee resolved to:

APPROVE the application subject to the following conditions

RECOMMENDATION: Approve Subject to Conditions

1. The development hereby permitted shall be carried out in accordance with the following approved plans: site plan, 2624/03- 1G, 2624/03- 2E, 2624/04- 1 and 2624/04- 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.

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 and H27 and

Design guidance note 5: Extensions to houses, and:

Core Strategy (Publication Stage) 2010: CS5

ii) The proposal is acceptable for the following reason(s): - The proposed development would have an acceptable impact on the appearance of the property and the visual amenities of the neighbouring occupiers. It complies with all relevant council policies and design guidance.

H/02939/11 18 Allington Road, London, NW4 3DJ

Retention of raised timber decking, steps to garden level and raised boundary fences..

Mr Anup Vidyarthi

The Assistant Director of Planning and Development Management circulated an addendum to the report which highlighted an additional comment from an objector.

The Sub-Committee having heard oral representations from Mrs H Cohen and Mr S Cohen who spoke in objection:

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 and 101 revA.

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 and H27 and

Design guidance note 5: Extensions to houses, and:

Core Strategy (Publication Stage) 2010: CS5

ii) The proposal is acceptable for the following reason(s): - The proposed development would have an acceptable impact on the appearance of the property and the amenities of the neighbouring occupiers. It compiles with all relevant council policy and design guidance.

The meeting ended at 9.54pm.