

DECISIONS OF THE WEST AREA PLANNING SUB-COMMITTEE

06 OCTOBER 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 |
| * John Marshal MA (Hons) | * John Marshall |
| * Hugh Rayner | * Sury Khatri |

*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 as a correct record.
- 2. ABSENCE OF MEMBERS (Item 2):**
None
- 3. DECLARATION OF MEMBERS' PERSONAL AND PREJUDICIAL INTERESTS (Item 3):**
None
- 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
F/02407/11	861 Finchley Road London NW11 8LX Childs Hill	The Sub-Committee deferred this application in order to clarify whether enforcement notice has been served on the owner/occupier
H/02716/11	117 Sunny Gardens Road London NW4 1SH Hendon	The Sub-Committee deferred this application in order to conduct a site visit.

F/02975/11	116 Cricklewood Broadway London NW2 3EJ Childs Hill	The Sub-Committee deferred this application in order to conduct a site visit.
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**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

F/02462/11 Durrisdeer 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:
REFUSED (Reversal of officer’s recommendation) for the following reason(s)
The proposed development, by reason of its design and layout, would result in the loss of green open space, visually detrimental to the character and appearance of the area contrary to policies GBEEnv1, GBEEnv2, D1, D2, D3 and D4 of the Adopted Barnet Unitary Development Plan (2006).

F/03463/11 14 Hodford Road, London, NW11 8NP
Mr Y Janowski
Erection of tree house at rear of dwelling.
The Assistant Director of Planning and Development Management circulated an addendum to the report which noted 3 further letters of support for the application. The Sub-Committee having heard oral representations from Ms Sara Woolich and Mr Krikler 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, Proposed elevations.
2. This development must be begun within three years from the date of this permission.
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 (UDP) (2006).
In particular the following policies are relevant:
Adopted Barnet Unitary Development Plan (2006): GBEEnv1 (Character), D2 (Built Environment / Character), and H27 (Extensions to Houses and Detached Buildings), D5 and:
Core Strategy (Publication Stage) 2010 relevant policies: CS5, DM01
ii) The proposal is acceptable for the following reason(s): The proposed tree house would not harm the character of this part of Childs Hill and result in a

suitable addition to the garden of the house and would not significantly harm the residential amenity of neighbouring occupiers.

Finchley Church End

- F/02433/11** Dukes House, 13 Dollis Avenue, London, N3 1UD
Erection of a 4 storey block of 7 flats with associated parking and refuse storage and bicycle storage at level 1, following demolition of existing block of 5 flats and garages.
Gaiapa Ltd
- The Assistant Director of Planning and Development Management circulated an addendum to the report which noted removal of condition 17 which was duplicated within the report, the deletion of condition 18 and 19, a petition of 24 signatures opposing the application and also an additional letter of objection both received outside the statutory consultation period.
- The Sub-Committee having heard oral representations from Mr Losi and Mr White who spoke in objection and a response from the applicant's agent resolved to: **APPROVE** the application subject to the completion of a legal agreement under section 106 and the following conditions as amended with additional informative
- 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 (inc. libraries) £15,598.00**
A contribution towards Education Facilities and Library Facilities in the borough.
 - 4 Libraries (financial) £278.00**
A contribution towards Library Facilities and Resources in the borough
 - 5 Health £3,364.00**
A contribution towards Health Facilities and Resources in the borough
 - 6 Monitoring of the Agreement £962.00**
Contribution towards the Council's costs in monitoring the obligations of the agreement.
- RECOMMENDATION II:**
- That upon completion of the agreement the Assistant Director of Planning and Development Management approve the planning application reference: F/02433/11 under delegated powers subject to the following conditions: -
1. The development hereby permitted shall be carried out in accordance with the following approved plans: Location Plan; 11/733/P01A; 11/733/P02A; 11/733/P03; 11/733/P04B; 11/733/P05C; 11/733/P06C; 11/733/P07B; 11/733/P08A; 11/733/P09A; 11/733/P10A; 11/733/P12C; 11/733/P14A; 11/733/P16; 11/733/P17B; 11/733/P18B; 11/733/P19B; 11/733/P20; TCC/1104/24/TPP Rev B.
 2. This development must be begun within three years from the date of this permission.
 3. A 'Demolition and Construction Management Plan' must be submitted to and approved by the Local Planning Authority prior to commencing any construction

or demolition works. This document following approval must be complied with unless previously agreed in writing by the Local Planning Authority.

4. 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.

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. 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.

8. No siteworks or works on this development shall be commenced before a method statement detailing precautions to minimise damage to trees with Tree Preservation Orders within the adjoining rear gardens to the application site (Reference: TPO-FI-3) and the front garden area of the application site (Reference: TPO-CA70) 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. This document should expanding on the principle of the points made within the arboricultural method statement as shown on TCC/1104/24/TPP Rev B. date stamped 19 September 2011.

Reason: To safeguard the health of existing trees which represent an important amenity feature.

9. 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.

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

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

Reason:

12. 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.

13. Before the building hereby permitted is occupied the proposed refuse enclosures for recycling containers and wheeled refuse bins shown on Plan 11/733

P17B shall be provided and retained, unless otherwise agreed in writing by the Local Planning Authority.

14. 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.

15. Before the development hereby permitted is occupied the parking spaces shown on Plan 11/733 P17B shall be provided and shall not be used for any purpose other than the parking of vehicles in connection with the approved development.

16. Before the building hereby permitted is occupied the proposed windows in the side elevations facing Holmwood, Dollis Avenue & 15 Dollis Avenue shall be glazed with obscure glass only and shall be permanently retained as such thereafter and shall be permanently fixed shut with only a fanlight opening, unless otherwise agreed in writing by the Local Planning Authority.

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, GBEnv2, D1, D2, D3, D4, D5, H1, H2, H16, M11, M13, M14, 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. Demolition should be carried out by an approved contractor and residents notified at least seven days before commencement.

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 by telephoning: 0208 359 7294.

4. 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 Crossover Team in Environment and Operations Directorate, Building 4, North London Business Park (NLBP), Oakleigh Road South, London N11 1NP.

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

6. The applicant is advised that any future applications for the creation of additional units on the site are unlikely to be considered favourably by the Council.

RECOMMENDATION III

That if an agreement has not been completed by 04/11/2011, that unless otherwise agreed in writing, the Assistant Director of Planning and Development Management should REFUSE the application F/02433/11 under delegated powers for the following reasons:

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

F/02702/11 115-117 Dollis Park, London, N3 1BT

Mrs C Gentro

Erection of a new two storey detached property split into 2 No. self contained flats on vacant site following demolition of existing side garage to no. 115. The Sub-Committee resolved to:

The Assistant Director of Planning and Development Management circulated an addendum to the report which gave detail on the Section 106 Agreement information.

The Sub-Committee resolved to:

APPROVE the application subject to the completion of a legal agreement under section 106 and 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) | £19,748.00 |
| A contribution towards the provision of Education Facilities in the borough. | |
| Libraries (financial) | £278.00 |
| 4. A contribution towards Library Facilities and Resources in the borough | |
| Health | £3,698.00 |
| 5. A contribution towards Health Facilities and Resources in the borough | |
| Monitoring of the Agreement | £1,186.20 |
| 6 Contribution towards the Council's costs in monitoring the obligations of the agreement. | |

RECOMMENDATION II:

That upon completion of the agreement the Assistant Director of Planning and Development Management approve the planning application reference: F/02702/11 under delegated powers subject to the following conditions: -

1. The development hereby permitted shall be carried out in accordance with the following approved plans: Location Plan; Design & Access Statement; D1108/1A; D1108/2A; D1108/3A; D1108/4; D1108/5; D1108/6; D1108/7A; D1108/8A.
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 shown on Plan D1108/7A shall be provided and shall not be used for any purpose other than the parking of vehicles in connection with the approved development.
4. The levels shall be implemented in accordance with the proposed levels as shown on drawing D1108/7A unless previously agreed in writing by the Local Planning Authority.
5. Before the development hereby permitted commences, details of the materials to be used for the external surfaces of the building(s) and hard surfaced areas shall be submitted to and approved in writing by the Local Planning Authority. The development shall be implemented in accordance with such details as approved.
6. Before the development hereby permitted is brought into use or occupied the site shall be enclosed except at the permitted points of access in accordance with details previously submitted to and approved in writing by the Local Planning Authority.
7. Before the building hereby permitted is occupied the proposed refuse enclosures for recycling containers and wheeled refuse bins shown on Plan D1108/7A shall be provided and retained, unless otherwise agreed in writing by the Local Planning Authority.
8. The flat roofs on this development 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.
9. Before the building hereby permitted is occupied the proposed windows in the side elevation facing 119 Dollis Park and the dormer windows in the roof facing 115 Dollis Park shall be glazed with obscure glass only and shall be permanently fixed shut with only a fanlight opening; the proposed side windows at first floor level facing 115 Dollis Park shall be glazed with obscure glass only up to 1.8 metres from the room/floor level and shall be glazed with obscure glass only and shall be permanently fixed shut with only a fanlight opening, unless otherwise agreed in writing by the Local Planning Authority.
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. Before the building hereby permitted is occupied the proposed scheme of hard and soft landscaping shown on Plan D1108/7A shall be provided and retained, unless otherwise agreed in writing by the Local Planning Authority.

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

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

14. No siteworks or works on this development shall be commenced before a method statement detailing precautions to minimise damage to tree street tree 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.

15. 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.

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. A 'Demolition and Construction Management Plan' must be submitted to and approved by the Local Planning Authority prior to commencing any construction or demolition works. This document following approval must be complied with unless previously agreed in writing by the Local Planning Authority.

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

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

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 policies are relevant:

Adopted Barnet Unitary Development Plan (2006): GBEnv1, GBEnv2, D1, D2, D3, D4, D5, D6, H16, H17, H18, M11, M13, 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. Demolition should be carried out by an approved contractor and residents notified at least seven days before commencement.

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 by telephoning: 0208 359 7294.

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

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

5. Any amendments to the crossover will be subject to detailed survey by the Crossover Team in Highways Group 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.

6. For the applicant's information the maximum crossover widths allowed is 4.8 metres.

RECOMMENDATION III

That if an agreement has not been completed by 04/11/2011, that unless otherwise agreed in writing, the Assistant Director of Planning and Development Management

should REFUSE the application F/02702/11 under delegated powers for the following reasons:

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

Golders Green

F/02780/11 40 Cumbrian Gardens, London, NW2 1EF
Mr Ringim

Retention of single storey out building with alteration to roof and retention of decking to garden.

The Sub-Committee resolved to:

APPROVE the application subject to the following conditions and informatives:

RECOMMENDATION:

1. The development hereby permitted shall be carried out in accordance with the following approved plans: PL01; PL04; PL05;
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.

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 (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

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

The proposal would comply with council policies that seek to preserve the character of areas and individual properties. The size, siting and design of the proposal is such that it would not have a detrimental impact on the amenity of neighbouring occupiers

2. You are advised to implement the proposal within a period of 3 months from the date of this approval notice. Failure to do so may result in formal enforcement action.

Hendon

- H/01659/11** 20 Green Lane, London, NW4 2NN
Mrs Henry
Retention of single storey outbuilding in rear garden, front and side brick boundary walls, and side extension with cat slide roof. Alterations to the front bay window and addition of the columned front porch.
The Assistant Director of Planning and Development Management circulated an addendum to the report which noted the deletion of condition 2 and additional officer comments under Section 3 of the report – Comments on Grounds of Objections.
The Sub-Committee resolved to:
APPROVE the application subject to the following conditions as amended with additional informative:
RECOMMENDATION:
1. The development hereby permitted shall be carried out in accordance with the following approved plans: PL-01-B.
2. The use of the outbuilding hereby permitted shall at all times be used for purposes incidental to the enjoyment of the main house 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 development is acceptable for the following reason: -The development is considered to be consistent with Council policies and guidelines and can be accommodated without undue impact on the character or appearance of the locality or the residential amenities of occupiers of adjoining properties.
2. The applicant is advised that the existing boundary wall and brick piers fronting Green Lane must be reduced in height in accordance with drawing No. PL-01-B within three months from the date of this permission.

- H/02486/11** 64 Wykeham Road, London, NW4 2ST
Part single, part two storey rear extension. Roof extension including two rear dormer windows, one side dormer and rooflights on both sides and front elevation to accommodate loft conversion.
Mr Perah
The Assistant Director of Planning and Development Management circulated an addendum to the report which highlighted the insertion of an additional conditional.
APPROVE the application subject to the following conditions and informatives:
RECOMMENDATION:
1. The development hereby permitted shall be carried out in accordance with the

following approved plans: WR64-1001D, WR64-1002C.

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

3. Before the building hereby permitted is occupied the proposed window(s) in the side elevation facing 62 Wykeham 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.

4. Notwithstanding the provisions of any development order made under Section 59 of the Town and Country Planning Act 1990 (or any Order revoking and re-enacting that Order) no windows, other than those expressly authorised by this permission, shall be placed at any time in the side elevation(s), of the extension(s) hereby approved, facing 62 or 66 Wykeham Road without the prior specific permission of the Local Planning Authority.

5. The roof of the extension hereby permitted shall only be used in connection with the repair and maintenance of the building and shall at no time be converted to or used as a balcony, roof garden or similar amenity or sitting out area, without the benefit of the grant of further specific permission in writing from the Local Planning Authority.

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 development is considered to be consistent with Council policies and guidelines and can be accommodated without undue impact on the character or appearance of the locality or the residential amenities of occupiers of adjoining properties.

H/03393/11 14 Raleigh Close, London, NW4 2TA

Demolition of existing dwelling and erection of replacement two storey dwelling including rooms in roofspace.

Mr & Mrs Simons

The Assistant Director of Planning and Development Management circulated an addendum to the report notes additional officer comments under Section 4 of the report - Equalities and Diversity issues.

The Sub-Committee resolved to:

APPROVE the application subject to the following conditions and informatives:

1. The development hereby permitted shall be carried out in accordance with the following approved plans: 01, 02 revision B, 03 revision B, 04 revision B, 05 revision B, 06 Revision B, 12 Revision D, 13 Revision E, 14 Revision E, 15 Revision E, 16 Revision E, Design and Access Statement, 090/SK01, 090/SK02, 090/SK03, 090/SK04, SK_001.

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

permission.

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

4. Before the development hereby permitted commences, details of the materials to be used for the external surfaces of the building(s) and hard surfaced areas shall be submitted to and approved in writing by the Local Planning Authority. The development shall be implemented in accordance with such details as approved.

5. Other than the first floor balcony to the master bedroom, the flat roof ground floor element hereby permitted shall only be used in connection with the repair and maintenance of the building and shall at no time be converted to or used as a balcony, roof garden or similar amenity or sitting out area, without the benefit of the grant of further specific permission in writing from the Local Planning Authority.

6. Notwithstanding the provisions of any development order made under Section 59 of the Town and Country Planning Act 1990 (or any Order revoking and re-enacting that Order) no windows, other than those expressly authorised by this permission, shall be placed at any time in the north or south side elevations facing Cadogan Court and 16 Raleigh Close without the prior specific permission of the Local Planning Authority.

7. No construction work resulting from the planning permission shall be carried out on the premises at any time on Sundays, Bank or Public Holidays, before 8.00 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. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any order revoking and re-enacting that Order with or without modification), no development otherwise permitted by any of Classes A, B, C, D or E of Part 1 to Schedule 2 of that Order shall be carried out within the area of the site hereby approved without the prior written permission of the local planning authority.

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

INFORMATIVE(S):

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

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

In particular the following polices are relevant:

Adopted Barnet Unitary Development Plan (2006):GBEnv1, GBEnv2, D1, D2, D5, H16. Supplementary Planning Document: Sustainable Design and Construction. Core Strategy (Publication Stage) 2010: CS5.

Development Management Policies: DM01

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

The proposal is considered to have an acceptable impact on the character and appearance of the property and wider locality and would not harm the visual or residential amenities of any neighbouring occupier.

2. 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).

The meeting ended at 9.31pm