

DECISIONS OF THE WEST AREA PLANNING SUB-COMMITTEE

08 NOVEMBER 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 | * Lord Monroe Palmer (Substituting for Jack Cohen) |

*denotes Member present

\$denotes Member absent on Council business

1. **MINUTES (Item 1):**
RESOLVED – That the decisions of the meeting held on 06 October 2011 and 19 September 2011 be approved as a correct record.
2. **ABSENCE OF MEMBERS (Item 2):**
Apology of absence was received from Councillor Jack Cohen
3. **DECLARATION OF MEMBERS' PERSONAL AND PREJUDICIAL INTERESTS (Item 3):**
Members declared the following interests:

Councillor	Application/Ward	Interest
Darrel Yawitch	6 Broadfields Avenue Edgware Middx HA8 8PG	Councillor Darrel Yawitch declared a personal and prejudicial interest as he is the applicant for this application.
Melvin Cohen	2 & 4 Garrick Avenue London NW11 9AS	Councillor Melvin Cohen declared a personal and prejudicial interest as the applicants site directly abuts a property of which he is a co-freeholder. Councillor Cohen withdrew from the meeting and did not take part in the consideration or voting process.
	8 Green Walk London NW4 2AJ	Councillor Melvin Cohen declared a personal and prejudicial interest as the applicant is a client of his organization. Councillor Cohen withdrew from the meeting and did not take part in the

		consideration or voting process.
John Marshal	45 Hampstead Way London NW11 7DY	Councillor John Marshall declared a personal but non prejudicial interest as the objector is known to him.

4. PUBLIC QUESTION TIME (Item 4):

There were no public questions.

5. MEMBERS' ITEMS (Item 5):

There were no Members' Items.

6. PLANNING APPLICATION(S) DEFERRED:

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

Application No.	Site Address and Ward	Reason for Deferral
H/03788/11	6 Broadfields Avenue Edgware Middx HA8 8PG Edgware	Transaction of business expired
F/03597/11	R/o 138 Clitterhouse Road London NW2 1DN Golders Green	
H/03657/11	122 Warwick Avenue Edgware Midd HA8 8UL Hale	
H/03374/11	42 Tenterden Gardens London NW4 1TE Hendon	
H/03719/11	17 Downage London NW4 1AS Hendon	
H/03732/11	3A Sunny Gardens Road London NW4 1SL Hendon	
H/03980/11	Winsford Court 11 Tenterden Grove London NW4 1SX	

	Hendon	
Application No.	Site Address and Ward	Reason for Deferral
H/03403/11	Flat 10, Linden Court 1-3 Selvage Lane London NW7 3SR Hale	At 10pm the Sub-Committee voted to defer this item to an adjourned meeting.
H/03508/11	20 Campbell Croft Edgwar Middx HA8 8DS Edgware	This application was deferred to a future meeting in order for a site visit to take place.
F/03498/11	45 Hampstead Way London NW11 7DY Garden Suburb	This application was deferred to a future meeting in order for a site visit to take place.

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

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

CHILDS HILL WARD

F/02975/11 116 Cricklewood Broadway, London, NW2 3EJ

Mr Toman

Single storey rear extension with steps.

The Assistant Director of Planning and Development Management circulated an addendum to the report which noted an additional condition (5).

The Sub-Committee:

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; 417/007; 417/008.
- 2 This development must be begun within three years from the date of this permission.
- 3 The materials to be used in the external surfaces of the building(s) shall match those used in the existing building(s) unless otherwise agreed in writing by the local planning authority.
- 4 The roof of the extension hereby permitted shall only be used in connection with the repair and maintenance of the building and shall at no time be converted to or used as a balcony, roof garden or similar amenity or sitting out area, without the benefit of the grant of further specific permission in writing from the Local Planning Authority.
5. Before the extension hereby permitted is constructed details of an automatic sensor light should be submitted to and approved in writing by the Local Planning Authority. The sensor shall be installed as per the approved details and

retained thereafter in working order unless previously approved in writing by the Local Planning Authority

INFORMATIVE(S):

- 1 The reasons for this grant of planning permission or other planning related decision are as follows: -
 - i) The proposed development accords with strategic planning guidance and policies as set out in The 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, D1, D2, D5.
Core Strategy (Publication Stage) 2010:
DM01, DM02, CS5.
 - ii) The proposal is acceptable for the following reason(s): -
Having taken all material considerations into account, it is considered that subject to compliance with the attached conditions, this proposal complies with the Adopted Barnet UDP policies and would be in keeping with the character and appearance of the surrounding area. It is not considered to have a detrimental impact on the residential amenities of neighbouring occupiers.

F/02407/11 861 Finchley Road, London, NW11 8LX

Mr D Davila

Retention of existing single storey building in rear garden for use as storage in conjunction with studios at 861 Finchley Road.

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

REFUSE the application for the following reason:

The outbuilding by virtue of its size, siting and design, results in an incongruously large feature to the detriment of the character and appearance of the surrounding area contrary to policies GBEnv1, D2 and H27 of the Barnet Adopted Unitary Development Plan (2006) and Supplementary Design Guidance Note 5:

Extensions to houses.

F/03237/11 10 The Park, London, NW11 7SU

Mr & Mrs Pavlou

Erection of a new two storey dwelling with basement and rooms in the loft space following demolition of the existing house.]

The Assistant Director of Planning and Development Management circulated an addendum to the report which noted an amendment to condition 5.

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

APPROVE the application subject to the following conditions as amended with an additional informative:

- 1 The development hereby permitted shall be carried out in accordance with the following approved plans:
98-001; 98-210; 98-203; 98-202; 98-201
202B; 203B; 204B; 210B; 211B; 212B; 201B; 200B; 215B; .
- 2 This development must be begun within three years from the date of this permission.
- 3 Before the development hereby permitted commences, details of the materials to be used for the external surfaces of the building(s) and hard surfaced areas shall

- be submitted to and approved in writing by the Local Planning Authority. The development shall be implemented in accordance with such details as approved.
- 4 Before the building hereby permitted is occupied the proposed first and second floor windows on the side elevations facing number 8 and 12 The Park, shall be glazed with obscure glass only and shall be permanently retained as such thereafter and shall be permanently fixed shut with only a fanlight opening, unless otherwise agreed in writing by the Local Planning Authority.
 - 5 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 5.00pm on other days unless previously approved in writing by the Local Planning Authority.
 - 6 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.
 - 7 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 the Classes of Part 1 to Schedule 2 of that Order shall be carried out on the building hereby approved without the prior written permission of the local planning authority.
 - 8 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.
 - 9 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.
 - 10 Before the development hereby permitted commences, details of enclosures and screened facilities for the storage of recycling containers and wheeled refuse bins or other refuse storage containers where applicable, together with a satisfactory point of collection shall be submitted to and approved in writing by the Local Planning Authority and shall be provided at the site in accordance with the approved details before the development is occupied.
 - 11 The areas of flat roof 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.
 - 12 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 any elevation without the prior specific permission of the Local Planning Authority.
 - 13 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.
 - 14 The level of noise emitted from any plant hereby approved shall be at least

5dB(A) below the background level, as measured from any point 1 metre outside the window of any room of a neighbouring residential property.

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

- 15 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.
- 16 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.
- 17 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 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, D4, D5, D6, H16, H17, H18, H23
Core Strategy (Publication Stage) 2010:
CS5, DM01, DM02
 - 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. The proposals are acceptable on highways grounds.
2. The applicant should consider rendering the side elevation facing 12 The Park with white render.

F/03611/11 7 Accommodation Road, London, NW11 8ED

Neway International

Alterations to mansard roof to raise the ridge to the rear elevation and Installation of roof lights to front and rear.

The Assistant Director of Planning and Development Management circulated an addendum to the report which noted additional letters of representation and additional comments from the Planning Enforcement Team.

The Sub-Committee having heard oral representations from Dr Loughnan, Mr Brown (substituting for Mr Goodwin) and a response from the applicant's agent: **REFUSED** the application for the following reason:

The proposed development, by reason of the size of the rear rooflights, the size of the buttresses and the height of the rear parapet is out of character with surrounding buildings and causes harm to the character and appearance of the

Golders Green Town Centre conservation area contrary to policies GBEnv1, GBEnv4, D1, D2 and HC1 of the Barnet Adopted Unitary Development Plan (2006).

F/04036/11 56A Crewys Road, London, NW2 2AD

Loudwater Trade and Finance Ltd

Extension to roof including alteration to roof height and insertion of rooflights to facilitate a loft conversion and create additional office space

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

The Sub-Committee having heard oral representations from substitute speaker Ms Susan Berry and a response from the applicant's agent:

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: Location Plan; Design & Access Statement; Photos; Plan No's: 55 2010/1 (Date Stamped 28 September 2011); 55 2010/2 (Date Stamped 28 September 2011).
- 2 This development must be begun within three years from the date of this permission.
- 3 Before the development hereby permitted is occupied, existing parking spaces 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.
- 4 The materials to be used in the external surfaces of the building(s) shall match those used in the existing building(s) unless otherwise agreed in writing by the local planning authority.
- 5 No development shall take place until details of the arrangements to meet the obligation for library facilities and the associated monitoring costs have been submitted to and approved in writing by the local planning authority.
- 6 The use within additional office space hereby permitted shall not be carried out before 9.00am or after 6.00pm on Monday to Saturdays and at any time on Sundays and Bank Holidays.
- 7 The premises shall be used for Offices and no other purpose (including any other purpose in Class B1 of the Schedule to the Town and Country Planning (Use Classes) Order, 1987, or in any provision equivalent to that Class in any statutory instrument revoking and re-enacting that Order, with or without modification).
8. The premises as extended (including the ground floor at 56A Crewys Road) shall be occupied by a maximum of sixteen employees only unless previously approved in writing by the Local Planning Authority

INFORMATIVE(S):

- 1 The reasons for this grant of planning permission or other planning related decision are as follows: -
 - i) The proposed development accords with strategic planning guidance and policies as set out in The 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, D5, EMP3, EMP8, CS2, IMP1 and IMP2.

Core Strategy (Publication Stage) 2010: CS5, DM01, DM02, DM03, DM12, 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 is not considered to have a detrimental impact on the residential amenities of neighbouring developments.

F/03269/11 2 & 4 Garrick Avenue, London, NW11 9AS

Mr J Tawil

Two storey rear infill extensions to no's. 2 and 4 and construction of an outbuilding following demolition of the existing outbuilding/garage within the curtilage of no. 2. These works facilitate the provision of three self contained residential units within the main dwelling of no. 2 and the provision of home office space within the outbuilding ancillary to all units.

The Sub-Committee having heard oral representations from Mr David Marx and a response from the applicant's agent:

APPROVED 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; Email from Matthias Hamm (spaceAgent) [mailto:hamm@spaceagent.com] dated 21 October 2011 at 14:30; GAR_P02t; GAR_P03t; GAR_P04t; GAR_P05t; GAR_P06t; GAR_E01a; GAR_E02a; GAR_E03a; GAR_E04a; GAR_E05a; GAR_E06a.
- 2 This development must be begun within three years from the date of this permission.
- 3 Before the development hereby permitted is occupied, existing parking spaces shall be provided as shown in drawing no. GAR_P02t submitted with the 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.
- 4 The materials to be used in the external surfaces of the building(s) shall match those used in the existing building(s) unless otherwise agreed in writing by the local planning authority.
- 5 The refuse enclosure shall be provided and retained at the site in accordance with the hereby approved details before the development is occupied.
- 6 The roof of the rear extensions hereby permitted shall only be used in connection with the repair and maintenance of the building and shall at no time be converted to or used as a balcony, roof garden or similar amenity or sitting out area, without the benefit of the grant of further specific permission in writing from the Local Planning Authority.
- 7 No construction work resulting from the planning permission shall be carried out on the premises at any time on Sundays, Bank or Public Holidays, before 8.00 am or after 1.00 pm on Saturdays, or before 8.00 am or after 6.00pm on other days unless previously approved in writing by the Local Planning Authority.
- 8 The use of the outbuilding hereby permitted shall at all times be ancillary to and occupied for residential purposes in conjunction with all residential units within main building and shall not at any time be occupied as a separate unit.
- 9 Prior to the occupation of the units a copy of the Pre-completion Sound Insulation Test Certificate of Part E of the Building Regulations 2000 (or any subsequent amendment in force at the time of implementation of the permission)

- shall be submitted to the Local Planning Authority and shall indicate at least 3 decibels above the Performance Standard.
- 10 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.
 - 11 No development shall take place until details of the arrangement in the form of a contribution for the provision of green spaces in the Childs Hill ward has been submitted to and approved in writing by the Local Planning Authority.
 - 12 The rear extensions hereby approved shall be completed in full accordance with the approved plans within 6 months of the date of commencement.

INFORMATIVE(S):

- 1 The reasons for this grant of planning permission or other planning related decision are as follows: -
 - i) The proposed development accords with strategic planning guidance and policies as set out in the London Plan 2011 and the Adopted Barnet Unitary Development Plan (2006).
In particular the following policies are relevant:
Adopted Barnet Unitary Development Plan (2006): GBEnv1, GBEnv2, D1, D2, D3, D4, D5, D6, H2, H16, H17, H18, H26, H27, 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 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.

Part single, part two-storey rear extension

The Assistant Director of Planning and Development Management circulated an addendum to the report which noted an amendment to the report on page 80.

APPROVE the application subject to the following conditions:

- 1 The development hereby permitted shall be carried out in accordance with the following approved plans: OC/08R/01 Rev.A, Existing Ground Floor Rev.A, Existing First Floor Plan Rev. A, Existing Rear Elevation Rev.A, Existing Side Elevation Rev.A, Proposed Ground Floor Plan Rev.A, Proposed First Floor Plan Rev.A, Proposed Rear Elevation Rev.A, Proposed Side Elevation Rev.A.
- 2 This development must be begun within three years from the date of this permission.
- 3 The materials to be used in the external surfaces of the building(s) shall match those used in the existing building(s) unless otherwise agreed in writing by the local planning authority.
- 4 The roof of the extension hereby permitted shall only be used in connection with the repair and maintenance of the building and shall at no time be converted to or used as a balcony, roof garden or similar amenity or sitting out area, without the benefit of the grant of further specific permission in writing from the Local Planning Authority.
- 5 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 first floor flank elevation(s), of the extension(s) hereby approved, facing 28 Laneside and 10 Orchard Crescent without the prior specific permission of 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 (UDP) (2006).
In particular the following policies are relevant:
Adopted Barnet Unitary Development Plan (2006): GBEnv1, D2 and H27 and Design Guidance Note No 5: Extensions to Houses, and:
Core Strategy (Publication Stage) 2010:
Relevant policies: CS5
 - ii) The proposal is acceptable for the following reason(s): -
The proposed extensions would have an acceptable impact on the character and appearance of the area, wider locality and established streetscene and would not harm the visual or residential amenities of any neighbouring occupier.

H/01957/11 8 Green Walk, London, NW4 2AJ

Bridgewood plc

Demolition of existing detached bungalow and construction of a pair of two storey semi-detached dwellinghouses with rooms in the roofspace.

The Assistant Director of Planning and Development Management circulated an addendum to the report which noted an additional condition (16).

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) £7,799.00**
A contribution towards the provision of Education Facilities in the borough.
- 4 **Libraries (financial) £244.00**
A contribution towards Library Facilities and Resources in the borough
- 5 **Health £1,682.00**
A contribution towards Health Facilities and Resources in the borough
- 6 **Monitoring of the Agreement £486.25**
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: -

RECOMMENDATION: Approve Subject to 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.
 - 16 The development shall be implemented and completed in accordance with the approved floor layout, unless otherwise agreed in writing by the Local Planning Authority.

INFORMATIVE(S):

- 1 The reasons for this grant of planning permission or other planning related decision are as follows: -
 - i) The proposed development accords with strategic planning guidance and policies as set out in the consultation draft replacement London Plan 2009 and the Adopted Barnet Unitary Development Plan (2006).
In particular the following polices 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.

The application has been referred back to the sub-committee as the figures for the planning obligations were incorrect, as they were based on the original plans for two 4 bedroom houses, but the scheme was amended to two 3 bedroom houses, and as a result the contributions required should have been lower than shown on the previous report. These have now been corrected and are shown in this report. The application is otherwise identical to the previous scheme the committee resolved to approve.

H/02716/11 117 Sunny Gardens Road, London, NW4 1SH

Mr Mendy Levy

Construction of a roof extension at Chessington Court to create 8No. new self-Extension to roof including rear dormer window, and roof lights to the rear elevation to facilitate a loft conversion. Demolition of existing rear extension. Internal alterations. Conversion of existing single family dwelling into 3 self-contained units.

The Sub-Committee having heard oral representations from Mr Phil Cooper who spoke in objection and a response from the applicant.

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: Design and access statement, site plan, HD-OPT-1/101, HD-OPT-1/100, HD-OPT-1/200, HD-OPT-1/201 (amended plan 6/10/2011), HD-OPT-1/202, HD-OPT-1/203 (amended plan 4/10/2011) and email from applicant dated 6/10/11.
- 2 This development must be begun within three years from the date of this permission.
- 3 The materials to be used in the external surfaces of the building(s) shall match those used in the existing building(s) unless otherwise agreed in writing by the local planning authority.
- 4 The internal layout of the proposed development shall remain as per the approved drawings unless otherwise agreed in writing by the local planning authority.
- 5 Before the development hereby permitted commences, details of enclosures and screened facilities for the storage of recycling containers and wheeled refuse bins or other refuse storage containers where applicable, together with a satisfactory point of collection shall be submitted to and approved in writing by the Local Planning Authority and shall be provided at the site in accordance with the approved details before the development is occupied.
- 6 Before the development hereby permitted is occupied the parking spaces/garages shown on Plan HD-OPT-1/203 (Amended plan 04/10/11) shall be provided and shall not be used for any purpose other than the parking of vehicles in connection with the approved flats.
- 7 Prior to the occupation of the units a copy of the Pre-completion Sound Insulation Test Certificate of Part E of the Building Regulations 2000 (or any subsequent amendment in force at the time of implementation of the permission)

- shall be submitted to the Local Planning Authority and shall indicate at least 3 decibels above the Performance Standard.
- 8 Before development commences, a scheme of proposed noise mitigation measures shall be submitted to and approved by the Local Planning Authority. The approved mitigation scheme shall be implemented in its entirety before (any of the units are occupied / the use commences).
 - 9 A scheme of hard and soft landscaping, including details of existing trees to be retained, shall be submitted to and agreed in writing by the Local Planning Authority before the development, hereby permitted, is commenced.
 - 10 All work comprised in the approved scheme of landscaping shall be carried out before the end of the first planting and seeding season following occupation of any part of the buildings or completion of the development, whichever is sooner, or commencement of the use.
 - 11 Any existing tree shown to be retained or trees or shrubs to be planted as part of the approved landscaping scheme which are removed, die, become severely damaged or diseased within five years of the completion of development shall be replaced with trees or shrubs of appropriate size and species in the next planting season.
 - 12 No development shall take place until details of the arrangements to meet the obligation for health and library facilities and the associated monitoring costs have been submitted to and approved in writing by the local planning authority.

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, D5, M11, M12, M14, H23, H26, H27, CS2, CS13, IMP1 and IMP2.
Supplementary Design Guidance 5: Extensions to Houses
Supplementary Design Guidance 7: Residential Conversions
Supplementary Planning Document: Contributions to Libraries
Supplementary Planning Document: Planning Obligations
Supplementary Planning Document: Sustainable Design and Construction.
 - ii) The proposal is acceptable for the following reason(s): - The proposed development would be in keeping with the character of the area and would have an acceptable impact on the amenities of the neighbouring occupier and the appearance of the property. It complies with all relevant council policies and design guidance.
- 2 Any development or conversion which necessitates the removal, changing, or creation of an address or addresses must be officially registered by the Council through the formal 'Street Naming and Numbering' process.
The Council of the London Borough of Barnet is the Street Naming and Numbering Authority and is the only organisation that can create or change addresses within its boundaries. Applications are the responsibility of the developer or householder who wish to have an address created or amended. Occupiers of properties which have not been formally registered can face a multitude of issues such as problems with deliveries, rejection of banking / insurance applications, problems accessing key council services and most importantly delays in an emergency situation.
Further details and the application form can be downloaded from:

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

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

- 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, 2nd Floor, Oakleigh Road South, London N11 1NP.
- 4 This permission does not convey approval of the unauthorised garage development which is subject to an enforcement notice.

N.B At 10pm the sub-Committee voted not to extend the period of the transaction of business until 10:30pm.

The meeting ended at 10.00pm.