

DECISIONS OF THE WEST AREA PLANNING SUB-COMMITTEE

05 MARCH 2012

SUB-COMMITTEE:

*Councillor Maureen Braun (Chairman)

* Eva Greenspan (Vice Chairman)

Councillors:

- * Jack Cohen
- Melvin Cohen LLB
- * Claire Farrier
- * Sury Khatri BSc (Hons), MSc
- * John Marshal MA (Hons)
- * Hugh Rayner
- * Reuben Thompstone (substituting for Melvin Cohen)

- * Gill Sargeant
- * Agnes Slocombe
- Darrel Yawitch
- * John Marshall
- * 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 February 2012 be approved as a correct record.

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

Apology of absence was received from Councillor Melvin Cohen and Councillor Darrel Yawitch an apology of lateness was received from Councillor Gill Sargeant and Councillor Helena Hart.

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

Members declared the following interests:

Councillor	Application	Interest
John Marshall	Danescroft, Brent Street London NW4 2QH H/04788/11	Councillor John Marshal declared a personal but non prejudicial interest as one of the objecting speakers was known to him. Councillor Marshal took part in the consideration and voting 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 PLANNING APPLICATION(s) WITHDRAWN:

Application No.	Site Address	Reason for Withdrawal
H/00133/12	39A & 39B Flower Lane London NW7 2JN	This item was withdrawn from the agenda to enable the applicant to submit the appropriate ownership certificate.
H/04884/11 H/04883/11	International Gospel Church 102A Watling Avenue Edgware Middx HA8 0LN	This item was withdrawn from the agenda to enable the applicant to submit the appropriate ownership certificate.
H/04875/11	16-17 The Promenade Edgwarebury Lane Edgware Middx HA8 7JZ	This item was withdrawn from the agenda to enable further discussion on the siting of the proposed flue. <i>(this application has since be withdrawn)</i>

7. PLANNING APPLICATION(s) DEFERRAL:

Application No.	Site Address	Reason for Deferral
F/04608/11	1025 Finchley Road London NW11 7ES	To clarify legal situation relating to land ownership and to consider the Council's duty under the Equalities Act to have due regard to the needs of the disabled speaker whose parking space encompasses the application site.
H/05052/11	Garage Block Willow Court Edgware Middx	This application was deferred to a future meeting in order for a site visit to take place.
F/04735/11	8 Ravenscroft Avenue London NW11 0RY	Transaction of business expired. Applications will be reported to a future meeting.
F/04416/11	4 Hurst Close London NW11 7BE	
H/00068/12	28 Alexandra Road London NW4 2SA	
H/05002/11	5 Westlinton Close London NW7 1PY	

H/00046/12	15 Russell Grove London NW7 3QU	
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8. APPLICATIONS FOR PLANNING PERMISSION AND CONSENT – WEST AREA (Report of the Assistant Director of Planning and Development Management – Agenda Item 6)

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

No	REF	ADDRESS	ADDENDUM TO THE REPORT	Speaker	DECISION
1	TPO/00661/11/F	Grassed area adjacent to 27 – 47 Willifield Way London NW11 7XU	NO	Yes, MR James Smyth spoke against the removal of the tree... Jane Blackburn spoke in objection to the felling of the tree.	The loss of the tree of special amenity value is not justified as a remedy for the alleged subsidence damage on the basis of the information provided.
2	F/00171/12	10 Hill Rise, London, NW11 6NA	Yes, the addendum noted a change to the description of the proposal and also highlighted commentary regarding UPVC windows.	N/A	Approved the application as set out within the report and the addendum.
3	H/04376/11	15 Tenterden Drive London NW4 1EA	No	Mrs Mandy Sherman spoke in objection to the application.	Approved the application as set out within the report
4	F/04431/11	Brondesbury Cricket Tennis & Squash Club 5A Harman Drive	Yes, the addendum noted one additional letter of objection.	Mr Barber and Mr Ball spoke in objection to the application. The	Approved the application as set out within the report and addendum and subject to the following amendments: - remove “unless otherwise agreed in writing

		London NW2 2EB		applicant spoke in response.	by the Local Planning Authority" from condition 3. - add "(ii) a time switch shall be installed and maintained to control the hours of use of the floodlights and luminaires and ensure the operate within the restriction of condition 3" to condition 4
5	H/04849/11	42-46 Station Road, Edgware Middx, HA8 7ZZ	Yes, the addendum highlighted an amendment to the final paragraph on page 34 and the insertion of information 1.	Ms Teh spoke in objection to the conditions set out within the officer's report.	<p>Approved the application. This decision overturned the officer's recommendation of refusal subject to the following conditions:</p> <p>1. The development hereby permitted shall be carried out in accordance with the following approved plans: L(-)001, E(-)01, E(-)02, E(-)03, P(-)01, P(-)02, P(-)03, Design and Access Statement.</p> <p><u>Reason:</u> For the avoidance of doubt and in the interests of proper planning.</p> <p>2. This development must be begun within three years from the date of this permission.</p> <p><u>Reason</u> To comply with Section 51 of the Planning and Compulsory Purchase Act, 2004.</p> <p>3. The use of the premises for the purposes hereby permitted shall only take place between the hours of 9.00am and 11.30pm Mondays to Saturdays, 9.00am and 10.30pm on Sundays and Public Holidays</p>

					<p><u>Reason:</u> To safeguard the amenities of the occupiers of neighbouring residential properties.</p> <p>4. The ground and first floors shall be used as a religious and community facility and no other purpose (including any other purpose in Class D1 of the Schedule to the Town and Country Planning (Use Classes) Order, 1987, or in any provision equivalent to that Class in any statutory instrument revoking and re-enacting that Order, with or without modification).</p> <p><u>Reason:</u> To enable the Local Planning Authority to exercise control of the type of use within the category in order to safeguard the amenities of the area.</p> <p>5. The ground and first floor D1 premises shall not be occupied by more than 280 people at any one time.</p> <p><u>Reason:</u> To safeguard neighbouring residential amenity and highway and pedestrian safety.</p> <p>Add Informative 1: “The reasons for this grant of planning permission or other planning related decision are as follows: -</p> <p>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:</p>
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					<p><u>Adopted Barnet Unitary Development Plan (2006):</u> GTCR2, TCR10, CS1</p> <p><u>Core Strategy (Submission version) 2011:</u> CS6</p> <p><u>Development Management Policies (Submission version) 2011:</u> DM11</p> <p>ii) The proposal is acceptable for the following reason(s): - The proposal would provide a community facility which is acceptable in this commercial area and will not adversely affect the operation of the highway or the amenities of local residents.”</p>
6.	H/04788/11	Danescroft, Brent Street London NW4 2QH	Yes. The addendum noted who the applicants were. It also highlighted the receipt of a petition and outlined objections to the application. The addendum also captured correspondence from the applicant.	Ms Fainer and Ms Stanton spoke in objection to the application.	<p>Refused the application reversing the officer's decision for the following reasons.</p> <p>The proposal would reduce the level of available parking on site which would be detrimental to the residential amenities of the occupiers of the existing flats, contrary to policy H16 of the Barnet Adopted Unitary Development Plan (2006).</p> <p>Informative 1: Design & Access Statement, Drawing No. 1122.1 (Existing Site Plan), Drawing No. 1122.2 (Existing Elevations), Drawing No. 1122.3 (Proposed Site Plan), Drawing No. 1122.4 (Proposed Plan) and Drawing No. 1122.5 (Proposed Elevations)</p>
7	H/04726/11	1 Graham Road, London	N/A	Mrs Akeil spoke in objection to the application.	Approved the application as set out within the officer's report.

		NW4 3DH			
8.	F/05099/11	52 Ashley Lane London, NW4 1PE	Yes, the addenda highlighted an amendment to condition 5, 7 and 8. Condition 14 should be removed and an additional informative added.	Mr Brilliant spoke in objection to the application. The applicant's agent spoke in response.	Approved the application as set out within the report and addendum.
9	F/03131/11	37-39 Kingsgate Avenue London N3 3DH	Yes, the addendum highlighted : <ul style="list-style-type: none"> - removal of recommendation III following receipt of a unilateral undertaking - change of policy 4B.3 with policy 3.4 of the London Plan 2011. - changes to condition 1 (Plan numbers), 16 and 17 - Update on public consultation - Additional highways comments 	Mrs Zahavit Shalev and Mr David Boyd spoke in objection to the application. The applicant's agent spoke in response.	Refused the application reversing the officer's decision for the following reasons. The proposed building, by reason of its siting, height, bulk, mass and design would result in an obtrusive addition to this corner site that would harm the character of this part of Finchley and would lead to loss of daylight and an increased sense of enclosure to the detriment of the residential amenity of occupiers of 35 Kingsgate Avenue contrary to policies GBEnv1, GBEnv2, D1, D2, D3, D4, D5 and H16 of the Barnet Adopted Unitary Development Plan (2006).
10	H/03980/11	Winsford Court	Yes, the addendum	N/A	Approved the application as set out within the

		11 Tenterden Grove London NW4 1SX	noted the deletion of informative 2 and page 131 and 132 of the report.		report and the addendum.
11	H/04522/11	Grosvenor Court, Hale Lane, London NW7 3RY	N/A	N/A	Approved the application as set out within the report
12	F/05024/11	526A Finchley Road London NW11 8DD	N/A	N/A	Approved the application as set out within the report
13	H/04887/11	16-17 The Promenade Edgwarebury Lane Edgware Middx HA8 7JZ	N/A	N/A	Approved the application as set out within the report and addendum.

The report and supplementary documents can be found at <http://committeepapers.barnet.gov.uk/democracy/meetings/meetingdetail.asp?meetingid=6802>

The meeting ended at 10.30pm.