

Decisions of the West Area Planning Sub-Committee

8 May 2012

PRESENT:-

Councillor Maureen Braun (Chairman)

Councillors:

Councillor Jack Cohen
Councillor Melvin Cohen
Councillor Claire Farrier
Councillor Graham Old
(substituting for Eva Greenspan)

Councillor Sury Khatri
Councillor Hugh Rayner
Councillor Agnes Slocombe

Councillor Gill Sargeant
Councillor Darrel Yawitch
Councillor Andrew Harper (substituting
for John Marshall)

1. MINUTES

RESOLVED – That the decisions of the meeting held on 2 April 2012 were approved as a correct record.

2. ABSENCE OF MEMBERS

Apology of absence was received Councillor Eva Greenspan and Councillor John Marshall.

3. DECLARATION OF MEMBERS' PERSONAL AND PREJUDICIAL INTERESTS

Tudor Cottage, 64 Marsh Lane, London, NW7 4NT

Councillor Jack Cohen declared a personal and prejudicial interest as one of the objectors was known to him. Councillor Cohen withdrew from the meeting and took part no part in the consideration and voting process.

4. PUBLIC QUESTION TIME

None

5. MEMBERS' ITEM

None

6. APPLICATIONS FOR PLANNING PERMISSION AND CONSENT UNDER THE ADVERTISEMENTS REGULATIONS

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. An addendum was circulated detailing the following;

All references in the recommendations which refer to the Assistant Director of Planning and Development Management should be amended to refer to the “Acting Assistant Director of Planning and Building Control.”

All reference in the recommendations and reports to any Planning Policy Guidance (PPG) or Planning Policy Statements (PPS) should be removed. All PPGs and PPSs have been replaced by the National Planning Policy Framework (NPPF) which was published on 27 March 2012. It is considered that all applications comply with the relevant policies within the NPPF.

7. 1-10 & 11-19 SILKSTREAM PARADE, WATLING AVENUE, EDGWARE, MIDDX, HA8 0EL

The sub-Committee noted the receipt of an amendment to informative 2 and 5 as set out within the addendum to the report.

The sub-Committee having heard from Mr Graham speaking against the application.

RESOLVED TO APPROVE the application as per the Officer’s report and subject to the conditions as set out in the report and addendum.

8. 124-128 GRANVILLE ROAD, LONDON, NW2 2LD

The sub-Committee noted an amendment to informative 6 as set out within the addendum to the report.

The sub-Committee having heard from Mr Matthew Curtis speaking against the application and the applicant's response;

RESOLVED TO APPROVE the application as per the Officer's report and subject to the conditions as set out in the report and addendum.

9. 8 THE VALE, LONDON, NW11 8SG

The sub-Committee noted the receipt of an amendment to condition 1 set out with in the addendum to the report.

RESOLVED TO APPROVE the application as per the Officer's report and subject to the conditions as set out in the report and the addendum.

10. DUKES HOUSE, 13 DOLLIS AVENUE, LONDON, N3 1UD

The sub-Committee noted the receipt of an amendment to informative 7 as set out within the tabled addendum.

The sub-Committee having heard from Professor RJ Guiloff and Mr Stanley Gelbier and Ward Member Councillor Daniel Thomas who spoke against the application and the applicant's agent response;

RESOLVED TO APPROVE the application as per the Officer's report and subject to the conditions as set out in the report and the addendum

11. 34 VILLAGE ROAD, LONDON, N3 1TJ

The sub-Committee noted the receipt of an additional objection and noted that the total number of objections was 5 as set out in the tabled addendum.

The sub-Committee having heard from Mr Blass who spoke against the application and the applicant's agent response;

RESOLVED TO APPROVE the application as per the Officer's report and subject to the conditions as set out in the report and the addendum.

12. 53 ASHLEY LANE, LONDON, NW4 1PJ

The sub-Committee:

RESOLVED TO DEFER the application to a future meeting as the transaction of business expired.

13. GARAGES TO THE REAR OF 1-12 GLOUCESTER COURT, GOLDERS GREEN ROAD, LONDON, NW11 9AA

The sub-Committee:

RESOLVED TO DEFER the application to a future meeting as the transaction of business expired.

14. 8 CUMBRIAN GARDENS, LONDON, NW2 1EF

The sub-Committee:

RESOLVED TO DEFER the application to a future meeting as the transaction of business expired.

15. 137 HENDON WAY, LONDON, NW2 2NA

The sub-Committee having heard from Mr Papageorgiadis and Mr Sanchez who spoke in objection to the application. The applicant's agent spoke in response:

Deferred the application to a future meeting in order for a site visit to take place.

16. 40 WESSEX GARDENS, LONDON, NW11 9RR

The sub-Committee noted that the addendum to the report highlighted that the application address falls within the Childs Hill Ward.

The sub-Committee having heard from Mr Behzad who spoke against the application and the applicant's agent spoke in response;

RESOLVED TO APPROVE the application as per the Officer's report and subject to the conditions as set out in the report and the addendum and subject to the following:

- Amend condition 10 to read:

"Before any building works start on site, details of the hours of construction shall be submitted to and agreed in writing by the Local Planning Authority.

Reason: To ensure that the development does not prejudice the safety of Wessex Garden school children.

- Add additional informative:

"The applicant is advised that the planning committee will not favourably consider the conversion of the property into three flats".

17. 1025 FINCHLEY ROAD, LONDON, NW11 7ES

The sub-Committee noted an amendment to the report as set out with the addendum to the officer's report.

The sub-Committee having heard from Mr Tillie who spoke against the application and the applicant's response;

RESOLVED TO REFUSE the application (this being a reversal of the Officer's recommendation) for the following reason;

1. The proposals would result in the loss of a disabled parking space and discriminate against a resident defined as a protected group under the Equality Act 2010.
2. No undertaking has been given by the developer to meet identified additional educational, health, libraries and monitoring costs which would be incurred by the community as a result of the development, contrary to Policy CS1,

CS8, CS13 of the Barnet Adopted Unitary Development Plan (2006) and Adopted Supplementary Planning Document on Contributions to Education (2008), Libraries (2008), Health (2009) and Monitoring (2006).

18. 1 ROMNEY CLOSE, LONDON, NW11 7JD

The sub-Committee:

RESOLVED TO DEFER the application to a future meeting as the transaction of business expired.

19. 18 BIGWOOD ROAD, LONDON, NW11 7BD

The sub-Committee:

RESOLVED TO DEFER the application to a future meeting as the transaction of business expired.

20. 4 WINNINGTON CLOSE, LONDON, N2 0UA

The sub-Committee:

RESOLVED TO DEFER the application to a future meeting as the transaction of business expired.

21. 4 WINNINGTON CLOSE, LONDON, N2 0UA

The sub-Committee:

RESOLVED TO DEFER the application to a future meeting as the transaction of business expired.

22. 17 SPANIARDS END, LONDON, NW3 7JG

The sub-Committee noted an amendment to informative 3 as set out in the tabled addendum.

The sub-Committee having heard from Mr Lewis and Mr Tilley who spoke against the application and the applicant's agent response;

RESOLVED TO APPROVE the application as per the Officer's report and subject to the conditions as set out in the report and the addendum

23. 17 SPANIARDS END, LONDON, NW3 7JG

The sub-Committee having heard from Mr Lewis and Mr Tilley who spoke against the application and the applicant's agent's response;

RESOLVED TO APPROVE the application as per the Officer's report and subject to the conditions as set out in the report and the addendum

24. 27 WOODCROFT AVENUE, LONDON, NW7 2AH

The sub-Committee having heard from Mr Clark who spoke in objection to the application.

RESOLVED TO APPROVE the application as per the Officer's report and subject to the conditions as set out in the report.

That it be noted that Councillor Hugh Rayner voted to refuse this application.

25. 29 SELBORNE GARDENS, LONDON, NW4 4SH

RESOLVED TO APPROVE the application as per the Officer's report and subject to the conditions as set out in the report.

26. TUDOR COTTAGE, 64 MARSH LANE, LONDON, NW7 4NT

The sub-Committee noted an amendment to the officers report and also an amendment to informative 6, an amendment to condition 1, 3 and 8 as set out within the officers report.

The sub-Committee having heard from Mr Pein and Mr Pattihis Clark who spoke against the application and the applicant's response;

RESOLVED TO REFUSE the application (this being a reversal of the Officer's recommendation) for the following reason;

1. The development, by reason of the size and scale of the proposed house in relation to the constricted plot, would appear cramped within the streetscene and detrimental to the character and appearance of the locality, contrary to policies GBEnv1, GBEnv2, D1, D2 and H16 of the Adopted Barnet Unitary Development Plan (2006).
2. No undertaking has been given by the developer to meet identified additional educational, health, libraries and monitoring costs which would be incurred by the community as a result of the development, contrary to policies CS1, CS8, CS13 of the Adopted Barnet Unitary Development Plan (2006) and Adopted Supplementary Planning Documents on Contributions to Education (2008), Libraries (2008), Health (2009) and Monitoring (2006).

That it be noted that Councillor Sury Khatri voted to refuse this application.

27. ANY OTHER ITEMS THAT THE CHAIRMAN DECIDES ARE URGENT

None

The meeting finished at 10.30 pm