

Decisions of the West Area Planning Sub-Committee

8 May 2013

Members Present:-

Councillor Maureen Braun (Chairman)

Councillor Jack Cohen
Councillor Melvin Cohen
Councillor Claire Farrier
Councillor Sury Khatri

Councillor Hugh Rayner
Councillor Gill Sargeant
Councillor Graham Old (In place of Eva Greenspan)
Councillor Andrew Harper (In place of John Marshall)

1. MINUTES

That the minutes of the meeting held on 9 April 2013 and 6 March 2013 be signed as an accurate record at the next meeting.

2. ABSENCE OF MEMBERS

Apologies for absence had been received from the following:

Councillor Darrel Yawitch, Councillor Agnes Slocombe, Councillor Eva Greenspan, who was substituted by Councillor Graham Old and Councillor John Marshal who was substituted by Councillor Andrew Harper.

3. DISCLOSABLE PECUNIARY INTERESTS AND NON PECUNIARY INTERESTS

There were no declarations.

4. PUBLIC QUESTION TIME

There were none.

5. MEMBERS' ITEM

There were none.

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

7. **2 GREEN CLOSE, LONDON, NW11 6UX**

The sub-Committee having heard from substitute speaker Mr Robert Walton who spoke in objection to the application on behalf of Mr Ian Trehearne and response from the applicant's representative:

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

8. **3 LIMES AVENUE, LONDON, NW7 3NY**

The sub-Committee:

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

9. **6 BEECHWORTH CLOSE, LONDON, NW3 7UT**

The sub-Committee noted the receipt of the additional information as set out in the tabled addendum.

The sub-Committee having heard from and Mr S Avery Mr who spoke in objection to the application and response from the applicant's representative:

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

Before the buildings hereby permitted are occupied the proposed windows in the side elevations facing 1 Elm Walk and 5 Beechworth Close 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.

Reason: To safeguard the privacy and amenities of occupiers of adjoining residential properties in accordance with policy DM01 of the Adopted Barnet Development Management Policies DPD (2012).

10. 17-19 HENDON LANE, LONDON, N3 1RT

The sub-Committee:

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

The applicant is advised to explore the possibility to provide bins within the vicinity of the premises to prevent littering.

11. 56A CREWYS ROAD, LONDON, NW2 2AD

The sub-Committee noted the receipt of the additional information as set out in the tabled addendum.

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

RESOLVED TO REFUSE the application for the following reason(s)

"The proposed increased number of employees would result in additional comings and goings and general activity which would result in noise and disturbance detrimental to the residential amenity of neighbouring occupiers contrary to policy DM04 of the Adopted Barnet Development Management Policies DPD (2012)".

Add the following informative:

"In accordance with paragraphs 186 and 187 of the NPPF, the Council takes a positive and proactive approach to development proposals, focused on solutions. To assist applicants in submitting development proposals, the Local Planning Authority has produced planning policies and written guidance to guide applicants when submitting applications. These are all available on the Council's website. A pre-application advice service is also offered.

The proposals do not comply with the relevant policies and guidance as set out in the reasons for refusal.

If the applicant wishes to submit a further application, the Council is willing to assist in identifying possible solutions through the pre-application advice service".

12. PARDES SCHOOL HOUSE, 37 HENDON LANE, LONDON, N3 1RY - F/00142/13

The sub-Committee noted the receipt of the additional information as set out in the tabled addendum.

The sub-Committee having heard from Mr Dawson who spoke in objection to the application:

RESOLVED TO REFUSE the application for the following reason(s)

The proposed wall would not be a suitable replacement for the previous wall and by reason of its design would harm the setting of the listed school and the character and appearance of this part of the Finchley Church End conservation area contrary to policies DM01 and DM06 of the Adopted Barnet Development Management Policies DPD (2012).

Add the following informative:

“In accordance with paragraphs 186 and 187 of the NPPF, the Council takes a positive and proactive approach to development proposals, focused on solutions. To assist applicants in submitting development proposals, the Local Planning Authority has produced planning policies and written guidance to guide applicants when submitting applications. These are all available on the Council’s website. A pre-application advice service is also offered.

The proposals do not comply with the relevant policies and guidance as set out in the reasons for refusal.

If the applicant wishes to submit a further application, the Council is willing to assist in identifying possible solutions through the pre-application advice service”.

13. PARDES SCHOOL HOUSE, 37 HENDON LANE, LONDON, N3 1RY - F/00141/13

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Add the following informative:

“In accordance with paragraphs 186 and 187 of the NPPF, the Council takes a positive and proactive approach to development proposals, focused on solutions. To assist applicants in submitting development proposals, the Local Planning Authority has produced planning policies and written guidance to guide applicants when submitting

applications. These are all available on the Council's website. A pre-application advice service is also offered.

The proposals do not comply with the relevant policies and guidance as set out in the reasons for refusal.

If the applicant wishes to submit a further application, the Council is willing to assist in identifying possible solutions through the pre-application advice service”.

14. UNIT 2, SILK BRIDGE RETAIL PARK, THE HYDE, LONDON, NW9 7TH

The sub-Committee noted the receipt of the additional information as set out in the tabled addendum.

The sub-Committee having heard from Mr Barnor who spoke in objection to the application and a response from the applicant's representative:

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

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.

Reason: To ensure that the proposed development does not prejudice the amenities of occupiers of adjoining residential properties in accordance with policy DM04 of the Adopted Barnet Development Management Policies DPD (2012).

15. ANY OTHER ITEMS THAT THE CHAIRMAN DECIDES ARE URGENT

There were no urgent matters.

The meeting finished at 21:06