

Decisions of the East Area Planning Sub-Committee

9 April 2013

Members Present:-

Councillor Andreas Tambourides (Chairman)

Councillor Bridget Perry (Vice-Chairman)

Councillor Alison Cornelius

Councillor Andrew Strongolou

Councillor Barry Rawlings

Councillor Joanna Tambourides

Councillor Alan Schneiderman

Councillor Jim Tierney

Apologies for Absence

Councillor Arjun Mittra

Councillor Stephen Sowerby

1. MINUTES

RESOLVED – That the minutes of the meeting held on the 6 March 2013 were approved as a correct record.

2. DISCLOSABLE PECUNIARY INTERESTS AND NON PECUNIARY INTERESTS

None were declared.

3. PUBLIC QUESTION TIME (IF ANY)

There were none.

4. MEMBERS' ITEMS (IF ANY)

There were none.

5. 44 LINCOLN ROAD, LONDON, N2 9DL - F/00367/13

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

The sub-Committee having heard from Councillor Colin Rogers (East Finchley Ward Councillor), Mrs Karen Gavrielides and Ms Anna Girling objecting the application and the applicant, Mr Robert Hastings;

RESOLVED TO APPROVE the application as per the Officer's report and subject to (i) the conditions set out in the report, (ii) the addendum and (iii) the following amendment;

Add the following condition

Before the development hereby permitted commences details of the proposed railings indicated on plan no. 784/04 to be provided to delineate between the terrace and flat roof

area of the extension hereby approved shall be submitted to and approved in writing by the Local Planning Authority before the development commences. The railings shall be installed in accordance with the approved details before the extension is first occupied and shall be permanently maintained in accordance with the approved details thereafter.

Reason:

To ensure that the amenities of the occupiers of adjoining properties are not prejudiced by overlooking in accordance with policy DM01 of the Adopted Barnet Development Management Policies DPD (2012).

6. FORMER ST MARTHAS JUNIOR SCHOOL, 5B UNION STREET, BARNET, HERTS, EN5 4HY - B/02303/12

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

The sub-Committee having heard from Mr Ms Nicola Turner and Mr Keith West objecting to the application and the applicant representative Ms Angela Ratcliff.

RESOLVED TO APPROVE the application as per the Officer’s report and subject to (i) the conditions set out in the report, (ii) the addendum and (iii) the following amendments;

Amend informative 1i) by omitting the two policy lists and replacing with the following;

Table 1: London Plan (July 2011) Policies

Policy	Key Requirements
3.3 Increasing housing supply	Boroughs should seek to achieve and exceed the relevant minimum borough annual average housing target. For Barnet the target is 22,550 over the next 10 years with an annual monitoring target of 2,255.
Policy 3.5 Quality and design of housing developments	Housing developments should be of the highest quality internally, externally and in relation to their context and wider environment, taking account of the policies in the London Plan. The design of all new housing should incorporate the London Plan minimum space standards and enhance the quality of local places, taking account of physical context, local character, density, tenure and land use mix and relationships with and provision of spaces. .
3.8 Housing choice	Londoners should have a genuine choice of homes that they can afford and which meet their requirements, including: <ul style="list-style-type: none"> • New developments should offer a range of housing sizes and types. • All new housing should be built to Lifetime Homes standard. 10% of new housing is designed to be wheelchair accessible, or easily adaptable for wheelchair users.
Policy 3.12 Negotiating affordable housing on individual private residential and mixed use schemes	The maximum reasonable amount of affordable housing should be sought for individual schemes. Negotiations should take account of a specific sites individual circumstances, including viability, the availability of subsidy, requirements and targets for affordable housing, the need to promote mixed and balanced communities and the need to encourage residential development.

Policy 3.13 Affordable housing thresholds	Boroughs should normally require affordable housing provision a site which has capacity to provide 10 or more homes.
Policy 5.2 Minimising carbon dioxide emissions	The Mayor will seek to ensure that developments meet the following target for CO ₂ emissions, which is expressed as year improvements on the 2010 Building Regulations: 2010 to 2013: 25% (Code for Sustainable Homes level 4); Major development proposals should include a comprehensive and appropriately detailed energy assessment to demonstrate how these targets are to be met within the framework of the energy hierarchy (Be lean, be clean, be green).
5.7 Renewable Energy	Within the framework of the energy hierarchy proposals should provide a reduction in expected carbon dioxide emissions through the use of on site renewable energy generation where feasible.
6.1 Strategic Approach and 6.3 Assessing Effects of Development On Transport Capacity	The Mayor will work with all relevant partners to encourage the closer integration of transport and development. Streetspace managed to take account of the different roles of roads for neighbourhoods and road users in ways that support promoting sustainable means of transport. Development should ensure that impacts on transport capacity and the transport network are fully assessed. Proposals should not adversely affect safety on the transport network. Transport assessments, travel plans, construction and logistics plans and service and delivery plans should be prepared in accordance with the relevant guidance.
6.13 Parking	The maximum standards in the London Plan should be applied to planning applications and developments should also provide electrical charging points, parking for disabled people and cycle parking in accordance with the London Plan standards. Delivery and servicing needs should also be provided for.
7.1 Building London's Neighbourhoods and Communities	In their neighbourhoods people should have a good quality environment in an active and supportive local community with the best possible access to services, infrastructure and public transport to wider London. Neighbourhoods should also provide a character that is easy to understand and relate to.
7.2 An Inclusive Environment	Design and Access Statements should explain how, the principles of inclusive design, including the specific needs of older and disabled people, have been integrated into the proposed development, whether relevant best practice standards will be complied with and how inclusion will be maintained and managed.
7.3 Designing Out Crime	Development proposals should reduce the opportunities for criminal behaviour and contribute to a sense of security without being overbearing or intimidating.

7.4 Local Character; and 7.6 Architecture	Buildings, streets and spaces should provide a high quality design response. Architecture should make a positive contribution to a coherent public realm, incorporate the highest quality materials and design appropriate to its context.
7.8 Heritage Assets and Archaeology	Development should identify, value, conserve, restore, reuse and incorporate heritage assets where appropriate. Development affecting heritage assets and their settings should be conserve their significance, by being sympathetic to their form, scale, materials and architectural detail. New development should make provision for the protection of archaeological resources, landscapes and significant memorials.
7.21 Trees and Woodlands	Existing trees of value should be retained and any loss as a result of development should be replaced. Wherever appropriate the planting of additional trees should be in developments.
8.2 Planning Obligations; and 8.3 Community Infrastructure Levy	Development proposals should address strategic as well as local priorities in planning obligations. The supporting of Crossrail (where appropriate) and other public transport improvements should be given the highest importance, with Crossrail (where appropriate) having higher priority than other transport improvements. Importance should also be given to talking climate change, learning and skills, health facilities and services, childcare provisions and the provision of small shops. Guidance will be prepared setting out a framework for the application of the Community Infrastructure Levy to ensure the costs incurred in providing infrastructure which supports the policies in the London Plan can be funded wholly or partly by those with an interest in land benefiting from the grant of planning permission.

Table 2: Barnet Adopted Core Strategy (CS) and Development Management Policies (DM) 2012

Policy	Key Requirements
CS NPPF National Planning Policy Framework – Presumption in Favour of Sustainable Development	Sets out that planning applications that accord with policies in Barnet's Local Plan will be approved without delay, unless material considerations indicate otherwise.
CS01 Barnet's Spatial Strategy - Protection, Enhancement and Growth	Sets out the vision of how Barnet will change and where that change will happen
CS04 Providing Quality Homes and Housing Choice in Barnet	sets out need to provide wider choice in accessing housing in terms of tenures, types and size. It highlights that an appropriate level and mix of affordable housing will be determined following a viability assessment.
CS05 Protecting and Enhancing Barnet's Character to Create High Quality Places	sets out priorities for high quality design and the importance of protecting and enhancing Barnet's historical heritage and what makes Barnet distinctive in particular our suburban family houses and gardens.

		Provides basis for more detailed design guidance on suburban streets whose residential character has changed or may change in future. Identifies strategic locations for tall buildings and locally important viewing corridors
CS09	Providing Safe, Effective and Efficient Travel	sets out priorities of ensuring more efficient use of the road network including taking a comprehensive approach to tackling the school run. Highlights delivery of high quality transport systems in regeneration areas and town centres as well as seeking more environmentally friendly transport networks.
CS10	Enabling Inclusive Integrated Community Facilities and Uses	ensures community buildings including schools, libraries and meeting spaces are located where they are easily accessible and that new and existing provision is used more efficiently for joint service delivery
CS11	Improving Health and Well Being in Barnet	supports the plans of NHS Barnet and its successors to deliver modern primary care and the creation of healthier neighbourhoods. It also highlights that residential care homes are overprovided and should be remodelled to widen housing choice
CS12	Making Barnet a Safer Place	ensures that streets, town centres and open spaces feel safer and that new development designs out crime. It also highlights partnership working with the Metropolitan Police on re-modelling its estate as a basis for an effective and responsive police service in Barnet
CS15	Delivering the Core Strategy	sets out monitoring arrangements and provides context for the Infrastructure Delivery Plan and how the necessary infrastructure will be funded and delivered
DM01	Protecting Barnet's Character and Amenity	sets out what is expected from development proposals in Barnet and highlights the preservation and enhancement of local character
DM02	Development Standards;	sets out the national and Londonwide standards with which we expect development proposals to comply with.
DM03	Accessibility and Inclusive Design	sets out the principles of inclusive and accessible design that development proposals must meet.
DM04	Environmental Considerations for Development	sets out the environmental issues that development proposals should consider including the feasibility of decentralised energy, managing flood risk, noise, air quality and contamination.
DM06	Barnet's Heritage and Conservation	sets out how heritage assets including listed and locally listed buildings, conservation areas and archaeological remains will be protected
DM08	Ensuring a Variety of Sizes of New Homes to Meet Housing Need	sets out that development proposals should provide housing choice in terms of a mix of types and sizes. It also highlights Barnet's dwelling size priorities for family housing of 3 bedrooms plus.
DM09	Specialist Housing – Houses in Multiple Occupation, Student Accommodation and Housing Choice for Older People	sets out our intention to retain HMOs and how proposals for new HMOs will be considered. Highlights that addressing local need is a priority for providing housing choice for older people and proposals for student accommodation.
DM10	Affordable Housing Contributions	sets out that all residential developments of 10 units or more provide 40% affordable housing subject to viability.

DM13 Uses	Community and Education	sets out that loss of community / educational premises will be resisted unless a replacement facility is provided or that it is demonstrated that the use is no longer needed. Highlights that proposals for new uses should be in accessible locations including town centres and local centres.
DM16	Biodiversity	sets out that development proposals should provide for retention, enhancement or creation of biodiversity and not adversely impact on sites of nature conservation importance.
DM17 Standards	Travel Impact and Parking	sets out that development proposals with potential for significant trip generation should be in locations which can be accessed by a range of transport modes. It also highlights local infrastructure needs and parking standards for residential development.

7. FORMER ST MARTHAS JUNIOR SCHOOL, 5B UNION STREET, BARNET, HERTS, EN5 4HY - B/02304/12

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

The sub-Committee having heard from Mr Ms Nicola Turner and Mr Keith West objecting to the application and the applicant representative Ms Angela Ratcliff.

RESOLVED TO APPROVE the application as per the Officer's report and subject to (i) the conditions set out in the report, (ii) the addendum and (iii) the following amendments;

1. Amend Condition 1 by adding the following plan nos:-
277_PL_401/001; /002; /003
2. Amend info 1i) by omitting lists and replacing with the following:-

Table 2: Barnet Adopted Core Strategy (CS) and Development Management Policies (DM) 2012

Policy	Key Requirements
CS NPPF National Planning Policy Framework – Presumption in Favour of Sustainable Development	Sets out that planning applications that accord with policies in Barnet's Local Plan will be approved without delay, unless material considerations indicate otherwise.
CS05 Protecting and Enhancing Barnet's Character to Create High Quality Places	Sets out priorities for high quality design and the importance of protecting and enhancing Barnet's historical heritage and what makes Barnet distinctive in particular our suburban family houses and gardens. Provides basis for more detailed design guidance on suburban streets whose residential character has changed or may change in future. Identifies strategic locations for tall buildings

		and locally important viewing corridors.
DM01	Protecting Barnet's Character and Amenity	sets out what is expected from development proposals in Barnet and highlights the preservation and enhancement of local character
DM06	Barnet's Heritage and Conservation	sets out how heritage assets including listed and locally listed buildings, conservation areas and archaeological remains will be protected

8. 61 RICHMOND ROAD, BARNET, HERTS, EN5 1SF - TPO/00079/13/B

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

The sub-Committee;

RESOLVED TO REFUSE the application as per the Officer's report and subject to (i) conditions set out in the report and (ii) the addendum.

9. 329 OAKLEIGH ROAD NORTH, LONDON, N20 0RJ - B/04361/12

The sub-Committee;

RESOLVED TO APPROVE the application as per the Officer's report and subject to (i) conditions set out in the report, (ii) the addendum and (iii) the following amendment;

Add the following condition:

All new residential dwellings within the development hereby approved shall be constructed to meet and achieve the 'Lifetime Homes' standard.

Reason:

To ensure the development meets the needs of its future occupiers and to comply with the requirements of policy DM02 of the Adopted Barnet Development Management Policies DPD (2012) and policies 3.8 and 7.2 of the London Plan 2011.

10. 110 ASHURST ROAD, LONDON, N12 9AB - F/03527/12

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

The sub-Committee;

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

11. WOODHOUSE COLLEGE, WOODHOUSE ROAD, LONDON, N12 9EY - F/00052/13

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

The sub-Committee having heard from Mr Simon objecting the application and the applicant representative, Mr Matthew Williams;

RESOLVED TO APPROVE the application as per the Officer's report and subject to (i) the conditions set out in the report, (ii) the addendum and (iii) the following amendments;

1. Amend con 16 by inserting the following after "staff":
"students and members of the public"
2. Amend informative 1 ii) by omitting the following sentence:-
Futhermore,.....accompany the scheme."

12. ANY ITEM(S) THE CHAIRMAN DECIDES IS URGENT

There were none.

The meeting finished at 9.10 pm