

## Decisions of the West Area Planning Sub-Committee

28 June 2012

Members Present:-

Councillor Maureen Braun (Chairman)

Jack Cohen  
Melvin Cohen  
John Marshall  
Hugh Rayner  
Agnes Slocombe

Darrel Yawitch  
Graham Old (In place of Eva Greenspan)  
John Hart (In place of Sury Khatri)  
Charlie O'Macauley (In place of Claire Farrier)

### 1. MINUTES

Resolved:

That the Minutes of 12 June 2012 be signed at a future meeting.

### 2. ABSENCE OF MEMBERS

Apology of absence was received Councillor Eva Greenspan and Councillor Claire Farrier, Sury Khatri and Gill Sargeant.

### 3. DECLARATION OF MEMBERS' PERSONAL AND PREJUDICIAL INTERESTS

The following declarations were made:

#### **2 Elm Walk, London, NW3 7UP**

Councillor John Marshall declared a personal and prejudicial interest as the applicant was known to him. Councillor Marshall withdrew from the meeting and took part no part in the consideration and voting process.

#### **58 Clifton Gardens, London, NW11 7EL**

Councillor Melvin Cohen declared a personal and non-prejudicial interest as the site address neighbours his office of employment. Councillor Cohen took part in the consideration and voting process.

### 4. PUBLIC QUESTION TIME

There were none.

**5. MEMBERS' ITEM**

There were none.

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

**(a) 2 ELM WALK, LONDON, NW3 7UP - F/05087/11**

The sub-Committee having heard from Mr Aaronson and Mr Aleksander who spoke against the application and a response from the applicant's representative

**RESOLVED TO DEFER** the application to a future meeting to enable the Building Control Principal Structural Engineer to address the committee.

**(b) 77 GOLDERS GREEN ROAD, LONDON, NW11 8EN - F/00901/12**

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.

**(c) 77 GOLDERS GREEN ROAD, LONDON, NW11 8EN - F/00900/12**

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.

**(d) 79 WEST HEATH ROAD, LONDON, NW3 7TH - F/01019/12**

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

The sub-Committee having heard from Mr Andrew Thomas and Mr Woolf who spoke against 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 and the addendum and including the following amendment to Informative 1, additional informative 8 and conditions:

Add informative 1 - [ADD HERE](#)

Add informative 8: The applicant is advised that the West Area Planning Sub-Committee is unlikely to favourably consider any future application

for a larger development.

Add condition 17: Before the building hereby permitted is occupied the proposed side velux windows 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.

Add condition 18: No development shall take place until a Construction Method Statement has been submitted to, and approved in writing by, the Local Planning Authority. The Statement shall provide for – access to the site; the parking of vehicles for site operatives and visitors; hours of construction, including deliveries, loading and unloading of plant and materials; the storage of plant and materials used in the construction of the development; the erection of any means of temporary enclosure or security hoarding and measures to prevent mud and debris being carried on to the public highway. Throughout the construction period the detailed measures contained within the approved Statement shall be strictly adhered to.

Reason: In the interests of highway safety in accordance with Policy M11 of the London Borough of Barnet Adopted Unitary Development Plan 2006.

Amend informative 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, D3, D4, D5, D11, D13, CS2, CS8, CS13, IMP1, IMP2, GMon, GH1, H2, H16, H17, H18, H23, H26, H27, M11, M13 and M14.

Core Strategy (Examination in Public version) 2012: CS NPPF, CS1, CS5.

Development Management Policies (Examination in Public version)2012: DM01, DM02, DM08, DM17.

ii) The proposal is acceptable for the following reason(s): -

The replacement of the property with two self contained maisonettes is considered acceptable, in character with the surrounding area. As conditioned, the proposals would not impact on trees of special amenity value. The proposal would protect the character of this part of Childs Hill and respect the setting of nearby buildings. The proposal would provide acceptable standards of amenity for future occupiers and respect the amenity of existing neighbouring occupiers. The proposal is acceptable

on highways grounds.

- (e) **201 THE VALE, LONDON, NW11 8TN - F/01540/12**  
The sub-Committee noted the receipt of the additional information as set out in the tabled addendum.

**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.

- (f) **26 BASING HILL, LONDON, NW11 8TH - F/01254/12**  
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

- (g) **DENVER COURT, 132 HENDON LANE, LONDON, N3 3RH - F/05103/10**

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

- (h) **11 GARRICK AVENUE, LONDON, NW11 9AR - F/00745/12**  
The sub-Committee noted the receipt of the additional information as set out in the tabled addendum.

**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.

- (i) **58 CLIFTON GARDENS, LONDON, NW11 7EL - F/04906/11**  
The sub-Committee noted the receipt of the additional information as set out in the tabled addendum.

**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.

- (j) **206 WATFORD WAY, LONDON, NW4 4UA - H/00735/12**  
The sub-Committee noted the receipt of the additional information as set out in the tabled addendum.

**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.

- (k) **FLAT 7, SUNRISE VIEW, THE RISE, LONDON, NW7 2LL - H/01059/12**  
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.

**7. ANY OTHER ITEMS THAT THE CHAIRMAN DECIDES ARE URGENT**

There were no items the Chairman deemed were urgent.

The meeting finished at 8.29 pm