

Decisions of the East Area Planning Sub-Committee

6 March 2014

Members Present:

Councillor Andreas Tambourides (Chairman)

Councillor Bridget Perry (Vice-Chairman)

Councillor Alison Cornelius

Councillor Arjun Mitra

Councillor Barry Rawlings

Councillor Alan Schneiderman

Councillor Andrew Strongolou

Councillor Joanna Tambourides

Councillor Jim Tierney

Councillor Brian Salinger (In place of
Councillor Stephen Sowerby)

1. MINUTES OF LAST MEETING

RESOLVED – That the minutes of the meeting held on the 6 February 2014 be approved as a correct record.

2. ABSENCE OF MEMBERS (IF ANY)

Apologies for absence were received from Councillor Stephen Sowerby who had been substituted for by Councillor Brian Salinger.

3. DECLARATION OF MEMBERS' DISCLOSABLE PECUNIARY INTERESTS AND NON PECUNIARY INTERESTS (IF ANY)

Members declared the following interests:

Councillor	Agenda Item	Interest
Jim Tierney	Berkeley Court, Vines Avenue, London N3 1AL (F/04976/13)	Non pecuniary interest as Councillor Tierney lives nearby to the application address. Although this was a non- pecuniary interest, Councillor Tierney left the room and did not take part in the debate and in the decision making process.

4. PUBLIC QUESTION TIME (IF ANY)

There were none.

5. MEMBERS' ITEMS (IF ANY)

There were none.

6. LAND TO THE REAR OF 208 HAMPDEN WAY, LONDON, N14 7LY - B/04790/13

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

7. **90 VICTORIA ROAD, BARNET, HERTS, EN4 9PB - B/05688/13**

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

8. **69 JACKSON ROAD, BARNET, HERTS, EN4 8UU - B/05238/13**

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

RESOLVED TO APPROVE the application as per the Officer's report and subject to (i) the conditions set out in the report (ii) the additional information set out in the addendum (iii) the following additional Informative:

The applicant is reminded that there are several conditions attached to planning permission ref B/00753/11 which remain outstanding and are required to be formally discharged prior to development commencing on site.

9. **79 LEICESTER ROAD, BARNET, HERTS, EN5 5EL - B/04078/13**

The Sub-Committee noted the receipt of the additional information set out in the addendum and also noted an additional Condition and Informative.

The Sub-Committee having heard oral representations from Mr Oliver Burnage and Ms Carol Johnston objecting to the application and the applicant's response;

RESOLVED TO APPROVE the application as per the Officer's report and subject to (i) the conditions set out in the report (ii) the additional information set out in the addendum and (iii) the following additional Condition and Informative:

Additional Condition

Before the development hereby permitted is occupied the proposed rooflights in the northeast and southwest roof slopes serving the bedrooms to Flat B shall be glazed with obscure glass and shall be permanently fixed shut with only a fanlight opening at a level of 1.7m above finished floor level. The rooflights shall be permanently retained as such thereafter.

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).

Additional Informative

The applicant is advised that it is suggested that the proposed refuse storage facilities should be provided at the rear of the site.

10. **67 WARWICK ROAD, BARNET, HERTS, EN5 5EH - B/06000/13**

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

11. 53 OAKLEIGH PARK SOUTH, LONDON, N20 9JL - TPO/00763/13/B

RESOLVED TO REFUSE CONSENT for the following reason as per the Officer's report:

The loss of the trees of special amenity value is not justified as a remedy for the alleged subsidence damage on the basis of the information provided.

12. 1 ELMSTEAD CLOSE, LONDON, N20 8ER - B/05719/13

The Sub-Committee noted the receipt of the additional information set out in the addendum to the report.

The Sub-Committee having heard oral representations from Professor Barry Mordsley, who also spoke on behalf of Mr and Mrs Low, objecting to the application and the applicant's response;

RESOLVED TO APPROVE the application as per the Officer's report and subject to (i) the conditions set out in the report (ii) the additional condition set out in the addendum (iii) and the following additional Informative:

The applicant is advised to consider providing soft landscaping to the site's rear boundary with neighbouring properties in Greenway Close and the side boundary with Willow End so as to provide natural screening in order to reduce overlooking from the extensions and to maintain the privacy of neighbouring residents.

13. 108 HOLDEN ROAD, LONDON, N12 7EA - B/00061/14

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

The Sub-Committee having heard oral representations from Mrs Ann Robinson and Councillor Brian Coleman (Totteridge Ward) objecting to the application and the applicant's response;

RESOLVED TO REFUSE the application (being a reversal of Officer's recommendation, for the following reasons.

The proposed conversion, by reason of the number of units proposed would result in an over intensive use of the application building, resulting in increased comings and goings resulting from the additional households within the building, to the detriment of the character and appearance of the area as well as creating levels of noise and general disturbance detrimental to the amenities of the occupants of the adjoining semi-detached single family dwelling, no. 110 Holden Road. The proposal would be contrary to Policies CS NPPF, CS1 and CS5 of the Local Plan Core Strategy (adopted September 2012), Policy DM01 of the Development Management Policies DPD (adopted September 2012) and the Residential Design Guidance SPD (adopted April 2013).

The proposal would result in the loss of a large single family house and the provision of units not considered to be of high priority size for the borough. The proposal would therefore not comply with Policy DM08 of the Development Management Policies DPD (adopted September 2012).

14. 258-260 NETHER STREET, LONDON, N3 1HT - F/00943/13

The Sub-Committee noted the receipt of the additional information set out in the addendum to the report.

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

15. BERKELEY COURT, VINES AVENUE, LONDON, N3 2QE - F/04976/13

The Sub-Committee noted the receipt of the additional information set out in the addendum to the report.

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

16. 18 BRENT WAY, LONDON, N3 1AL - F/05803/13

The Sub-Committee having heard oral representations from Mr Kieran Kettleton objecting to the application and the response of the applicant's representative;

RESOLVED TO APPROVE the application as per the Officer's report and subject to (i) the conditions set out in the report (ii) the following amendment to condition 3 and (iii) the following additional Informatives:

Amend Condition 3 to read:

Before development commences, details of how the land will be landscaped following construction, shall be submitted to and approved in writing by the Local Planning Authority. Within two months of first occupation of the basement this shall be implemented and permanently retained thereafter.

Reason

To safeguard the character of the locality in accordance with policy DM01 of the adopted Barnet Development Management Policies 2012.

Add Informatives.

1). Applicants and agents are encouraged to sign up to the Considerate Contractors Scheme (www.ccscheme.org.uk) whereby general standards of work are raised and the condition and safety of the Borough's streets and pavements are improved.

2). The applicant is advised to inform the Local Planning Authority when works commence.

17. ANY ITEM(S) THE CHAIRMAN DECIDES ARE URGENT

There were none.

The meeting finished at 9.50 pm