

Decisions of the Hendon Area Planning Committee

17 September 2015

Members Present:-

Councillor Maureen Braun (Chairman)
Councillor Brian Gordon (Vice-Chairman)

Councillor Claire Farrier
Councillor Sury Khatri

Councillor Hugh Rayner
Councillor Agnes Slocombe

Apologies for Absence

Councillor Gill Sargeant

1. MINUTES

RESOLVED that the minutes of the meeting held on 27 July, 2015 be approved as a correct record and signed by the Chairman.

2. ABSENCE OF MEMBERS (IF ANY)

Councillor Gill Sargeant's apology was received.

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

1 Langley Park (Agenda item 7 refers)

Councillor Rayner declared a non-prejudicial interest, as he was familiar with some of the residents in Langley Park and Councillor Davey.

Councillor Khatri declared a non-prejudicial interest, as he was familiar with some of the residents in Langley Park and Councillor Davey.

4. PUBLIC QUESTION AND COMMENTS (IF ANY)

None.

5. MEMBERS' ITEMS (IF ANY)

None.

6. REPORT OF THE MONITORING OFFICER (IF ANY)

There was not a report.

7. 36 WOOLMEAD AVENUE LONDON NW9 7AY - 15/04227/HSE

RESOLVED that this item be deferred for enforcement investigation into the existing ground floor rear extension at the property.

8. 117-125 WEST HENDON BROADWAY LONDON NW9 7BP - 15/00750/FUL

The Committee heard representations Benedict Smith, Abuzar Ahmed and Richard Henley (agent).

RESOLVED that the application be approved, subject to S106, the recommendations detailed in the report and the addendum.

FOR: 4

AGAINST: 2

ABSTENTIONS: 0

9. 42 SEVINGTON ROAD LONDON NW4 3RX - 15/04283/HSE

The Committee heard a representation from Johanna Millward.

RESOLVED that the application be approved, subject to the recommendations detailed in the report and the addendum.

FOR: 4

AGAINST: 0

ABSTENTIONS: 2

10. 66 UPHILL ROAD LONDON NW7 4PU - 5/04704/FUL

The Committee heard representations from Mr Leslie Elstein, Mr Obadia and Steven Novack (agent).

RESOLVED that the application be approved as per the agenda and addendum, plus the following:

As per agenda and addendum, plus the following:

Condition 14 to be amended to the following:

Sight Lines

a) Notwithstanding the details shown in the drawings submitted and otherwise hereby approved, no development shall take place until full details (including scaled drawings) demonstrating how a vehicular sight line of 4.5 metres by 43 metres either side of the proposed site access with the Public Highway will be provided has been submitted to and approved in writing by the Local Planning Authority.

b) No unit shall be occupied or brought into use until the development has been implemented in full accordance with the details as approved under this condition. The development shall be permanently maintained in accordance with the approved details thereafter.

Reason: In the interests of highway and pedestrian safety in accordance with London Borough of Barnet's Local Plan Policy CS9 of Core Strategy (Adopted) September 2012 and Policy DM17 of Development Management Policies (Adopted) September 2012.

Additional Condition: Parking

Before the development hereby permitted is first occupied turning space and parking spaces shall be provided within the site in accordance with a scheme that has previously been submitted to and approved in writing by the Local Planning Authority. Thereafter the parking and turning areas shall not be used for any purpose other than the parking and turning of vehicles in connection with the approved development.

Reason: To ensure that parking and associated works are provided in accordance with the Council's standards in the interests of pedestrian and highway safety and the free flow of traffic in accordance with Policy CS9 of the Local Plan Core Strategy (adopted September 2012), Policy DM17 of the Local Plan Development Management Policies DPD (adopted September 2012) and 6.1, 6.2 and 6.3 of the London Plan 2015.

Additional condition: Sustainable Urban Drainage System

a) No development other than demolition work shall take place unless and until a Drainage Strategy detailing all drainage works to be carried out in respect of the development hereby approved and all Sustainable Urban Drainage System features to be included in the scheme has been submitted to and approved in writing by the Local Planning Authority.

b) The development hereby approved shall not be first occupied or brought into use until the drainage works and Sustainable Urban Drainage System features approved under this condition have been implemented in their entirety.

Reason: To ensure that the development provides appropriate drainage infrastructure and to comply with Policy CS13 of the Local Plan Core Strategy (adopted September 2012), the Sustainable Design and Construction SPD (adopted April 2013) and Policies 5.13 and 5.14 of the London Plan 2015.

FOR: 5

AGAINST: 0

ABSTENTIONS: 1

11. 71 VIVIAN AVENUE LONDON NW4 3XE - 15/03894/FUL

The Committee heard representations from Mr Spiro Novruzai and Mr Tim Benton.

RESOLVED that the application be approved As per agenda and addendum, and the following:

Additional Condition: Drainage

a) No development other than demolition work shall take place unless and until a Drainage Strategy detailing all drainage works to be carried out in respect of the development hereby approved has been submitted to and approved in writing by the Local Planning Authority.

b) The development hereby approved shall not be first occupied or brought into use until the drainage works approved under this condition have been implemented in their entirety.

Reason: To ensure that the development provides appropriate drainage infrastructure and to comply with Policy CS13 of the Local Plan Core Strategy (adopted September 2012), the Sustainable Design and Construction SPD (adopted April 2013) and Policies 5.13 and 5.14 of the London Plan 2015.

Additional Condition: Use

The premises shall be used as a single family dwellinghouse (C3(a)) and for no other purpose (including any other purpose in Class C3 of the Schedule to the Town and Country Planning (Use Classes) Order, 1987, or in any provision equivalent to that Class in any statutory instrument revoking and re-enacting that Order with or without modification).

Reason: To enable the Local Planning Authority to exercise control of the type of use within the category in order to safeguard the amenities of the area.

Additional Informative: Future applications

The applicant is advised that any future extensions proposed at this property are unlikely to be considered favourably by the Council.

FOR: 5

AGAINST: 1

ABSTENTIONS: 0

12. 1 LANGLEY PARK LONDON NW7 2AA - 15/04278/HSE

The Committee received the report.

RESOLVED that the application be approved as per the agenda and addendum, and the following:

Additional Condition: Drainage

a) No development other than demolition work shall take place unless and until a Drainage Strategy detailing all drainage works to be carried out in respect of the development hereby approved has been submitted to and approved in writing by the Local Planning Authority.

b) The development hereby approved shall not be first occupied or brought into use until the drainage works approved under this condition have been implemented in their entirety.

Reason: To ensure that the development provides appropriate drainage infrastructure and to comply with Policy CS13 of the Local Plan Core Strategy (adopted September 2012), the Sustainable Design and Construction SPD (adopted April 2013) and Policies 5.13 and 5.14 of the London Plan 2015.

FOR: 6

AGSINST: 0

ABSTENTIONS: 0

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

None.

The meeting finished at 8.55pm