

# Decisions of the Chipping Barnet Area Planning Committee

20 July 2016

Members Present:-

Councillor Stephen Sowerby (Vice-Chairman)

Councillor Alison Cornelius  
Councillor Tim Roberts  
Councillor Andreas Ioannidis

Councillor Laurie Williams  
Councillor Pauline Coakley Webb (substitute)

Apologies for Absence

Councillor Wendy Prentice

Councillor Reema Patel

## 1. MINUTES OF LAST MEETING

**RESOLVED – The minutes of the meeting held on 15<sup>th</sup> of June 2016 were agreed as a correct record.**

## 2. ABSENCE OF MEMBERS (IF ANY)

The Chairman, Councillor Wendy Prentice, gave an apology for absence. The Vice-Chairman, Councillor Stephen Sowerby, chaired the meeting.

Councillor Reema Patel gave an apology for absence. Councillor Pauline Coakley-Webb substituted for her.

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

The following interests were declared:

Councillor	Item(s)	Nature of Interest	Details
Tim Roberts	6	Non-pecuniary	That the councillor knows Mr Sam Jacobs, who had submitted objections to the application.
Tim Roberts	7	Non-pecuniary	That the councillor knows Councillor Richard Cornelius and Councillor Caroline Stock, who both requested to make an oral representation on the item.

Stephen Sowerby	7	Non-pecuniary	That the councillor has a close working relationship with an objector. As a result, the councillor declared that he would not take part in the discussion or decision making on the item.
Alison Cornelius	7	Non-pecuniary	That the councillor knows Councillor Richard Cornelius, Councillor Caroline Stock and Dr Richard Stock, who all requested to make an oral representation on the item.
Alison Cornelius	8	Non-pecuniary	That the councillor regularly attends this church as a member of the congregation. As a result, the councillor declared that she would not take part in the discussion or decision making on the item.

**4. REPORT OF THE MONITORING OFFICER (IF ANY)**

None.

**5. 17 WOODSIDE AVENUE, LONDON, N12 8AN (TOTTERIDGE WARD)**

The Planning Officer introduced the application.

An oral representation was heard from Ms Roshan Dada, who objected to the application.

An oral representation was also heard from the applicant's agent.

Following discussion of the item, the Chairman moved to the officers' recommendation which was to approve the application.

The committee unanimously agreed the recommendation.

The committee therefore **RESOLVED to APPROVE the application as per the officers' recommendation and the conditions as presented in the report and with an amendment to condition 8 to substitute the word 'dimensions' with 'details'.**

**6. 108 HOLDEN ROAD LONDON N12 7EA (TOTTERIDGE WARD)**

The Planning Officer introduced the application. The committee noted two minor changes to the officers' report, which were to amend Condition 10 to substitute 'Order 1995' with '(England) Order 2015' and to amend condition 11 to omit 'and' before 'elevational'.

Following discussion of the item, the Chairman moved to the officers' recommendation which was to approve the application. Votes were recorded as follows:

For	2
Against	0
Abstain	4

The committee therefore **RESOLVED to APPROVE the application as per the officers' recommendation and the conditions as presented in the report and as verbally amended above.**

**7. FAIRLIGHT COTTAGE 7 HORSESHOE LANE LONDON N20 8NJ (TOTTERIDGE WARD)**

Councillor Sowerby left the meeting due to the interest he declared on the item.

As the Chairman had given an apology for absence, and as the Vice-Chairman had left the meeting due to his interest, there was a need to elect a Chairman for the duration of the discussion on the item.

Councillor Pauline Coakley Webb nominated Councillor Tim Roberts. The nomination was seconded by Councillor Andreas Ioannidis. The committee then unanimously agreed that Councillor Tim Roberts preside as the Chairman for the duration of the item only.

The Planning Officer introduced the item. The committee noted the additional information as provided in the addendum.

Oral representations were heard from Dr Richard Stock and Ms Caroline Stock who objected to the application.

Councillor Richard Cornelius spoke in his capacity as a ward councillor to object to the application.

An oral representation was also heard from the applicant's lawyer.

Following discussion of the item, the Chairman moved to the officers' recommendation which was to approve the application. Votes were recorded as follows:

For	1
Against	2
Abstain	2

The recommendation to approve the application therefore fell.

Councillor Alison Cornelius moved a motion to refuse the item, being a reversal of the officers' recommendation, on the following grounds

- The proposed replacement house, by reason of its design, appearance, size, bulk, height and rooftop PV panels would appear as an incompatible structure in this

part of the Totteridge Conservation Area and would result in a loss of outlook and an overbearing and visually intrusive impact when viewed from No. 5 Horseshoe Lane. The proposal would not preserve or enhance the character or appearance of the conservation area, would be detrimental to the amenities of neighbouring occupiers and would be contrary to policies CS NPPF, CS1 and CS5 of the Local Plan Core Strategy (adopted September 2012), DM01 and DM06 of the Local Plan Development Management Policies DPD (adopted September 2012), the Residential Design Guidance SPD and the Totteridge Conservation Area Character Appraisal.

The motion was seconded by Councillor Laurie Williams. Votes on the motion were recorded as follows:

For	4
Against	0
Abstain	1

The committee therefore **RESOLVED to REFUSE the application on the grounds as presented above and with standard informatives to be attached to the decision notice setting out the drawings forming the basis of the decision, and how the LPA has worked with the applicant.**

**8. ST ANDREWS CHURCH OF ENGLAND CHURCH HALL TOTTERIDGE VILLAGE LONDON N20 8PR (TOTTERIDGE WARD)**

Councillor Sowerby returned to the meeting and continued to preside over the meeting.

Councillor Alison Cornelius left the meeting due to the interest that she had declared.

The Planning Officer introduced the item. The committee noted the additional information as provided in the addendum.

An oral representation was heard from Mr Alan Holliday who supported the application.

Councillor Richard Cornelius spoke in his capacity as a ward councillor to support to the application.

An oral representation was also heard from the applicant.

Following discussion of the item, Councillor Sowerby moved a motion to approve the item, being a reversal of the officers' recommendation, on the following grounds:

- That the benefits the proposal would bring to the community would outweigh the harm that would be caused to the character and appearance of the Totteridge Conservation Area.

The motion was seconded by Councillor Laurie Williams. Votes were recorded as follows:

For	4
Against	0

Abstain	1
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The committee therefore **RESOLVED to APPROVE** the application on the grounds as presented above, and subject to the conditions as detailed by the Planning Officer at the meeting.

1. The development hereby permitted shall be carried out in accordance with the following approved plans: 7109/02/C; 7109/03; 6465/JF/PA/01; 6465/JF/PA/02; the tree bureau AIA 7256; TCP 7256; photos.

Reason: For the avoidance of doubt and in the interests of proper planning and so as to ensure that the development is carried out fully in accordance with the plans as assessed in accordance with Policies CS NPPF and CS1 of the Local Plan Core Strategy DPD (adopted September 2012) and Policy DM01 of the Local Plan Development Management Policies DPD (adopted September 2012).

2. This development must be begun within three years from the date of this permission.

Reason: To comply with Section 51 of the Planning and Compulsory Purchase Act 2004.

3. a) No development other than demolition works shall take place until details of the materials to be used for the external surfaces of the building(s) and access and car parking areas hereby approved have been submitted to and approved in writing by the Local Planning Authority.

b) The development shall thereafter be implemented in accordance with the materials as approved under this condition.

Reason: To safeguard the character and visual amenities of the site and wider area and to ensure that the building is constructed in accordance with Policies CS NPPF and CS1 of the Local Plan Core Strategy (adopted September 2012), Policy DM01 of the Development Management Policies DPD (adopted September 2012) and Policies 1.1, 7.4, 7.5 and 7.6 of the London Plan 2015.

4. Prior to the car parking area being brought into use in accordance with the hereby approved plans, details and specifications of all external lighting to be installed as part of the development shall be submitted to the Local Planning Authority and approved in writing. The development shall be implemented in full accordance with the approved details prior to the first occupation of the development and thereafter be maintained as such.

Reason: To ensure that appropriate lighting is provided as part of the development in accordance with policy DM01 of the Barnet Local Plan and 5.3 of the London Plan.

5. a) No site works or development (including any temporary enabling works, site clearance and demolition) shall take place until a dimensioned tree protection plan in accordance with Section 5.5 and a method statement, expanding on the principles of the method statement previously submitted, detailing precautions to minimise damage to trees in accordance with Section 6.1 of British Standard BS5837: 2012 (Trees in relation to design, demolition and construction - Recommendations) have been submitted to and approved in writing by the Local Planning Authority.

b) No site works (including any temporary enabling works, site clearance and demolition) or development shall take place until the temporary tree protection shown on the tree protection plan approved under this condition has been erected around existing trees on site. This protection shall remain in position until after the development works are completed and no material or soil shall be stored within these fenced areas at any time. The development shall be implemented in accordance with the protection plan and method statement as approved under this condition.

Reason: To safeguard the health of existing trees which represent an important amenity feature in accordance with Policy DM01 of the Development Management Policies DPD (adopted September 2012), Policies CS5 and CS7 of the Local Plan Core Strategy DPD (adopted September 2012) and Policy 7.21 of the London Plan 2015.

6. a) The site shall not be brought into use until details of the barriers/bollards, around the amended access by tree T6 have been submitted to and approved in writing by the Local Planning Authority.

b) The development shall be implemented in accordance with the details approved as part of this condition before first occupation or the use is commenced and retained as such thereafter.

Reason: To safeguard the health of existing trees which represent an important amenity feature in accordance with Policy DM01 of the Development Management Policies DPD (adopted September 2012), Policies CS5 and CS7 of the Local Plan Core Strategy DPD (adopted September 2012) and Policy 7.21 of the London Plan 2015.

7. a) No development shall take place until details of the hours and days of use of the car parking area have been submitted to and approved in writing by the Local Planning Authority.

b) The development shall thereafter be implemented in accordance with the details as approved under this condition and retained as such thereafter.

Reason: To safeguard the amenities of occupiers of adjoining residential properties in accordance with Policy DM01 of the Development Management Policies DPD (adopted September 2012) and the Residential Design Guidance SPD (adopted April 2013).

8. a) A scheme of landscaping, including details of existing trees to be retained and size, species, planting heights, densities and positions of any soft landscaping to offset the loss of trees, shall be submitted to and agreed in writing by the Local Planning Authority before the development hereby permitted is commenced.

b) All work comprised in the approved scheme of landscaping shall be carried out before the end of the first planting and seeding season following occupation of any part of the buildings or completion of the development, whichever is sooner, or commencement of the use.

c) Any existing trees shown to be retained or trees or shrubs to be planted as part of the approved landscaping scheme which are removed, die, become severely damaged or diseased within five years of the completion of development shall be replaced with trees or shrubs of appropriate size and species in the next planting season.

Reason: To ensure a satisfactory appearance to the development in accordance with Policies CS5 and CS7 of the Local Plan Core Strategy DPD (adopted September 2012), Policy DM01 of the Development Management Policies DPD (adopted September 2012), the Sustainable Design and Construction SPD (adopted April 2013) and 7.21 of the London Plan 2015.

9. a) No development other than demolition works shall take place until details of the bicycle stands have been submitted to and approved in writing by the Local Planning Authority.

b) The development shall thereafter be implemented in accordance with the details as approved under this condition.

Reason: To safeguard the character and visual amenities of the site and wider area and to ensure that the building is constructed in accordance with Policies CS NPPF and CS1 of the Local Plan Core Strategy (adopted September 2012), Policy DM01 of the Development Management Policies DPD (adopted September 2012) and Policies 1.1, 7.4, 7.5 and 7.6 of the London Plan 2015.

10. a) Notwithstanding details previously submitted details of the parking surface system of the main parking area and details of the method of installation have been submitted to and approved in writing by the Local Planning Authority.

b) The development shall thereafter be implemented in accordance with the details as approved under this condition and maintained thereafter.

Reason: To safeguard the character and visual amenities of the site and wider area and to ensure that the building is constructed in accordance with Policies CS NPPF and CS1 of the Local Plan Core Strategy (adopted September 2012), Policy DM01 of the Development Management Policies DPD (adopted September 2012) and Policies 1.1, 7.4, 7.5 and 7.6 of the London Plan 2015.

## **9. ADDENDUM (IF APPLICABLE)**

Items contained in the addendum were dealt with under individual agenda items.

## **10. ANY ITEM(S) THE CHAIRMAN DECIDES ARE URGENT**

None.

The meeting finished at 9.07 pm