

## **Decisions of the Chipping Barnet Area Planning Committee**

15 October 2018

Members Present:-

Councillor Stephen Sowerby (Chairman)  
Councillor Wendy Prentice (Vice-Chairman)

Councillor Alison Cornelius  
Councillor Tim Roberts

Councillor Laurie Williams  
Councillor Lisa Rutter (sub for Councillor  
Weeden-Sanz)

Apologies for Absence

Councillor Reema Patel

Councillor Weeden-Sanz

### **1. MINUTES OF LAST MEETING**

**RESOLVED** that the minutes of the meeting held on 4 September 2018, be agreed as a correct record.

### **2. ABSENCE OF MEMBERS (IF ANY)**

Councillor Reema Patel had sent her apology. Councillor Roberto Weeden-Sanz had also sent his apology and Councillor Lisa Rutter substituted for him.

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

None.

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

None.

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

Items contained within the addendum would be considered under individual agenda items.

### **6. SITE OF BARNET MARKET CHIPPING CLOSE BARNET EN5 4LP (HIGH BARNET)**

The Chairman informed the Committee, that he had decided to refer the Chipping Barnet Market planning application to the main Planning Committee by virtue of paragraph 2.3 (e) of the Council's constitution. The reasons being that the former site of Barnet Market

was a town centre strategic site and the planning application was relevant to the regeneration of a town centre and regenerating town centres was a strategic objective. Councillor Sowerby considered that the Barnet Market application would be more appropriately determined by the main Planning Committee which was principally responsible for strategic and regenerative applications.

It was also noted that the speakers' rights would also be automatically transferred to the main Planning Committee.

**7. 81 QUINTA DRIVE BARNET EN5 3DA (UNDERHILL)**

The Committee received the report.

Representations were heard from Barry Henderson and Nick Kasler, both in objection.

The Committee voted on the Officer's recommendation to approve the application, subject to the conditions detailed in the report and subject to the addendum:

**For approval: 1**

**Against approval: 5**

**Abstained: 0**

It was moved by Councillor Roberts and seconded by Councillor Prentice, that the application be **refused** for the following reasons:

The use of the property as a House in Multiple Occupation, would be out of keeping with the established character of the area as single-family dwellings. The proposal would therefore be contrary to Policy 7.4 London Plan (2016) Policy DM01 of the Development Management Policies DPD (adopted September 2012), and the Residential Design Guidance SPD (adopted 2016).

**For refusal: 6**

**Against refusal: 0**

**Abstained: 0**

**RESOLVED that the application be REFUSED for the reasons detailed above.**

**8. 100-104 LANCASTER ROAD BARNET EN4 8AL (EAST BARNET)**

The Committee received the report and the addendum to the report.

Representations were heard from Sohail Mansaf (in objection) and the applicant's agent.

The Committee voted on the Officer's recommendation to approve the application, subject to the conditions detailed in the report and subject to the addendum.

**For approval: 1**

**Against Approval: 1**

**Abstained: 4**

**The Chairman used his casting vote, in favour of approval.**

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

**9. 17 BERKELEY CRESCENT BARNET EN4 8BS (EAST BARNET)**

The Committee received the report.

Representations were heard from Marilyn Budden, in support of the application and from the Applicant.

The Committee voted on the Officer's recommendation to **refuse** the application:

**For refusal: 2**

**Against refusal: 3**

**Abstained: 1**

**It was moved by Councillor Williams and seconded by Councillor Roberts that the application be approved, subject to pre-commencement and other conditions being agreed with the applicant's agent and for the following reasons:**

The proposal will provide a single family dwelling unit in an area of housing shortage.

1 Plans

The development hereby permitted shall be carried out in accordance with the following approved plans:

Drawing 1134-P-001 - Site Location and Block Plans; Drawing 1134-S-01 - Existing Site Plan; Drawing 1134-S-02 - Existing Floor Plans and Elevations; Drawing 1134-S-03 - Existing Roof Plan; Drawing 1134-P-200 - Proposed Site Plan; Drawing 1134-P-210 - Proposed Floor Plans and Elevations; Drawing 1134-P-211 - Proposed Roof Plan; Design and Access Statement.

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 Standard Time Limit

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 Materials

a) No development other than demolition works shall take place until details, including physical samples, of the materials to be used for the external surfaces of the building(s) and hard surfaced 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 2016.

### 4 Site Levels

a) No development shall take place until details of the levels of the building(s), road(s) and footpath(s) in relation to the adjoining land and highway(s) and any other changes proposed in the levels of the site 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 ensure that the development is carried out at suitable levels in relation to the highway and adjoining land having regard to drainage, gradient of access, the safety and amenities of users of the site, the amenities of the area and the health of any trees or vegetation in accordance with policies CS NPPF, CS1, CS5 and CS7 of the Local Plan Core Strategy (adopted September 2012), Policies DM01, DM04 and DM17 of the Development Management Policies DPD (adopted September 2012), and Policies 7.4, 7.5, 7.6 and 7.21 of the London Plan 2016.

### 5 Car Parking

Before the development hereby permitted is occupied 1 no. car parking space as shown on Drawing No. 1134-P-200 submitted with the planning application including the access to the parking spaces shall be provided and shall not be used for any purpose other than parking of vehicles in connection with the approved development.

Reason: To ensure that adequate and satisfactory provision is made for the parking of vehicles in the interests of pedestrian and highway safety and the free flow of traffic 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.

### 6 Construction Management Plan

a) No development or site works shall take place on site until a 'Demolition and Construction Management and Logistics Plan' has been submitted to and approved in writing by the Local Planning Authority. The Demolition and Construction Management and Logistics Plan submitted shall include, but not be limited to, the following:

- i. details of the routing of construction vehicles to the site, hours of access, access and egress arrangements within the site and security procedures;
- ii. site preparation and construction stages of the development;
- iii. details of provisions for recycling of materials, the provision on site of a storage/delivery area for all plant, site huts, site facilities and materials;
- iv. details showing how all vehicles associated with the construction works are properly washed and cleaned to prevent the passage to mud and dirt onto the adjoining highway;
- v. the methods to be used and the measures to be undertaken to control the emission of dust, noise and vibration arising from construction works;
- vi. a suitable and efficient means of suppressing dust, including the adequate containment of stored or accumulated material so as to prevent it becoming airborne at any time and giving rise to nuisance;
- vii. noise mitigation measures for all plant and processors;
- viii. details of contractors compound and car parking arrangements;
- ix. details of interim car parking management arrangements for the duration of construction;
- x. details of a community liaison contact for the duration of all works associated with the development.

b) The development shall thereafter be implemented in accordance with the measures detailed within the statement.

Reason: In the interests of highway safety and good air quality in accordance with Policies DM04 and DM17 of the Development Management Policies DPD (adopted September 2012), the Sustainable Design and Construction SPD (adopted October 2016) and Policies 5.3, 5.18, 7.14 and 7.15 of the London Plan (2016).

### 7 Cycle parking

a) Before the development hereby permitted is first occupied cycle parking spaces and cycle storage facilities shall be provided in accordance with a scheme to be 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 the spaces shall be permanently retained thereafter.

Reason: To ensure that cycle parking facilities are provided in accordance with the minimum standards set out in Policy 6.9 and Table 6.3 of The London Plan (2016) and in the interests of promoting cycling as a mode of transport 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.

### 8 Refuse storage

a) Before the development hereby permitted is first occupied, details of enclosures and screened facilities for the storage of recycling containers and wheeled refuse bins or other refuse storage containers where applicable, together with a satisfactory point of collection shall be submitted to and approved in writing by the Local Planning Authority.

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

Reason: To ensure a satisfactory appearance for the development and satisfactory accessibility; and to protect the amenities of the area in accordance with policies DM01 of the Adopted Barnet Development Management Policies DPD (2012) and CS14 of the Adopted Barnet Core Strategy DPD (2012).

## 9 Boundary Treatments

a) The site shall not be brought into use or first occupied until details of the means of enclosure, including boundary treatments, 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 ensure that the proposed development does not prejudice the appearance of the locality and/or the amenities of occupiers of adjoining residential properties and to confine access to the permitted points in the interest of the flow of traffic and conditions of general safety on the adjoining highway in accordance with Policies DM01, DM03, DM17 of the Development Management Policies DPD (adopted September 2012), and Policies CS NPPF and CS1 of the Local Plan Core Strategy (adopted September 2012).

## 10 Construction Hours

No construction work resulting from the planning permission shall be carried out on the premises at any time on Sundays, Bank or Public Holidays, before 8.00 am or after 1.00 pm on Saturdays, or before 8.00 am or after 6.00pm pm on other days.

Reason: To ensure that the proposed development does not prejudice the amenities of occupiers of adjoining residential properties in accordance with policy DM04 of the Development Management Policies DPD (adopted September 2012).

## 11 Landscaping

a) A scheme of hard and soft landscaping, including details of existing trees to be retained and size, species, planting heights, densities and positions of any soft landscaping, shall be submitted to and agreed in writing by the Local Planning Authority prior to the occupation of the hereby approved development.

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 tree 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 October 2016) and 7.21 of the London Plan 2016.

## 12 Water Consumption

Prior to the first occupation of the new dwellinghouse(s) (Use Class C3) hereby approved they shall all have been constructed to have 100% of the water supplied to them by the mains water infrastructure provided through a water meter or water meters and each new dwelling shall be constructed to include water saving and efficiency measures that comply with Regulation 36(2)(b) of Part G 2 of the Building Regulations to ensure that a maximum of 105 litres of water is consumed per person per day with a fittings based approach should be used to determine the water consumption of the proposed development. The development shall be maintained as such in perpetuity thereafter.

Reason: To encourage the efficient use of water in accordance with policy CS13 of the Barnet Core Strategy (2012) and Policy 5.15 of the March 2016 Minor Alterations to the London Plan and the 2016 Mayors Housing SPG.

## 13 Carbon Dioxide Reduction

Prior to the first occupation of the development hereby approved it shall be constructed incorporating carbon dioxide emission reduction measures which achieve an improvement of not less than 6% in carbon dioxide emissions when compared to a building constructed to comply with the minimum Target Emission Rate requirements of the 2010 Building Regulations. The development shall be maintained as such in perpetuity thereafter.

Reason: To ensure that the development is sustainable and minimises carbon dioxide emissions and to comply with the requirements of policies DM01 and DM02 of the Barnet Development Management Policies document (2012), Policies 5.2 and 5.3 of the London Plan (2015) and the 2016 Mayors Housing SPG.

## 14 M4(2).

Notwithstanding the details shown in the drawings submitted and otherwise hereby approved, prior to the first occupation of the new dwellinghouse(s) (Use Class C3) permitted under this consent they shall all have been constructed to meet and achieve all the relevant criteria of Part M4(2) of Schedule 1 to the Building Regulations 2010 (or the equivalent standard in such measure of accessibility and adaptability for house design which may replace that scheme in future). The development shall be maintained as such in perpetuity thereafter.

Reason: To ensure the development meets the needs of its future occupiers and to comply with the requirements of Policies 3.5 and 3.8 of the March 2016 Minor Alterations to the London Plan and the 2016 Mayors Housing SPG.

**For approval: 5**

**Against approval: 1**

**Abstentions:0**

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

None.

The meeting finished at 8.27pm