

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

15 April 2019

Members Present:-

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

Councillor Alison Cornelius  
Councillor Tim Roberts

Councillor Laurie Williams  
Councillor Weeden-Sanz

## **CHAIRMAN'S INTRODUCTION**

The Chairman welcomed everyone to the meeting, explained the procedure and detailed the revised running order.

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

#### **CHAIRMAN'S INTRODUCTION**

The Chairman welcomed everyone to the meeting, explained the procedure and detailed the revised running order.

**RESOLVED** that the minutes of the meeting held on 08 January 2019 be agreed as a correct record.

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

An apology for lateness was received from Councillor Roberto Weeden-Sanz.

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

Councillor Stephen Sowerby declared a non Pecuniary interest in relation to item 11, 58 East View Barnet EN5 5TN (High Barnet). Councillor Sowerby stated that the site address was a neighbouring property to where he lived. Councillor Sowerby withdrew from the meeting during the item and did not take part in the consideration or decision-making process.

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

None.

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

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

### **6. 5 - 12 BOOKBINDERS COTTAGES BAWTRY ROAD LONDON N20 0SS (OAKLEIGH)**

The Committee received the report and addendum to the report. A representation was heard from Miss Lorraine Crawford and the Agent. The Committee were able to question the Re Highways officer during the consideration of the item.

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

Vote  
For 4  
Against 2

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

**7. 1302 HIGH ROAD LONDON N20 9HJ (OAKLEIGH)**

The Committee received the report and addendum to the report. A representation was heard from Mr Andrew Halstead and the applicant's Agent.

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

Proposal to change area underneath the windows on the front shopfront elevation shown on plans as painted to red brick by Councillor Lurie Williams which was seconded by Councillor Alison Cornelius. This was unanimously agreed by the committee

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

Vote  
For 4  
Against 2

**RESOLVED that the application be approved, subject to the conditions detailed in the report and subject to the addendum and agreed extra condition outlined above.**

**8. EVERYMAN CINEMA GREAT NORTH ROAD BARNET EN5 1AB - 19/1100/LBC (OAKLEIGH)**

The Committee received the report and addendum to the report. A representation was heard from the applicant's Agent.

It was moved by Councillor Sowerby that the application be **REFUSED** for the following reasons:

The proposed Mural by virtue of its size and scale across the entire rear elevation and its 1990's themed content would appear unsympathetic and out of keeping with the building's Art Deco design qualities detrimental to the building's historic appearance causing material harm to its Grade II listed heritage status. As such the proposal is contrary to policies CS NPPF and CS5 of the Local Plan Core Strategy (2012) and policies DM01 and DM06 of the Local Plan Development Management Policies DPD (2012).

This was seconded by Councillor Tim Roberts. The Chairman requested that this be voted on.

Vote:

- For - 5
- Against 0
- Abstain - 1

**RESOLVED** that the application be refused for the reasons detailed above. The Committee noted that this was an overturn of the Officer's recommendations.

**9. EVERYMAN CINEMA GREAT NORTH ROAD BARNET EN5 1AB - 19/1102/ADV (OAKLEIGH)**

The Committee received the report and addendum to the report. A representation was heard from the applicant's Agent.

It was moved by Councillor Sowerby that the application be **REFUSED** for the following reasons:

The proposed Mural by virtue of its size and scale across the entire rear elevation and its 1990's themed content would appear unsympathetic and out of keeping with the building's Art Deco design qualities detrimental to the building's historic appearance causing material harm to its Grade II listed heritage status and further detract from the character and visual amenity of the area. As such the proposal is contrary to policies CS NPPF and CS5 of the Local Plan Core Strategy (2012) and policies DM01 and DM06 of the Local Plan Development Management Policies DPD (2012).

This was seconded by Councillor Tim Roberts. The Chairman requested that this be voted on.

Vote:

- For - 5
- Against 0
- Abstain - 1

**RESOLVED** that the application be refused for the reasons detailed above. The Committee noted that this was an overturn of the Officer's recommendations

**10. WESSEX COURT 51 WEST END LANE BARNET EN5 2RA (UNDERHILL)**

The Committee received the report and addendum to the report. A representation was heard from the applicant's Agent.

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

Vote

For – 6

Against – 1

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

**11. 58 EAST VIEW BARNET EN5 5TN (HIGH BARNET)**

Before the consideration of the item Councillor Stephen Sowerby withdrew from the meeting due to his declaration. Vice-Chairman, Councillor Wendy Prentice therefore became Chairman for the item only. During the consideration of the item Councillor Roberto Weeden-Sanz joined the meeting and gave his apology for lateness. Councillor Prentice noted that he was unable to take part in the item as he missed the majority of the Officers presentation.

The Committee received the report and addendum to the report. A representation was heard from the Agent.

The Committee gave consideration to the Officer's report and unanimously agreed to include an additional tree protection condition as documented below. The Chairman requested that the item be voted on to approve the application, subject to the conditions detailed in the report, and subject and the additional tree protection condition as highlighted below.

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

a) No site works (including any temporary enabling works, site clearance and demolition) or development shall take place until details of temporary tree protection 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 scheme of temporary tree protection as approved under this condition has been erected around existing trees in the front garden area of the site and the neighbouring site at N0.60. 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.

Reason: To safeguard the health of existing tree(s) 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 (adopted September 2012) and Policy 7.21 of the London Plan 2015.

For – 2

Against – 0

Abstained – 2

## **12. 151-153 HIGH STREET 18-6607-FUL (1) (HIGH BARNET)**

The Committee received the report and addendum to the report. A representation was heard from the Agent.

It was moved by Councillor Sowerby the application be REFUSED for the following reasons:

1. The proposed re-development of N0.153, including its demolition, would result in the total loss of a non-designated established original heritage asset which makes a positive contribution within this part of the Monken Hadley Conservation Area and in particular to the setting of the adjoining Grade II listed building at N0.151. Given there is an in-principle policy presumption for the protection of such assets the proposal would result in substantial harm to the overall significance, character and coherent appearance of the Grade II listed building and detract significantly from the character and appearance of the Monken Hadley Conservation Area Character Appraisal Statement. As such, the proposed development would be contrary to policies CS5 of the Local Plan Core Strategy (2012) and policies DM01 and DM06 of the Barnet Local Plan Development Management Policies DPD (2012) and paragraph 197 of the NPPF (2019).
2. The proposed development of N0.153 incorporating part single, part two, part three storey building, front dormer windows and single storey shopfront extension would by reason of their size, siting, scale, established building line, unsympathetic modern building design and excessive flat roof form would be harmful to the established historic form of the existing buildings and severely detract from the pre-eminence of the Grade II listed building and its setting, harming its historic significance, and further failing to enhance or preserve the character and appearance of the Monken Hadley Conservation Area. As such, the proposed development would be contrary to policies CS5 of the Local Plan Core Strategy (2012) and policies DM01 and DM06 of the Barnet Local Plan Development Management Policies DPD (2012) and paragraph 197 of the NPPF (2019).
3. The proposed alterations to the Grade II listed building (N0.151) including removal of part of the wood panelling at ground floor level and the only surviving ground floor window at front to facilitate the new entrance door would be harmful to the internal fabric of this building and fail to sufficiently preserve or enhance the architectural integrity and special character of the Grade II Listed Building or the character and appearance of this part of the Monken Hadley Conservation Area contrary to policies CS NPPF and CS5 of the Local Plan Core Strategy (2012) and Policies DM01 and DM06 of the Local Plan Development Management Policies DPD (2012).
4. The proposed front dormer additions and associated rooflights within the existing roofscape of the Grade II listed building and the new shopfront extension would be unsympathetically modern design which would be out of keeping with the appearance of this historic listed building. Furthermore, the increased width of the new shopfront extension would further erode the heritage significance of this listed building. As such the proposed alterations would be contrary to policies DM01 and DM06 of the adopted Development Management Policies DPD (2012) and the Monken Hadley Conservation Area Character Appraisal Statement.

5. The proposed two Mews Cottages by reason of their layout, design, proximity to site boundary and poor quality outlook to the front, facing a high security metal fence along Nursery Row, particularly at ground floor level, would provide a poor standard of residential amenity to the detriment of the future occupiers of these residential units contrary to Policies DM01 and DM02, of the Council's Development Management Policies (2012), Policies CS NPPF, CS1 and CS5 of the Council's Core Strategy (2012) as well as the Residential Design Guidance SPD (2016) and Sustainable Design and Construction SPD (2016).

This was seconded by Councillor Wendy Prentice. The Chairman requested that this be put to the vote.

**RESOLVED that the application be unanimously refused for the reasons detailed above.**

**13. 151-153 HIGH STREET 18-6607-FUL (2) (HIGH BARNET)**

The Committee received the report and addendum to the report. A representation was heard from the Agent.

It was moved by Councillor Sowerby the application be REFUSED for the following reasons:

1. The proposed re-development of N0.153, including its demolition, would result in the total loss of a non-designated established original heritage asset which makes a positive contribution within this part of the Monken Hadley Conservation Area and in particular to the setting of the adjoining Grade II listed building at N0.151. Given there is an in-principle policy presumption for the protection of such assets the proposal would result in substantial harm to the overall significance, character and coherent appearance of the Grade II listed building and detract significantly from the character and appearance of the Monken Hadley Conservation Area Character Appraisal Statement. As such, the proposed development would be contrary to policies CS5 of the Local Plan Core Strategy (2012) and policies DM01 and DM06 of the Barnet Local Plan Development Management Policies DPD (2012) and paragraph 197 of the NPPF (2019).
2. The proposed development of N0.153 incorporating part single, part two, part three storey building, front dormer windows and single storey shopfront extension would by reason of their size, siting, scale, established building line, unsympathetic modern building design and excessive flat roof form would be harmful to the established historic form of the existing buildings and severely detract from the pre-eminence of the Grade II listed building and its setting, harming its historic significance, and further failing to enhance or preserve the character and appearance of the Monken Hadley Conservation Area. As such, the proposed development would be contrary to policies CS5 of the Local Plan Core Strategy (2012) and policies DM01 and DM06 of the Barnet Local Plan Development Management Policies DPD (2012) and paragraph 197 of the NPPF (2019).
3. The proposed alterations to the Grade II listed building (N0.151) including removal of part of the wood panelling at ground floor level and the only surviving ground

floor window at front to facilitate the new entrance door would be harmful to the internal fabric of this building and fail to sufficiently preserve or enhance the architectural integrity and special character of the Grade II Listed Building or the character and appearance of this part of the Monken Hadley Conservation Area contrary to policies CS NPPF and CS5 of the Local Plan Core Strategy (2012) and Policies DM01 and DM06 of the Local Plan Development Management Policies DPD (2012).

4. The proposed front dormer additions and associated rooflights within the existing roofscape of the Grade II listed building and the new shopfront extension would be unsympathetically modern design which would be out of keeping with the appearance of this historic listed building. Furthermore, the increased width of the new shopfront extension would further erode the heritage significance of this listed building. As such the proposed alterations would be contrary to policies DM01 and DM06 of the adopted Development Management Policies DPD (2012) and the Monken Hadley Conservation Area Character Appraisal Statement.
5. The proposed two Mews Cottages by reason of their layout, design, proximity to site boundary and poor quality outlook to the front, facing a high security metal fence along Nursery Row, particularly at ground floor level, would provide a poor standard of residential amenity to the detriment of the future occupiers of these residential units contrary to Policies DM01 and DM02, of the Council's Development Management Policies (2012), Policies CS NPPF, CS1 and CS5 of the Council's Core Strategy (2012) as well as the Residential Design Guidance SPD (2016) and Sustainable Design and Construction SPD (2016).

This was seconded by Councillor Wendy Prentice. The Chairman requested that this be put to the vote.

**RESOLVED that the application be unanimously refused for the reasons detailed above.**

**14. PLANNING ENFORCEMENT AND PLANNING COMMITTEE APPEALS UPDATE – 2018**

The Chairman introduced the report and requested that the Committee consider the report and the recommendations.

Resolved:

That the Committee note the Planning Enforcement and Planning Committee Appeals Update for the year 2018.

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

None.

The meeting finished at 21:08