

Decisions of the Chipping Barnet Area Planning Committee

8 January 2015

Members Present:-

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

Councillor Alison Cornelius
Councillor Kathy Levine
Councillor Barry Rawlings

Councillor Tim Roberts
Councillor Laurie Williams

1. MINUTES OF LAST MEETING

RESOLVED - That the minutes of the meeting held on 21 October 2014 be approved as a correct record.

2. ABSENCE OF MEMBERS (IF ANY)

There were none.

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

Member	Agenda Item	Interest declared
Councillor Prentice, Councillor Sowerby, Councillor Cornelius and Councillor Rawlings	11 (43 Oakleigh Park South, London, N20 9JR)	Non-pecuniary interest as one of the objectors is known to the Councillors.

4. REPORT OF THE MONITORING OFFICER (IF ANY)

There were none.

5. PUBLIC QUESTIONS AND COMMENTS (IF ANY)

There were none.

6. MEMBERS' ITEMS (IF ANY)

There were none.

7. 1B CHURCH PASSAGE, BARNET, HERTS, EN5 4QS - B/04678/14

The Committee having heard oral representations from Mr Robin Bishop:

RESOLVED TO REFUSE the application (being a reversal of Officer's recommendation), for the following reason:

The proposed shopfront, by reason of its design, appearance and materials used would detract from the character and appearance of the building and would fail to preserve or enhance the character and appearance of the conservation area, contrary to Policies CS NPPF, CS1 and CS5 of the Local Plan Core Strategy (adopted September 2012), Policies DM01 and DM06 of the Development Management Policies DPD (adopted September 2012), and the Wood Street Conservation Area Character Appraisal.

The following Informatives are to be added:

- 1 In accordance with paragraphs 186 and 187 of the NPPF, the Council takes a positive and proactive approach to development proposals, focused on solutions. To assist applicants in submitting development proposals, the Local Planning Authority (LPA) has produced planning policies and written guidance to guide applicants when submitting applications. These are all available on the Council's website. A pre-application advice service is also offered.

The applicant did not seek to engage with the LPA prior to the submission of this application through the established formal pre-application advice service. In accordance with paragraph 189 of the NPPF, the applicant is encouraged to utilise this service prior to the submission of any future formal planning applications, in order to engage pro-actively with the LPA to discuss possible solutions to the reasons for refusal.

- 2 The plans accompanying this application are: Site Location Plan (date received 06-Oct-2014); Drawing no. 01- Dec 2014; Drawing no. 02- Dec 2014; Drawing no. 03- Dec 2014; Drawing no. 04- Dec 2014; Drawing no. 05 - Dec 2014 (date received 07-Nov-2014)

Votes were recorded as follows:

In favour: 0

Against: 5

Abstentions: 2

8. 3 ARKLEY LANE, BARNET, HERTS, EN5 3JR - B/02290/14

The Committee;

RESOLVED TO APPROVE the application as per the Officer's report and subject to the conditions and informative set out in the report, the addendum and the verbal conditions provided by the officer. The following additional Informative is also to be added:

Any and all works carried out in pursuance of this planning permission will be subject to the duties, obligations and criminal offences contained in the Wildlife and Countryside Act 1981 (as amended). Failure to comply with the provisions of the Wildlife and Countryside Act 1981 (as amended) may result in a criminal prosecution.

Votes were recorded as follows:

In favour: 7

Against: 0
Abstentions: 0

9. 11 WILTON ROAD, LONDON, N10 1LX - B/03761/14

The Committee having heard oral representations from Ms Enrica Passafonti:

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

The proposed side/rear extension, by reason of its height, depth and mass, would appear overbearing and result in a sense of enclosure when viewed from the ground floor flat at No. 9 Wilton Road, to the detriment of the amenities of the occupants of this neighbouring property. The proposal is 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 following Informatives are to be added:

- 1 The plans accompanying this application are: 0425/BR01H, 0425/BR02F.
- 2 In accordance with paragraphs 186 and 187 of the NPPF, the Council takes a positive and proactive approach to development proposals, focused on solutions. To assist applicants in submitting development proposals, the Local Planning Authority (LPA) has produced planning policies and written guidance to guide applicants when submitting applications. These are all available on the Council's website. A pre-application advice service is also offered.

The applicant did not seek to engage with the LPA prior to the submission of this application through the established formal pre-application advice service. In accordance with paragraph 189 of the NPPF, the applicant is encouraged to utilise this service prior to the submission of any future formal planning applications, in order to engage proactively with the LPA to discuss possible solutions to the reasons for refusal

Votes were recorded as follows:

In favour: 0
Against: 7
Abstentions: 0

10. 17 WOODSIDE AVENUE, LONDON, N12 8AN - B/03756/14

The Committee;

RESOLVED TO APPROVE the application as per the Officer's report and subject to the conditions and informative set out in the report, the addendum and the additional verbal conditions presented by the officer, and the following:

Condition 1 is to be amended to include the following additional information:

Arboricultural Impact Assessment Report re 17 Woodside Avenue, N12 prepared by Adam Hollis of Landmark Trees ref HUB/17WDA/AIA/01a dated 09/07/14; "Root Investigation at 17 Woodside Avenue, N12, by Ruskin Trees and Landscapes: Emails from Simon Watkins dated 08/01/15 @ 1600hrs enclosing forwarded emails from Adam Hollis "17 Woodside Avenue – Findings"; Email from Simon Watkins dated 08/01/15 @ 16:30hrs referring to tree canopy including diagram

The following additional conditions are to be added:

- 1) a) No site works or development (including any temporary enabling works, site clearance and demolition) shall commence on site until a detailed tree felling / pruning specification has been submitted to and approved in writing by the Local Planning Authority.
- b) All tree felling and pruning works shall be carried out in full accordance with the approved specifications under this condition and in accordance with British Standard 3998 (Recommendation for Tree Works).

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 2011.

- 2) 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 2011.

The following Informatives are to be added:

- 1) Trees at and adjacent to the site are included in Tree Preservation Order(s). If any treatment to protected tree(s) is proposed an application would be required in accordance with the Tree Preservation legislation. Any such works should be kept to the minimum necessary.
- 2) The applicant is advised that if any modification is required or proposed to access from the public highway, such works would be subject to a detailed investigation by the Traffic and Development section. Heavy duty access may need to be provided to cater for a heavy duty use and may involve relocation of existing street furniture. The works would be undertaken by the Highway Authority at the applicant's expense. You may obtain an estimate for this and any associated work on the public highway, and further information, from the Traffic and Development

Section - Development and Regulatory Services, Building 4 North London Business Park, Oakleigh Road South, London N11 1NP, by telephone on 020 8359 3018, or via crossovers@barnet.gov.uk.

- 3) Street trees in front of the site stand on the public highway land maintained by the Council. The grant of planning consent confers no rights for any work to be undertaken to the trees and you are advised to consult the Council's Greenspaces and Streets section (020 8359 4600 or parks@barnet.gov.uk) prior to taking any further action.
- 4) Any and all works carried out in pursuance of this planning permission will be subject to the duties, obligations and criminal offences contained in the Wildlife and Countryside Act 1981 (as amended). Failure to comply with the provisions of the Wildlife and Countryside Act 1981 (as amended) may result in a criminal prosecution

Votes were recorded as follows:

In favour: 7

Against: 0

Abstentions: 0

11. 43 OAKLEIGH PARK SOUTH, LONDON, N20 9JR - B/05020/14

The Committee having heard oral representations from Maria Carmen Bilbao and Ms Kate Matthews and a response from the applicant's representative;

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

The outbuilding, by reason of its character, appearance and use would appear as a separate residential property, and would be out of keeping in the street scene and have a detrimental impact on the character and appearance of the locality, the locally listed building and a detrimental impact on the amenities of the neighbouring property. The proposal is 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 following Informatives are to be included:

- 1) In accordance with paragraphs 186 and 187 of the NPPF, the Council takes a positive and proactive approach to development proposals, focused on solutions. To assist applicants in submitting development proposals, the Local Planning Authority (LPA) has produced planning policies and written guidance to guide applicants when submitting applications. These are all available on the Council's website. A pre-application advice service is also offered.

The applicant did not seek to engage with the LPA prior to the submission of this application through the established formal pre-application advice service. In accordance with paragraph 189 of the NPPF, the applicant is encouraged to utilise this service prior to the submission of any future formal planning

applications, in order to engage pro-actively with the LPA to discuss possible solutions to the reasons for refusal.

2) The plans accompanying this application are: Drawing No NA.01 Rev A.

Votes were recorded as follows:

In favour: 0

Against: 5

Abstentions: 2

12. LAND OFF HIGH ROAD/CHANDOS AVENUE, LONDON N20 AND BRETHEREN MEETING HALL & WELL GROVE SCHOOL, WELL GROVE, LONDON, N20 - B/05370/14

The Committee;

RESOLVED TO APPROVE the application as per the Officer's report and subject to the conditions and informative set out in the report, the addendum and the verbal conditions provided by the officer.

Votes were recorded as follows:

In favour: 7

Against: 0

Abstentions: 0

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

There were none.

The meeting finished at 8.20 pm