

	<h2>Planning Committee</h2> <h3>25 June 2015</h3>
<p style="text-align: right;">Title</p>	<p>31 Stanhope Road, London, N12 9DX – F/05737/14</p>
<p style="text-align: right;">Report of</p>	<p>Head of Governance</p>
<p style="text-align: right;">Wards</p>	<p>Woodhouse</p>
<p style="text-align: right;">Status</p>	<p>Public</p>
<p style="text-align: right;">Enclosures</p>	<p>Appendix A – Report to Finchley and Golders Green Area Planning Committee</p> <p>Appendix B – Addendum to the Report to Finchley and Golders Green Area Planning Committee</p> <p>Appendix C – Amended recommendation</p>
<p style="text-align: right;">Officer Contact Details</p>	<p>Salar Rida, Governance Officer (Acting)</p> <p>salar.rida@barnet.gov.uk</p> <p>020 8359 7113</p>

Summary

Agenda Item 9 (31 Stanhope Road, London, N12 9DX, reference F/05737/14) of the Finchley and Golders Green Area Planning Committee on 29 April 2015 was referred up to Planning Committee by two members in accordance with the Constitution. Planning Committee is therefore requested to consider the recommendations and take a decision on them.

Recommendations

- 1. That Planning Committee consider and vote on the recommendations contained in the report previously considered by Finchley and Golders Green Area Planning Committee on 29 April 2015.**

WHY THIS REPORT IS NEEDED

- 1.1 The Constitution allows a certain number of members of a Committee or Sub-Committee to refer any decision of the Committee or Sub-Committee up to the next practicable meeting of the relevant Committee to which it reports, by indicating immediately after the decision is taken that they require the decision to be referred up. The report to the relevant Committee to which the Committee or Sub-Committee reports on the referral shall set out the reasons for the referral.
- 1.2 The attached report was considered by the Finchley and Golders Green Area Planning Committee on 29 April 2015. The Committee resolved to approve the planning application as per the officer's recommendation, subject to the amendments set out in the addendum, the amended recommendation 1 tabled at the meeting and the following amended/ additional conditions and informative in recommendation 2 (Appendix C).

Amended condition 7:

7a) Notwithstanding the details shown on the plans submitted and otherwise hereby approved, the development shall not commence, including the demolition of the Network building, until details of all acoustic walls, fencing and other acoustic barriers to be erected on the site have been submitted to the Local Planning Authority and approved in writing. Acoustic fencing shall be erected parallel to the boundaries with the Castle Road car park, 39 Stanhope Road and 29 Castle Road and the submitted plans shall show an access point through the fence for maintenance purposes.

b) The details approved by this condition shall be implemented in their entirety prior to the commencement of the development (including demolition of the Network building) and retained as such thereafter.

New condition 8:

Submission of Construction management Plan in relation to removal of asbestos.

a) No development or site works shall take place on site until a 'Demolition & Construction Method Statement' has been submitted to and approved in writing by, the Local Planning Authority.

The Statement shall provide for: access to the site; the parking of vehicles for site operatives and visitors; hours of construction, including deliveries, loading and unloading of plant and materials; the storage of plant and materials used in the construction of the development; the erection of any means of temporary enclosure or security hoarding and measures to prevent mud and debris being carried on to the public highway and ways to minimise pollution; the safe removal of asbestos.

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 April 2013) and Policy 5.21 of the London Plan (2015).

New condition 9:

Notwithstanding the provisions of any development order made under Section 59 of the Town and Country Planning Act 1990 (or any Order revoking and re-enacting that Order) no buildings or structures shall be erected in the new playground (on the site of the current network building).

Reason: To safeguard the amenities of occupiers of adjoining residential properties and the appearance of the area in accordance with policy DM01 of the Development Management Policies DPD (adopted September 2012).

Additional Informative 3:

The school are requested to consult with the adjoining residents when designing the landscaping scheme in respect of the acoustic fence.

1.3 REASON FOR REFFERAL

- 1.3.1 Immediately following the decision, two members of the Committee supported a referral of the decision to the Planning Committee in accordance with the Council's Constitution, noting that there was a significant interest in the application which warranted attention from the Planning Committee and to allow residents to make further representations at the Planning Committee.

2. REASONS FOR RECOMMENDATIONS

- 2.1 As set out in the substantive report.

3. ALTERNATIVE OPTIONS CONSIDERED AND NOT RECOMMENDED

- 3.1 As set out in the substantive report.

4. POST DECISION IMPLEMENTATION

- 4.1 As set out in the substantive report.

5. IMPLICATIONS OF DECISION

- 5.1 **Resources (Finance & Value for Money, Procurement, Staffing, IT, Property, Sustainability)**

- 5.2 As set out in the substantive report.

5.3 Legal and Constitutional References

5.3.1 Constitution, Responsibility for Functions- Paragraph 6- Members Rights to Refer Matters to Parent Body states that:

“A specified number of Members of a Committee or Sub-Committee may require that any decision of the Committee or Sub-Committee is referred up to the next practicable meeting of Full Council or the relevant Committee to which the Committee or Sub-Committee reports, by indicating immediately after the decision is taken that they require the decision to be referred up. The report to Full Council or the relevant Committee to which the Committee or Sub-Committee reports on the referral shall set out the reasons given for the referral.”

5.4 Risk Management

5.5 As set out in the substantive report.

5.6 Equalities and Diversity

5.7 As set out in the substantive report.

5.8 Consultation and Engagement

5.9 As set out in the substantive report.

6. BACKGROUND PAPERS

6.1 None

REPORT CLEARANCE CHECKLIST

(Removed prior to publication and retained by Governance Service)

This checklist must be completed when the final report is submitted to the Governance Service for publication. Failure to complete the checklist may result in your report not proceeding to committee for decision.

The **minimum clearance standard** is: Committee Chairman; Chief Officer or Commissioning Director or Delivery Unit Director; HB Public Law; Finance; and Governance. Clearance officers require a minimum of 5 working days to review draft reports and provide clearance. Clearance cannot be guaranteed for reports submitted outside of this time. Committee Chairmen are normally consulted after internal clearances have been obtained. Fully cleared reports must be submitted to the Governance Service by 5pm the day before the statutory publication deadline (5 clear working days before the meeting)

Report authors should also seek clearance from internal boards and/or other relevant officers (as detailed in italics below) if the decision being taken impacts the services under their remit.

AUTHOR TO COMPLETE TABLE BELOW:

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