

# Decisions of the Hendon Area Planning Committee

10 March 2016

Members Present:-

Councillor Maureen Braun      Councillor Gill Sargeant  
Councillor Claire Farrier      Councillor Agnes Slocombe  
Councillor Helena Hart      Councillor Hugh Rayner  
Councillor Sury Khatri

Apologies for Absence  
Councillor Brian Gordon

## 1. MINUTES

Resolved that the minutes of the previous meeting held on 4<sup>th</sup> February 2016 be recorded as correct apart from an amendment to the conditions for the application at 1 LANGLEY PARK LONDON NW7 2AA\_which should have included the following Cycle Parking Condition:  
Before the development hereby approved is first occupied details of the cycle parking storage facilities to be provided at the site (for the storage of not less than 7 cycles) shall be submitted to the Local Planning Authority and approved in writing. The development shall not be occupied until the cycle parking facilities approved under this condition have been provided at the site in full accordance with the details approved under this condition.

## 2. ABSENCE OF MEMBERS (IF ANY)

Councillor Brian Gordon gave his apologies and was substituted by Councillor Helena Hart.

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

Councillor	Item	Nature of Interest	Details
Maureen Braun Chairman		Non-pecuniary	That the Chairman lives on the same road as the planning application being considered.

## 4. PUBLIC QUESTION AND COMMENTS (IF ANY)

None.

## 5. MEMBERS' ITEMS (IF ANY)

None.

**6. 89-91 EDGWAREBURY LANE**

The Committee considered the planning officer’s report and addendum to the report.

Oral representations were received from Mr Andrew Shaw who objected to the application. The applicant Mr Springthorpe also spoke.

Following discussion of the item, Committee **RESOLVED TO REFUSE** the application, overturning the officer’s recommendation for the following reasons

Reason:

The proposed development would, by reason of their design size, mass and bulk, represent a disproportionate and overly dominant form of development which i would be detrimental to the character and appearance of this part of Edgwarebury Lane contrary to policies CS1 and CS5 of the Barnet Core Strategy (2012), policy DM01 of the Barnet Development Management Polices (2012), policies 7.4 and 7.6 of the London Plan (2015) and the guidance contained within the Barnet Residential Design Guidance Supplementary Planning Document (2013).

**Votes were recorded as follows:**

For	2
Against	4
Abstain	1

**7. 28 HERIOT ROAD LONDON NW4 2DG**

The Committee considered the planning officer’s report and report addendum.

Oral representations were received from Mr Jason Moleman who objected to the application.

Following discussion of the item, Committee **RESOLVED to APPROVE** the application as per the officer’s recommendation and additional conditions as outlined in the Addendum.

Water Consumption

Prior to the first occupation of the new dwellinghouses (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 London Plan (2015).

Reducing carbon dioxide emissions:

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 2013 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) and policies 5.2 and 5.3 of the London Plan (2015).

**Votes were recorded as follows:**

For	5
Against	2
Abstain	0

**8. 27 SYDNEY GROVE LONDON NW4 2EJ**

The Committee considered the planning officer's report and report addendum.

Oral representations were received from Mr Jason Moleman who objected to the application.

Following discussion of the item, Committee **RESOLVED to APPROVE** the application as per the officer's recommendation and with the addition of an informative as follows:

Further development

The applicant is advised no further development will be viewed favourably on this site.

**Votes were recorded as follows:**

For	6
Against	1
Abstain	0

**9. 19 VICTORIA ROAD LONDON NW7 4SA**

Before committee considered this item, the meeting was adjourned at 7.20pm for 5 minutes as the Chairman, Councillor Braun declared an interest in 19 Victoria Road as a resident of the street. The Chairman informed the Committee that she was stepping down as Chairman. Councillor Rayner moved to vote for a new Chairman. Councillor Rayner voted for Councillor Slocombe and was seconded by Councillor Farrier. Councillor Slocombe duly took the Chair and Councillor Braun left the building.

The Committee considered the planning officer's report and report addendum.

Following discussion of the item, Committee **RESOLVED to APPROVE** the application as per the officer's recommendation and amended condition 1 as per addendum:

**Approved Plan**

The development hereby permitted shall be carried out in accordance with the following approved plans: Site Location Plan, 15/2011/1, Design and Access Statement (Received 02-December-2015) and 2016/001 (Received 25-January-2016).

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).

Agreed Additional condition:

- a) No development shall take place until details of the obscure glazing located on the face of the dormer 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.

**Votes were recorded as follows:**

For	4
Against	0
Abstain	2

Amended condition 1 as per addendum (Request made by Officers):

**Approved Plan**

The development hereby permitted shall be carried out in accordance with the following approved plans: Site Location Plan, 15/2011/1, Design and Access Statement (Received 02-December-2015) and 2016/001 (Received 25-January-2016).

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).

Agreed Additional condition (Request made by Cllr Khatri):

a) No development shall take place until details of the obscure glazing located on the face of the dormer 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.

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

None.

The meeting finished at 8.45 pm