

Decisions of the Chipping Barnet Area Planning Committee

10 May 2016

Members Present:-

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

Councillor Alison Cornelius
Councillor Kathy Levine

Councillor Tim Roberts
Councillor Laurie Williams

1. MINUTES OF LAST MEETING

RESOLVED that the minutes of the meeting held on Wednesday 10 March 2016, were agreed as a correct record.

2. ABSENCE OF MEMBERS (IF ANY)

None received.

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

In relation to item 12, Councillor Stephen Sowerby declared a non-pecuniary interest as he knew Councillor Stock, Dr Stock and Ward Member Cllr Richard Cornelius. Councillor Sowerby remained in the room for the consideration of the item and took part in the decision making process.

In relation to item 12, Councillor Alison Cornelius declared a non-pecuniary interest as she knew Councillor Stock, Dr Stock and Ward Member Cllr Richard Cornelius. Councillor Alison Cornelius remained in the room for the consideration of the item and took part in the decision making process.

In relation to item 12, Councillor Tim Roberts declared a non-pecuniary interest as he knew Councillor Stock, Dr Stock and Ward Member Cllr Richard Cornelius. Councillor Roberts remained in the room for the consideration of the item and took part in the decision making process.

In relation to item 10, Councillor Tim Roberts declared a non-pecuniary interest as he knew the objecting speakers. Councillor Roberts remained in the room for the consideration of the item and took part in the decision making process.

In relation to item 12, Councillor Laurie Williams declared a non-pecuniary interest as he knew Councillor Stock, Dr Stock and Ward Member Cllr Richard Cornelius. Councillor Williams remained in the room for the consideration of the item and took part in the decision making process.

In relation to item 12, Councillor Kathy Levine declared a non-pecuniary interest as she knew Councillor Stock, Dr Stock and Ward Member Cllr Richard Cornelius. Councillor Levine

remained in the room for the consideration of the item and took part in the decision making process.

In relation to item 12, Councillor Wendy Prentice declared a non-pecuniary interest as she knew Councillor Stock, Dr Stock and Ward Member Cllr Richard Cornelius. Councillor Prentice remained in the room for the consideration of the item and took part in the decision making process.

In relation to item 10, Councillor Wendy Prentice declared a non-pecuniary interest as she knew the objecting speakers. Councillor Prentice remained in the room for the consideration of the item and took part in the decision making process.

4. REPORT OF THE MONITORING OFFICER (IF ANY)

None.

5. PUBLIC QUESTIONS AND COMMENTS (IF ANY)

None.

6. MEMBERS' ITEMS (IF ANY)

None.

7. 26 - 28 LYTTON ROAD BARNET EN5 5BY (HIGH BARNET)

The Committee noted the addendum to the report.

Having considered the report the committee:

RESOLVED to APPROVE the application as per the Officer's recommendations as set out in the Officer's report and addendum.

Votes were recorded as follows:

For	6
Against	0

8. 6 BOSWORTH ROAD BARNET EN5 5LX (HIGH BARNET)

The Committee noted the addendum to the report.

Having considered the report the committee:

RESOLVED to APPROVE the application as per the Officer's recommendations as set out in the Officer's report, addendum and including the following condition:

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.

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).

Votes were recorded as follows:

For	6
Against	0
Abstentions	0

9. 20 ALSTON ROAD BARNET EN5 4ET (HIGH BARNET)

Having considered the report and a representation from the applicant who outlined the proposals set out in the report the committee:

RESOLVED to APPROVE the application as per the Officer's recommendations as set out in the Officer's report.

Votes were recorded as follows:

For	6
Against	0

10. 7 SUNSET VIEW BARNET EN5 4LB (HIGH BARNET)

The Committee noted the addendum to the Officer's report which was circulated.

The Committee heard a representation from Mr Brian Hilditch and Mr Roger Hedgecoe who spoke in objection to the application, and from the applicant's representative.

The Committee debated the application and considered that the proposed extension would be excessive in size when compared to the existing building. Members noted that other extensions to properties have been sensitive in design and appearance, and the proposal would not be subordinate or of an appropriate design. The rear elevation of the host property is visible from public viewpoints at the adjacent golf course and the proposal would appear as a dominant addition when viewed from these areas.

Having considered the report and the Committee:

Resolved to refuse the application for the following reasons:

The proposed extension, by reason of its design, depth and massing would appear as a dominant and incongruous addition which would not respect the appearance or scale of the existing building and would not preserve or enhance the character and appearance of the Monken Hadley Conservation Area. The proposal would therefore be 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), the Monken Hadley Conservation Area Character Appraisal (2007) and the Residential Design Guidance SPD (April 2013).

Standard informatives to be added setting out the drawings forming the basis of the decision, and how the LPA has worked with the applicant.

Vote were recorded as below

For – 0

Against the officers recommendation – 4

Abstain 2.

11. GARAGE BLOCK ADJOINING 11 ABBOTTS ROAD BARNET EN5 5DP (HIGH BARNET)

Having considered the report the committee:

RESOLVED to APPROVE the application as per the Officer's recommendations as set out in the Officer's report and addendum.

Votes were recorded as follows:

For	6
Against	0

12. FAIRLAWN 11 CAPEL ROAD BARNET EN4 8JD (EAST BARNET)

The Committee noted and agreed that this item be withdrawn from the agenda by Officers for the following reasons:

13. FAIRLIGHT COTTAGE, 7 HORSESHOE LANE, LONDON, N20 8NJ (TOTTERIDGE)

The Committee noted the addendum to the Officer's report which was circulated.

The Committee heard a representation from Dr Richard Stock, Mrs Caroline Stock and Ward Member Councillor Richard Cornelius who spoke in objection to the application, and from the applicant's representative.

Having considered the report and the Committee:

Resolved to refuse the application for the following reasons:

The proposed hard landscaping, by reason of its site coverage and proximity to Horseshoe Lane would be excessive and would detract from the open and rural character of the street scene. The proposal would not preserve or enhance the character or appearance of the conservation area and would be contrary to Policies CS NPPF, CS1 and CS5 of the Local Plan Core Strategy (adopted September 2012), and Policies DM01 and DM06 of the Development Management Policies DPD (adopted September 2012).

Informative:

The applicant is advised that there should be at least one metre distance between the front boundary of the application site and any proposed hardstanding within the site. In addition, the applicant should revert the site frontage back to the original layout as shown on the approved planning drawings, utilising the original single vehicular access point.

Standard informative to be added setting out the drawings forming the basis of the decision.

Vote were recorded as below

For – 0

Against the officers recommendation – 4

Abstain 2.

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

There were no urgent items.

The meeting finished at 20:10