

# Decisions of the Chipping Barnet Area Planning Committee

9 February 2017

Members Present:-

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

Councillor Alison Cornelius  
Councillor Tim Roberts

Councillor Laurie Williams  
Councillor Kathy Levine

## 1. MINUTES OF LAST MEETING

**RESOLVED** that the minutes of the meeting held on 19 January 2017, be agreed as a correct record.

## REVISED ORDER OF BUSINESS

The Chairman revised the running order, as reflected in these minutes.

## 2. ABSENCE OF MEMBERS (IF ANY)

Councillor Patel.

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

Councillor	Item	Nature of interest	Details
Alison Cornelius Wendy Prentice Stephen Sowerby Kathy Levine Laurie Williams Tim Roberts	Hayloft Cottage	Non-pecuniary	That they know Eileen Eskenzi, a speaker objecting to the planning application. Members will participate in the vote.
Alison Cornelius	49 Greenway	Non-pecuniary	That her Father used to live at 61 Greenway, which she may inherit.

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

None.

## 5. ADDENDUM (IF APPLICABLE)

Items contained within the addendum were considered under individual agenda items.

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

The committee received the officer report and presentation which advised that a decision on this application was deferred at the last committee to enable distances between 11 Fairlawn and properties opposite to be measured.

Representations were heard from John Ireton and Janet Daley, and the applicant Mr Gabriele.

Following discussion, the Chairman invited Members to vote on the officer recommendation to approve the application.

The vote was unanimously against approval.

Members then moved to refuse the application, proposed by Councillor Williams and seconded by Councillor Roberts.

Reasons for refusal were as follows:-

1. The existing building, by reason of its siting in relation to the neighbouring properties would result in overlooking and a loss of privacy to the neighbouring properties at Nos. 1-7 Rosslyn Avenue, to the detriment of the amenities of the occupants. 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 (October 2016).
2. The existing building, by reason of its siting forward of the building line at Rosslyn Avenue and on a prominent corner plot appears as an overbearing and visually obtrusive addition, to the detriment of the character and appearance of the street scene and wider locality. 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 (October 2016).

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

**RESOLVED** that the application be **REFUSED** for the reasons detailed above.

The vote was unanimously in favour of refusal.

**7. PHREDELLA HOUSE LODGE HYVER HILL LONDON NW7 4HU (UNDERHILL)**

Officers presented the report and addendum to committee.

Verbal representations were received from Mrs Parry, who spoke on behalf of a group of neighbours objecting to the application. Andrew Scott, the applicant's agent, also spoke.

The Chairman invited the vote on the officer recommendation for approval.

**RESOLVED** that the application be approved as per the officer report, conditions and addendum.

The vote was unanimously in favour of approval.

**8. 116 HOLDEN ROAD LONDON N12 7EA (TOTTERIDGE)**

The Planning Officer presented the report and addendum.

The Chairman agreed to allow a letter of objection from Linette Goes to be read out on her behalf as she was not well enough to speak. Mark Maurizi, the applicant's agent, also spoke.

Following debate from Members, the Chairman called for the vote.

**RESOLVED** to approve permission as per the officer report and addendum.

The vote was unanimously in favour of approval.

**9. HAYLOFT COTTAGE TOTTERIDGE GREEN LONDON N20 8PE (TOTTERIDGE)**

Officers presented the report and addendum to committee who were updated on the additional conditions, planning history and consultation response.

Oral representations were received from Eileen Eskenzi and Adam Harris, and the agent for the applicant.

Following discussion the Chairman called for the vote to be taken.

Votes were as follows:

For (approval)	1
Against (approval)	4
Abstained	1

Councillor Alison Cornelius proposed a motion to refuse the application, seconded by Councillor Roberts.

Reason for refusal is:

1. The proposed development, by reason of its additional bulk, its unsympathetic roof line and rooflights, its increased height and its width would result in a cramped overdevelopment of the site which would fail to appear subservient to the adjoining locally listed property, Smithy House and would not preserve or enhance the character or appearance of this part of the Totteridge Conservation Area. The proposal would be contrary to Policies CS NPPF, CS1 and CS5 of the Local Plan Core Strategy (adopted September 2012), Policy DM01 and DM06 of the Development Management Policies DPD (adopted September 2012), the Totteridge Conservation Area Character Appraisal, and the Residential Design Guidance SPD (October 2016).

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

**RESOLVED** that the application be **REFUSED** for the reasons detailed above.

**10. 54-66 SUTTON ROAD LONDON N10 1HG (COPPETTS)**

Committee received the report, presentation and addendum.

Oral representations were received from Terry Kirby on behalf of himself and Richard Platt - neighbours to the application site. The applicant's agent, Nicholas Brill, also spoke.

The vote was taken was unanimously in favour of approval.

**RESOLVED** that the application be approved, as per the officer report and addendum.

**11. 64 HASLEMERE AVENUE BARNET EN4 8EU (BRUNSWICK PARK)**

The Planning Officer presented the report and addendum.

Representations were heard from Moira Maidment and Bertha Perello and the Applicant's agent Abi Purser also spoke.

Following discussion, the Chairman invited members to vote on the officer recommendation to approve the application.

**RESOLVED** to approve the application as per the officer report and addendum.

Votes were as follows:-

For (approval)	3
Against	3
Abstain	0

The Chairman used her casting vote in favour of approval. The vote was therefore carried for approval 4:3.

**12. 49 GREENWAY LONDON N20 8ET (TOTTERIDGE)**

The planning report and addendum was presented.

The Chairman invited discussion from members and called for the vote.

**RESOLVED** to approve the application as per the officer report and addendum.

Votes were as follows:-

For (approval)	4
Against	0
Abstain	2

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

None.

The meeting finished at 9.19 pm