

Decisions of the Planning Committee B

9 November 2021

Members Present:-

Councillor Golnar Bokaei (Chairman)

Councillor Ammar Naqvi
Councillor Reema Patel
Councillor
Alan Schneiderman

Councillor Roberto Weeden-Sanz
Councillor Nicole Richer

Apologies for Absence

Councillor Melvin Cohen

Substituted by Councillor Alex Prager

1. MINUTES OF THE LAST MEETING

RESOLVED that the minutes were approved as an accurate record.

2. ABSENCE OF MEMBERS

Cllr Melvin Cohen sent apologies and was substituted by Cllr Alex Prager.

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

None.

4. REPORT OF THE MONITORING OFFICER (IF ANY)

None.

5. ADDENDUM (IF APPLICABLE)

The Chairman noted that the addendum to the officer's report had been published, circulated to the Committee and made available to those in attendance.

6. DOLPHINS TOTTERIDGE GREEN LONDON N20 8PE 21/0625/FUL

The Chairman noted that the item has been withdrawn from the Agenda to allow officers to give further consideration to objections received from local residents.

7. BRONDESBURY CRICKET TENNIS AND SQUASH CLUB, 5A HARMAN DRIVE, NW2 2EB 21/0701/FUL

The Chairman noted that the item was withdrawn from the agenda because discrepancies in the plans had been identified and it had not been possible to get these rectified in time for the meeting.

**8. FORMER MEETING HALL REAR OF 2 BLENHEIM ROAD LONDON EN5 4NF
21/3621/S73**

The Planning Officer presented the report.

Dr Blaikley spoke in objection to the application.

Mr Joe Henry, agent for the applicant, addressed the Committee.

Further to the committee considering the application the Chairman moved to a vote on the Planning Officer's recommendation, with amendments to the following conditions:

CON 5: "No dwelling shall be occupied until parking spaces have been laid out within the site in accordance with drawing PL002 'Proposed Site Plan' for 4 cars to be parked and for vehicles to turn so that they may enter and leave the site in forward gear."

CON 13: "Before the building hereby permitted is first occupied the proposed first floor window(s) in the west elevation facing Queens Road as shown on Drawing PL002 'Proposed First Floor' shall be glazed with obscure glass only and shall be permanently retained as such thereafter and shall be permanently fixed shut with only a fanlight opening."

For - 4

Against - 1

Abstained 2

RESOLVED that the application was approved.

9. PREMIER HOUSE, 112 STATION ROAD, HA8 7BJ 20/6320/FUL

The Planning Officer presented the report and addendum.

Mr Chesler addressed the Committee in objection to the application.

Mr Raistrick, agent for the applicant, addressed the Committee.

Further to consideration of the application the Chairman moved to a vote on the Planning Officer's recommendation with the following amendment to Recommendation 1:

"7. No more than 50% of the new flats shall be occupied until the recladding of the entire building has been completed in accordance with approved plans.

8. Meeting the Council's costs of monitoring the planning obligation"

And amended conditions:

CON 20 "Prior to first occupation of the development hereby approved, bird (to include swifts) and bat boxes shall be incorporated into the fabric of the building and permanently retained as part of the approved development."

CON 18 "Notwithstanding the details shown in the drawings submitted and otherwise hereby approved, prior to the first occupation of the new dwellinghouses (Use Class C3) permitted under this consent, they shall all have been constructed to meet and achieve all the relevant criteria of Part M4(2) of Schedule 1 to the Building Regulations 2010 (or the equivalent standard in such

measure of accessibility and adaptability for house design which may replace that scheme in future) and 10% constructed to meet and achieve all the relevant criteria of Part M4(3) of the abovementioned regulations. The development shall be retained as such in perpetuity thereafter.

Reason: To ensure the development meets the needs of its future occupiers and to comply with the requirements of Policy D7 of the London Plan and the 2021.”

For - 4
Against - 1
Abstain – 2

RESOLVED that the application was approved.

10. 5 CARLTON CLOSE LONDON HA8 7PY 21/2038/HSE

The Planning Officer presented the report and addendum.

Ms Anuma Patel spoke in objection to the application.

Mr Taylor, planning consultant, addressed the Committee.

Further to a discussion the Chairman moved to the vote on the officer’s recommendation:

For - 6
Against - 1

RESOLVED that the application was approved.

11. 66 WOODSIDE PARK ROAD LONDON N12 8RY 21/2753/S73

The Planning Officer presented the report.

Mr Joe Henry, Planning Consultant, addressed the Committee.

Further to a discussion the Committee moved to a vote on the officer’s recommendation with amended condition:

CON 12 “Prior to the first occupation of any of the flats they shall be constructed to incorporate carbon dioxide emission reduction measures as set out in the Energy and Sustainability Statement, 3D Consulting Engineers, Rev C. The building shall be retained as such for the life of the development.”

For - 4
Against - 2
Abstained - 1

RESOLVED that the application was approved.

12. 21 FARM AVENUE LONDON NW2 2BJ 21/0027/FUL

The Planning Officer presented the report and addendum.

Phillip Dusek, agent for the applicant, addressed the Committee.

Further to a discussion the Chairman moved to a vote on the officer's recommendation and with the following amendments to conditions:

CON 1 "The development hereby permitted shall be carried out in accordance with the following approved plans:

Existing shadow assessment (un-numbered)
Proposed schedule of external materials and finishes (un-numbered)
Existing site layout plan 59-P-1
Existing floor plans 59-P-2
Existing elevations 59-P-3
Preliminary Ecological Assessment ref ASW/AB_HA/062/24/2020) by ASW Ecology Ltd. dated December 2020
Bat emergence survey ref ASW/AB/010/25/2021 by ASW Ecology Ltd. dated May 2021
Proposed site layout and location plan 59-P-4E
Proposed floor plans 59-P-5C
Proposed elevations 59-P-6B
Existing and proposed streetscene 59-P-7D
Existing and proposed sections 59-P-8B
Proposed accessibility 59-P-9B
Proposed reconciliation plan 59-P-10A
Proposed elevation of front wall and gate 59-P-11
Design and Access Statement
Aboriginal and Planning Integrated Report (30/12/2020)
Tree Constraints Plan B
CGI Photograph"

CON 11 "Before the development is first occupied, the recommendations for enhancements detailed within Section 5.3.1 of the submitted Bat Emergence Survey by ASW Ecology Ltd dated May 2021 and the recommendations for biodiversity enhancements set out in the Preliminary Ecological Assessment December 2020 (to include provision of swift boxes/ bricks) shall be implemented in full and retained as such thereafter."

CON13 "a) Notwithstanding the details shown on drawing 59-P-4E, a scheme of hard and soft landscaping, including details of existing trees to be retained and size, species, planting heights, densities and positions of any soft landscaping, shall be submitted to and agreed in writing by the Local Planning Authority prior to the occupation of the hereby approved development. The landscaping scheme shall include a minimum of 5 new trees within the site.

b) All work comprised in the approved scheme of landscaping shall be carried out before the end of the first planting and seeding season following occupation of any part of the buildings or completion of the development, whichever is sooner, or commencement of the use.

c) Any existing tree shown to be retained or trees or shrubs to be planted as part of the approved landscaping scheme which are removed, die, become severely damaged or diseased within five years of the completion of development shall be replaced with trees or shrubs of appropriate size and species in the next planting season."

For - 7

Against – 0

RESOLVED that the application was approved.

13. LAND ADJACENT TO 1 AND 1A BOOTH ROAD NW9 5JS 20/4583/FUL

The Planning Officer presented the report and addendum.

There were no speakers.

Further to a discussion the Chairman moved to a vote on the condition. Only those Members who had attended the meeting of Planning Committee B on 30th September where the decision had been made, were invited to vote:

For - 3

Abstained - 1

RESOLVED that the condition was approved.

14. ANY ITEM(S) THAT THE CHAIRMAN DECIDES ARE URGENT

The meeting finished at 9.14 pm