

Decisions of the Planning Committee B

23 January 2023

Members Present:-

Councillor Claire Farrier (Chair)
Councillor Arjun Mittra (Vice-Chair)

Councillors:

Councillor Nick Mearing-Smith Councillor Gill Sargeant Councillor Tony Vourou

1. MINUTES OF THE LAST MEETING

RESOLVED that the minutes of the meeting held on 14th December 2022 be agreed as a correct record.

2. ABSENCE OF MEMBERS

None.

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

Councillor Mittra declared a non-pecuniary interest in regard to Item 11, 1 Albert Road, as he frequents the public house next door. He was advised by the governance and legal officers that he can vote on the item if he feels he can approach the decision with an open mind.

4. REPORT OF THE MONITORING OFFICE (IF ANY)

None.

5. ADDENDUM (IF APPLICABLE)

Items contained within the addendum were dealt with under individual agenda items. The Committee noted the addendum to the Planning Agenda which was published and circulated prior to the meeting.

The Chair announced that item 13: 84 West Heath Road NW3, had been withdrawn to enable all registered speakers to be notified.

6. APPLICATION ADDRESS, POSTCODE (REFERENCE NUMBER) (WARD)

Error – none.

7. PEABERRY COURT 87 GREYHOUND HILL LONDON NW4 4JE 22/1437/OUT

The item was deferred from the previous meeting so there were no speakers. The addendum was noted.

Further to a discussion the Chair moved to the vote. Cllr Conway was not permitted a vote as he was not present when the item was heard at the previous meeting.

For (approval) – 4
Against (approval) – 1
Abstain - 0

Resolved that the application was APPROVED subject to s106 and amendments set out in the addendum

AND the Committee grants delegated authority to the Service Director – Planning and Building Control to make any minor alterations, additions or deletions to the recommended conditions/obligations or reasons for refusal as set out in this report and addendum provided this authority shall be exercised after consultation with the Chair (or in their absence the Vice-Chair) of the Committee (who may request that such alterations, additions or deletions be first approved by the Committee).

8. 585 WATFORD WAY LONDON NW7 3JG 22/4293/FUL

The item was deferred from the previous meeting so there were no speakers.

Further to a discussion the Chair moved to the vote. Cllr Conway was not permitted a vote as he was not present when the item was heard at the previous meeting.

For (approval) – 3
Against (approval) – 2
Abstain - 0

Resolved that the application was APPROVED subject to conditions

AND the Committee grants delegated authority to the Service Director – Planning and Building Control to make any minor alterations, additions or deletions to the recommended conditions/obligations or reasons for refusal as set out in this report and addendum provided this authority shall be exercised after consultation with the Chair (or in their absence the

Vice-Chair) of the Committee (who may request that such alterations, additions or deletions be first approved by the Committee).

9. 319 WATFORD WAY LONDON NW4 4TG 22/2889/FUL

The planning officer presented the report and addendum.

Mrs Vanessa Horan and Mr Mike Balfour spoke in objection to the application.

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

Further to a discussion the Chair moved to the vote.

For (approval) – 5
Against (approval) – 1
Abstain - 0

RESOLVED that the application was APPROVED subject to conditions

AND the Committee grants delegated authority to the Service Director – Planning and Building Control to make any minor alterations, additions or deletions to the recommended conditions/obligations or reasons for refusal as set out in this report and addendum provided this authority shall be exercised after consultation with the Chair (or in their absence the Vice-Chair) of the Committee (who may request that such alterations, additions or deletions be first approved by the Committee).

10. FORMER SITE OF PUBLIC CONVENIENCES, JUNCTION OF GREAT NORTH ROAD/STATION ROAD; EN5 1ET 22/2716/FUL

The planning officer presented the report and addendum.

Ms Leonie Jacobs and Mr Nick Saul spoke in objection to the application.

Cllr David Longstaff spoke in objection to the application.

The applicant was not in attendance.

Further to a discussion Cllr Mitra moved a motion to DEFER the application to allow the applicant or agent to answer questions from the committee. The motion was seconded by Cllr Vourou.

The Chair moved to the vote on the motion to defer the application.

For (deferral) – 4
Against (deferral) – 1

Abstain – 1

CARRIED that the item was DEFERRED to a future meeting to enable the applicant or agent to address the committee and respond to queries from the committee.

11. LOCATION 1 ALBERT ROAD, BARNET, EN4 9SH 22/3316/FUL

The planning officer presented the report and addendum.

Mr John Dix spoke in objection to the application.

Mrs Emily Benedeck, agent for the applicant, addressed the committee.

For (approval) – 2

Against (approval) – 2

The chair then used her casting vote to approve the application.

Resolved that the application was APPROVED subject to conditions and amendments set out in the addendum

AND the Committee grants delegated authority to the Service Director – Planning and Building Control or Head of Strategic Planning to make any minor alterations, additions or deletions to the recommended conditions/obligations or reasons for refusal as set out in this report and addendum provided this authority shall be exercised after consultation with the Chairman (or in his absence the Vice- Chairman) of the Committee (who may request that such alterations, additions or deletions be first approved by the Committee).

12. 27 ASHLEY WALK LONDON NW7 1DU 22/4491/FUL

The planning officer presented the report and addendum.

Ms E Mason spoke in objection to the application.

Mr Huseyin Cicek, agent for the applicant, addressed the committee.

The Chair moved to a vote on the officer's recommendation.

For (refusal) – 6

Against (refusal) – 0

Abstain – 0

RESOLVED that the application was REFUSED

AND the Committee grants delegated authority to the Service Director – Planning and Building Control to make any minor alterations, additions or deletions to the recommended

conditions/obligations or reasons for refusal as set out in this report and addendum provided this authority shall be exercised after consultation with the Chair (or in their absence the Vice-Chair) of the Committee (who may request that such alterations, additions or deletions be first approved by the Committee).

13. 84 WEST HEATH ROAD LONDON NW3 7UJ 22/0228/FUL

Withdrawn from the agenda and to be added to a future agenda.

Cllr Sargeant gave apologies and left the meeting.

14. 111 AND 113 EDGWAREBURY LANE EDGWARE HA8 8NA 22/2157/FUL

The planning officer presented the report.

Mr Jee Han, agent for the applicant addressed the committee.

Further to a discussion the Chair moved to the vote on the officer's recommendation.

For (approval) – 5
Against (approval) – 0
Abstain – 0

RESOLVED that the application was APPROVED subject to conditions

AND the Committee grants delegated authority to the Service Director – Planning and Building Control to make any minor alterations, additions or deletions to the recommended conditions/obligations or reasons for refusal as set out in this report and addendum provided this authority shall be exercised after consultation with the Chair (or in their absence the Vice-Chair) of the Committee (who may request that such alterations, additions or deletions be first approved by the Committee).

15. 24B EGERTON GARDENS LONDON NW4 4BA 22/4186/FUL

The planning officer presented the report.

The applicant addressed the committee.

The Chair moved to the vote on the officer's recommendation:

For (refusal) – 0
Against (refusal) – 5
Abstain – 0

The Chair moved a motion to APPROVE the application and was seconded by Cllr Conway.

For (approval) – 5
Against (approval) – 0
Abstain - 0

RESOLVED that the application was APPROVED (OVERTURN) for the following reasons: “The committee considered that, taking into account other dormer windows on nearby properties, the rear dormer window proposed would not cause undue harm to the character or appearance of the property or the locality and would comply with policies CS1 and CS5 of the LB Barnet: Local Plan (Core Strategy) DPD (2012), policy DM01 of the LB Barnet: Local Plan (Development Management Policies) DPD (2012) and the Residential Design Guidance SPD (2016).”

The application was approved subject to the following conditions:

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

24BEG-A-01-001 - Location plan
24BEG-A-01-002 - Block plans
24BEG-A-02-001 - Existing front visualization
24BEG-A-02-002 - Existing rear visualization
24BEG-A-03-001 - Existing ground floor plan
24BEG-A-03-002 - Existing first floor plan
24BEG-A-03-003 - Existing loft floor plan
24BEG-A-03-004 - Existing roof plan
24BEG-A-05-001 - Existing section AA
24BEG-A-05-002 - Existing section BB
24BEG-A-06-001 - Existing north elevation
24BEG-A-06-002 - Existing south elevation
24BEG-A-06-003 - Existing west elevation
24BEG-A-06-004 - Existing east elevation

24BEG-A-02-101 - Proposed front visualization
24BEG-A-02-102 - Proposed rear visualization
24BEG-A-03-101 - Proposed ground floor plan
24BEG-A-03-102 - Proposed first floor plan
24BEG-A-03-103 - Proposed loft floor plan
24BEG-A-03-106 - Proposed roof plan
24BEG-A-05-101 - Proposed section AA
24BEG-A-05-102 - Proposed section BB
24BEG-A-06-101 - Proposed north elevation
24BEG-A-06-102 - Proposed south elevation
24BEG-A-06-103 - Proposed west elevation
24BEG-A-06-104 - Proposed east elevation
24BEG-A-06-105 - Proposed outbuilding elevations

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).

2. This development must be begun within three years from the date of this permission.

Reason: To comply with Section 51 of the Planning and Compulsory Purchase Act 2004.

3. The materials to be used in the external surfaces of the building(s) shall match those used in the existing building(s).

Reason: To safeguard the visual amenities of the building and surrounding area in accordance with Policy DM01 of the Development Management Policies DPD (adopted September 2012) and Policies CS NPPF and CS1 of the Local Plan Core Strategy (adopted September 2012).

4. Before the building hereby permitted is first occupied the proposed dormer window in the side elevation facing 26 Egerton Gardens 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.

Reason: To safeguard the privacy and amenities of occupiers of adjoining residential properties in accordance with Policy DM01 of the Development Management Policies DPD (adopted September 2012) and the Residential Design Guidance SPD (adopted October 2016).

5. The use of the outbuilding hereby permitted shall at all times be ancillary to and occupied in conjunction with 24B Egerton Gardens and shall not at any time be occupied as a separate unit or dwelling.

Reason: To ensure that the development does not prejudice the character of the locality and the amenities of occupiers of adjoining residential properties in accordance with Policy DM01 of the Development Management Policies DPD (adopted September 2012).

16. 11 HOLDERS HILL AVENUE LONDON NW4 1EN 22/5634/HSE

The planning officer presented the report.

It was noted that the application is brought to Committee as the property is owned by Cllr Prager.

Further to a discussion the chair moved to the vote on the officer's recommendation.

For (approval) – 5
Against (approval) – 0
Abstain – 0

RESOLVED that the application was APPROVED subject to conditions

AND the Committee grants delegated authority to the Service Director – Planning and Building Control to make any minor alterations, additions or deletions to the recommended conditions/obligations or reasons for refusal as set out in this report and addendum provided this authority shall be exercised after consultation with the Chair (or in their absence the Vice-Chair) of the Committee (who may request that such alterations, additions or deletions be first approved by the Committee).

17. ANY ITEM(S) THAT THE CHAIR DECIDES ARE URGENT

None.

The meeting finished at 9.45 pm