

Decisions of the Chipping Barnet Area Planning Committee

14 June 2017

Members Present:-

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

Councillor Alison Cornelius Councillor Laurie Williams
Councillor Tim Roberts Councillor Kathy Levine

Apologies for Absence

Councillor Reema Patel

1. MINUTES OF LAST MEETING

RESOLVED that the minutes of the meeting held on 9 May 2017 be agreed as a correct record.

2. ABSENCE OF MEMBERS (IF ANY)

Councillor Patel sent her apologies.

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

None.

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. 67 LEICESTER ROAD BARNET EN5 5EL (HIGH BARNET)

The Committee received the report.

Councillor Alison Cornelius arrived late for this item so was unable to partake or vote.

Representations were heard from Mr Shipton and the applicant's agent.

A vote was taken on approving the application:

For (approval)	2
Against (approval)	3

Abstained	0
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Councillor Williams, seconded by Councillor Levine moved that the application be **REFUSED** for the following reasons:

1. The proposed development by reason of its size, siting, width, plot coverage and proximity to adjoining boundaries would result in a terracing effect which would be detrimental to local character and pattern of surrounding buildings on Leicester Road, contrary to Policy 3.5 of the London Plan (MALP) 2016, 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 Residential Design Guidance SPD (2016).

2. The proposed development by reason of its size, siting, width, proximity to adjoining boundaries and its forward projection beyond no.65 Leicester Road, would result in loss of light to the flank windows of no.65 Leicester Road, to the detriment of the visual and residential amenities of the occupiers of this property. The proposal would be contrary to Policies CS NPPF, CS1 and CS5 of the Local Plan Core Strategy (adopted September 2012), and Policy DM01 of the Development Management Policies DPD (adopted September 2012) and Residential Design Guidance SPD (2016).

A vote was taken on Councillor William's motion:

For (refusal)	3
Against (refusal)	2
Abstained	0

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

7. 8 POYNINGS WAY LONDON N12 7LP (TOTTERIDGE)

The Committee received the report and noted that Theresa Villiers MP had sent a letter in support of the residents of 3 Poynings Way, opposing the application.

Representations were heard from Sheila Cahn, Elaine Evans, Councillor Stock and the applicant's agent.

The Committee voted on the recommendation to approve the application:

For (approval)	0
Against (approval)	6
Abstained	0

It was moved by Councillor Cornelius and seconded by Councillor Roberts that the application be **REFUSED** for the following reasons:

1. The proposed development, by reason of its size, siting, plot coverage and front forecourt arrangement would appear as a cramped and incongruous

overdevelopment of the application site which would be detrimental to local character and not respect the appearance, scale, mass, height and pattern of surrounding buildings, spaces and streets. The proposal would be detrimental to the character and appearance of the street scene and the wider locality, contrary to Policy 3.5 of the London Plan (MALP) 2016, Policies CS NPPF, CS1 and CS5 of the Local Plan Core Strategy (adopted September 2012), and Policy DM01 of the Development Management Policies DPD (adopted September 2012).

2. The proposed development, by reason of its size, siting and height would appear as a dominant, overbearing and visually intrusive addition when viewed from No. 6 Poynings Way, to the detriment of the amenities of the occupants of this neighbouring property. The proposal would be contrary to Policies CS NPPF, CS1 and CS5 of the Local Plan Core Strategy (adopted September 2012), and Policy DM01 of the Development Management Policies DPD (adopted September 2012) and Residential Design Guidance SPD (2016).

For (refusal)	6
Against (refusal)	0
Abstained	0

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

8. 1277 HIGH ROAD LONDON N20 9HS (TOTTERIDGE)

The Committee received the report.

Representations were heard from Mr Lask, Mr Tarling and the applicant’s agent.

It was moved by Councillor Cornelius and seconded by Councillor Sowerby that the application be approved, subject to the following amendments:

1. **Hours to be amended: The use hereby permitted shall not be open to members of the public before 09:00 or after 01:00 Fridays and Saturdays, or before 09:00 or after 12 midnight Sunday to Thursday and Bank and Public Holidays.**
Reason: To safeguard the amenities of occupiers of adjoining residential properties;
2. **The gate to the yard shall be kept shut at all times and shall only be accessed for emergency purposes only.**

For approval (subject to amendments)	6
Against	0
Abstained	0

RESOLVED that the application be approved, subject to the conditions detailed in the report and subject to the above amendments

9. ASSOCIATES HOUSE 118 EAST BARNET ROAD BARNET EN4 8RE (EAST BARNET)

The Committee received the report and addendum to the report.

Officers drew attention to the additional conditions and informatives and minor changes to the description of the proposed development (post addendum):

Description of development to read:

Erection of a single storey detached office building to the rear of the existing block. Alterations to the ground floor rear fenestration of the existing block to create a new door opening and construction of a rear patio area.

Conditions

1. Before the development hereby permitted is occupied, parking spaces shall be provided in accordance with submitted drawings. Thereafter, the parking spaces shall be used only as agreed and not be used for any purpose other than the parking and turning of vehicles in connection with approved development.

Reason:

To ensure that adequate and satisfactory provision is made for the parking of vehicles in the interests of pedestrian and highway safety and the free flow of traffic in accordance with London Borough of Barnet's Local Plan Policy CS9 of Core Strategy (Adopted) September 2012 and Policy DM17 of Development Management Policies (Adopted) September 2012.

2. No site works or works on this development including demolition or construction work shall commence until a Demolition, Construction and Traffic Management Plan has been submitted to and approved in writing by the Local Planning Authority. All works must be carried out in full accordance with the approved details unless previously agreed in writing by the Local Planning Authority. Construction and/ or delivery vehicles should not impede traffic on the public highway and traffic flow on Stonegrove should be maintained during traffic sensitive hours.

Reason:

In the interests of highway safety in accordance with London Borough of Barnet's Local Plan Policy CS9 of Core Strategy (Adopted) September 2012 and Policy DM17 of Development Management Policies (Adopted) September 2012.

Informatives

1. The applicant is advised that East Barnet Road is a Traffic Sensitive Routes; deliveries during the construction period should not take place between 8.00 am-9.30 am and 4.30 pm-6.30 pm Monday to Friday. Careful consideration must also be given to the optimum route(s) for construction and the Highways Authority should be consulted in this respect. The applicant must ensure that site and/ or delivery vehicles do not impede traffic on the public highway and that traffic flow on the East Barnet Road is maintained at all times.

2. The applicant is advised that for construction works adjacent or affecting the public highways, the Highways Authority should be contacted for any necessary Highways Licenses or any highway approvals deemed necessary.

3. The applicant should apply for a Habitual Crossing License for construction vehicles to use the existing crossover. An application for this license could be obtained from London Borough of Barnet, NLBP, Building 4, 2nd Floor, Oakleigh Road South, London N11 1NP.

RESOLVED that the application be approved, subject to the conditions detailed in the report subject to the minor changes to the description of development, additional conditions and informatives as listed above.

For	6	
Against	0	
Abstained	0	

10. 3 ATHENAEUM ROAD LONDON N20 9AA (OAKLEIGH)

The Committee received the report.

It was noted that the number of Car Park spaces was 9 and not 8.

A representation was heard from the Applicant's agent.

RESOLVED that the application be approved, subject to the conditions detailed in the report and the addendum.

For	6
Against	0
Abstained	0

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

None.

The meeting finished at 9pm