

Decisions of the Planning Committee B

15 November 2022

Members Present:-

Councillor Claire Farrier (Chair)

Councillors:

Councillor Melvin Cohen
Councillor Nick Mearing-
Smith

Councillor Gill Sargeant
Councillor Tony Vourou

Councillor
Richard Barnes
(Substitute for Councillor
Arjun Mittra)

Apologies for Absence

Councillor Arjun Mittra

1. MINUTES OF THE LAST MEETING

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

2. ABSENCE OF MEMBERS

Apologies were received from Councillor Arjun Mittra who was substituted by Councillor Richard Barnes.

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

None.

4. ADDENDUM (IF APPLICABLE)

Items contained within the addendum were dealt with under individual agenda items.

5. 46 WEST HILL WAY, N20 - 22/2161/HSE - TOTTERIDGE & WOODSIDE

The Planning Officer presented the report and addendum. He noted that the item had previously been heard by the committee on 14th September 2022 but had been brought back to the Committee due to a complaint from a resident following the meeting alleging that the

committee had been misinformed about the application. Officers do not accept this to be the case but due to a technical fault at the meeting no recording was available.

Cllr Sargeant arrived after the start of the presentation so could not vote on the application.

Mr Alan Tunkel and Mr Barry Kogan addressed the Committee in objection to the application.

Cllr Tim Roberts and Cllr Richard Cornelius addressed the Committee in objection to the application.

Mr Dipesh Shah, agent for the applicant addressed the Committee.

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

For (approval) - 1

Against (approval) - 4

Abstained - 1

A motion was moved by Cllr Vourou to refuse the application for the reasons given below. This was seconded by Cllr Barnes.

The vote was recorded as follows:

For (refusal) – 5

Against (refusal) -0

Abstain - 1

RESOLVED that the application was Refused for the following reason:

“The proposed extensions would, by reason of their size and siting, be overbearing and visually obtrusive constituting an overdevelopment of the site, detrimental to the amenities of neighbouring residents at nos. 44 and 48 West Hill Way, contrary to policies CS1 and CS5 of the Barnet Adopted Local Plan Core Strategy (2012), policy DM01 of the Adopted Development Management Policies DPD (2012) and the Adopted Residential Design Guidance SPD (2016).”

6. 41 WENTWORTH AVENUE LONDON N3 1YN- 22/0307/FUL - WEST FINCHLEY

The Planning Officer presented the report and addendum.

Ms Helen Bee Simons spoke in objection to the application.

Mrs Van Mayer spoke in objection to the application.

Mr Prashant Patel, son of the applicant, addressed the Committee.

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

For (approval) - 4

Against (approval) - 2
Abstained - 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).

7. 40 LOVEGROVE WAY LONDON N20 0EU- 22/2324/HSE - WHETSTONE

The planning officer presented the report and addendum

No speakers were in attendance. Further to a discussion, the Chair moved to a vote on the officer's recommendations:

For (approval) – 5
Against (approval) – 0
Abstained – 1

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).

8. 147 CHEVIOT GARDENS LONDON NW2 1QB- 22/0425/FUL - CRICKLEWOOD

The Planning Officer presented the report and addendum.

The Governance Officer read out a statement on behalf of the Golders Green Estate Residents Association.

Mr H Solaimani, agent for the applicant, addressed the Committee.

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

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

RESOLVED that the application be Approved 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. GREENGATE STABLES MAYS LANE BARNET EN5 2AQ - 22/2121/FUL - UNDERHILL

The Planning Officer presented the report and addendum.

Cllr Tim Roberts spoke in support of the application.

Ms Meghan Bonner, agent for the applicant addressed the Committee.

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

For (refusal) – 0
Against (refusal) – 6
Abstain – 0

Cllr Cohen moved a motion to approve the application for the reasons below, and subject to conditions outlined below.

The motion was seconded by the Chair. The Chair moved to a vote:

For (approval) – 6
Against (approval) – 0
Abstain - 0

CARRIED – the application was Approved for the following reason:

“The committee considered that there would be limited visual harm to the area and a limited reduction in openness. They considered that the limited harm to the openness of the green belt was outweighed by the public benefits of the development to the users and the borough.”

And subject to the following conditions:

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

Dwg. no. P20
Dwg. no. P21
Design & Access Statement
Planning Statement
Supporting Statement Rev D
Very Special Circumstances Rev D
Reptile report

Site Photos

Email from the agent, KWA Architects, dated 21 November 0222

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 permission shall be for a limited period only, expiring three years after the date of this permission, when the use hereby permitted shall be discontinued and the buildings and works carried out under this permission shall be removed and the land reinstated to the same condition as at the date of this permission.

Reason: To safeguard the character, appearance and openness of the Green Belt in accordance with policy DM15 of the Development Management Policies DPD (adopted September 2012).

3. The use of the buildings hereby permitted shall at all times be ancillary to and occupied in conjunction with the equestrian use of the site and shall not at any time be used for any other purpose.

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).

4. a) No development or site works shall take place on site until a 'Construction Management and Logistics Plan' has been submitted to and approved in writing by the Local Planning Authority. The Construction Management and Logistics Plan submitted shall include, but not be limited to, the following:

- i. details of how the portacabins will be delivered and manoeuvred into place including access and egress arrangements within the site and any security procedures;
- iii. details of the storage/delivery area for all materials, tools and routing of delivery trucks;
- iii. details of a community liaison contact for the duration of all works associated with the development.

b) The development shall thereafter be implemented in accordance with the measures detailed within the statement.

Reason: In the interests of highway safety, noise 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 October 2016) and Policies SI 1, SI 7, D14 and T7 of the London Plan 2021.

5. a) Prior to first use, the external surfaces of the portacabins hereby approved shall be painted green (Dulux Paint Mixing Weathershield Quick Dry Exterior – Buckingham), as specified in the email from the agent, KWA Architects, dated 21 November 2021.

Reason: To safeguard the character and visual amenities of the site and wider area and to ensure that the building is constructed in accordance with Policies CS NPPF and CS1 of the Local Plan Core Strategy (adopted September 2012), Policy DM01 of the Development Management Policies DPD (adopted September 2012) and Policy D4 of the London Plan 2021.

10. DOLMAN CLOSE LONDON N3 2EX- 22/3385/FUL - WEST FINCHLEY

The Planning Officer presented the report and addendum.

Mr Ben Samuel spoke in support of the application.

The applicant, Mr Alex Shillito, addressed the Committee.

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

For (approval) - 6
Against (approval) - 0
Abstain - 0

RESOLVED that the application be Approved subject to conditions and s106 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).

11. 26 PORTSDOWN AVENUE LONDON NW11 0NG- 22/1783/FUL - GOLDERS GREEN

The Planning Officer presented the report.

Mr Alvin Ormonde, agent for the applicant addressed the Committee.

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

For (refusal) - 4
Against (refusal) - 2
Abstained - 0

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 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).

12. 67 WESTBURY ROAD LONDON N12 7PB- 22/0932/FUL - WEST FINCHLEY

The Planning Officer presented the report and addendum.

Mr Alex Martin, agent for the applicant, addressed the Committee.

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

For (approval) - 5

Against (approval) - 1

Abstained - 0

RESOLVED that the application is 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 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. MARSTON COURT MAYS LANE BARNET EN5 2EG- 22/4044/FUL - UNDERHILL

The Planning Officer presented the report.

The architect for the applicant, Mr Christopher Bowen, addressed the Committee.

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

For (approval) - 5

Against (approval) - 0

Abstained - 1

RESOLVED that the application be 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 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).

The Chair approved an extension to the meeting end time to 10:30 hrs.

14. HENDON PREPARATORY SCHOOL 20 TENTERDEN GROVE LONDON NW4 1TD - 22/2137/FUL - HENDON

The Planning Officer presented the report.

Further to a discussion the Chair moved to a vote on the officer's recommendations:

For (approval) – 6
Against - 0

RESOLVED that the application be 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 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. ANY ITEM(S) THAT THE CHAIR DECIDES ARE URGENT

None.

The meeting finished at 10.00 pm