

Director of Planning and Environmental Protection,
Building 4, North London Business Park
Oakleigh Road South, London N11 1NP
Contact Number: 020 8359 4977

PLANNING

Applicant: Jubilee Investments Ltd.
Agent: Ppms
32 Sneath Avenue
London
NW11 9AH

Application No: W15751/07
Registered date: 18 January 2007

TOWN AND COUNTRY PLANNING ACT 1990

GRANT OF PLANNING PERMISSION

TAKE NOTICE that the Barnet London Borough Council, in exercise of its powers as Local Planning Authority under the above Act, hereby:

GRANTS PLANNING PERMISSION for:-

Demolition of existing house and construction of two storey building with rooms in the roof space to provide 7 No. flats with underground parking.

At:- 31 Green Lane London NW4 2AG

as referred to in your application and shown on the accompanying plan(s):

Subject to the following condition(s):-

- 1 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.

- 2 Before the development hereby permitted is occupied the parking spaces/garages shown on Plan GA.02 shall be provided and shall not be used for any purpose other than the parking of vehicles in connection with the approved development.

Reason:

To ensure that parking is provided in accordance with the council's standards in the interests of pedestrian and highway safety, the free flow of traffic and in order to protect the amenities of the area.



- 3 No structure or erection with a height exceeding 1.05m above footway level shall be placed along the frontage(s) of Green Lane from a point 2.4m from the highway boundary for a distance of 2.4m on both sides of the vehicular access(es).

Reason:

To prevent danger, obstruction and inconvenience to users of the adjoining highway and the premises.

- 4 Before this development is commenced, details of the levels of the building(s), road(s) and footpath(s) in relation to adjoining land and highway(s) and any other changes proposed in the levels of the site shall be submitted to and approved in writing by the Local Planning Authority. The development shall be implemented in accordance with such details as approved.

Reason:

To ensure that the work is carried out at suitable levels in relation to the highway and adjoining land having regard to drainage, gradient of access and the amenities of adjoining occupiers and the health of any trees on the site.

- 5 The gradient of the ramp to the basement shall not exceed 1:9.

Reason: To ensure safe and satisfactory access to the building and the public highway.

- 6 Before the development hereby permitted commences, details of the materials to be used for the external surfaces of the building(s) and hard surfaced areas shall be submitted to and approved in writing by the Local Planning Authority. The development shall be implemented in accordance with such details as approved.

Reason:

To safeguard the visual amenities of the locality.

- 7 Before the development hereby permitted is brought into use or occupied the site shall be enclosed except at the permitted points of access in accordance with details previously submitted to and approved in writing by the Local Planning Authority.

Reason:

To ensure that the proposed development does not prejudice the appearance of the locality and/or the amenities of occupiers of adjoining residential properties and to confine access to the permitted points in the interest of the flow of traffic and conditions of general safety on the adjoining highway.

- 8 Details of refuse access and storage for refuse and recycling containers must be submitted to and approved in writing by the Local Planning Authority Applicants to ensure that appropriate arrangements are made to facilitate refuse collection.

Reason:

To provide appropriate and accessible refuse facilities and protect the amenities of the locality.

- 9 Before the building hereby permitted is occupied the proposed window(s) in the flank elevations facing Nos 29 and 33 Green Lane and No. 33 West Avenue 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, unless otherwise agreed in writing by the Local Planning Authority.

Reason:

To safeguard the privacy and amenities of occupiers of adjoining residential properties.

- 10 No part of the rooflights hereby approved shall be sited below a point 1.8m above internal floor level.

Reason: To safeguard the privacy and amenities of occupiers of adjoining residential properties.

- 11 No construction work resulting from the planning permission shall be carried out on the premises at any time on Sundays, Bank or Public Holidays, before 8.00 am or after 1.00 pm on Saturdays, or before 8.00 am or after 6.00pm on other days unless previously approved in writing by the Local Planning Authority.

Reason:

To ensure that the proposed development does not prejudice the amenities of occupiers of adjoining residential properties.

- 12 A scheme of hard and soft landscaping, including details of existing trees to be retained, shall be submitted to and agreed in writing by the Local Planning Authority before the development, hereby permitted, is commenced.

Reason:

To ensure a satisfactory appearance to the development.

- 13 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.

Reason:

To ensure a satisfactory appearance to the development.

- 14 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.

Reason:

To ensure a satisfactory appearance to the development.

- 15 The development hereby permitted shall meet the "Very Good" standard in the Building Research establishment Environmental Assessment Method (BREEAM). Certification of this rating shall be provided to the Local Planning Authority prior to the commencement of the development.

Reason: To ensure that the development is sustainable and complies with strategic and local policies.

- 16 The solar panels indicated on the roof of the building shall be installed and fully operational prior to first occupation of the development. The panels shall be permanently retained as such unless otherwise agreed in writing by the Local Planning Authority.

Reason: To ensure that the development is sustainable and complies with strategic and local policies.

- 17 No development shall take place until details of the arrangements for the provision of education contributions have been submitted to and approved in writing by the local planning authority.

Reason: To secure the proper planning of the area in the interests of existing and future residents.

INFORMATIVE(S):-

- 1 The plans accompanying this application are:- Site Location Plan; SV.01; GA.01; GA.02; GA.03B; GA.04E; GA.05A; GA.06C; GA.07B; GA.08E; GA.09B; GA.10E; GA.11C; GA.12; GA.13A; GA.14A; GA.15A
- 2 The reasons for this grant of planning permission or other planning related decision are as follows: -
 - i) The proposed development accords with strategic planning guidance and policies as set out in the Mayor's London Plan (published 10 February 2004) and the Adopted Barnet Unitary Development Plan (2006).
In particular the following policies are relevant:
Adopted Barnet Unitary Development Plan (2006): GBEnv1, GBEnv2, GBEnv3, D1, D2, D3, D4, D5, D6, D7, M14, GH1, GH2, H0, H16, H17 & H18
 - ii) The proposal is acceptable for the following reason(s): -
The proposal would not have a detrimental impact on the appearance of the street scene or unduly detract from the visual or residential amenities currently enjoyed by neighbouring occupiers.

Date of Decision: 21 May 2007

Signed:

U. Feldman

Acting for Stewart Murray
Director of Planning & Environmental Protection

NOTE(S):-

- 1 Your attention is drawn to the attached Schedule which sets out the rights of an applicant who is aggrieved by a decision of the Local Planning Authority.
- 2 This Notice relates solely to a planning decision and does not purport to convey any approval or consent which may be required under the Building Regulations or any other statutory purpose.