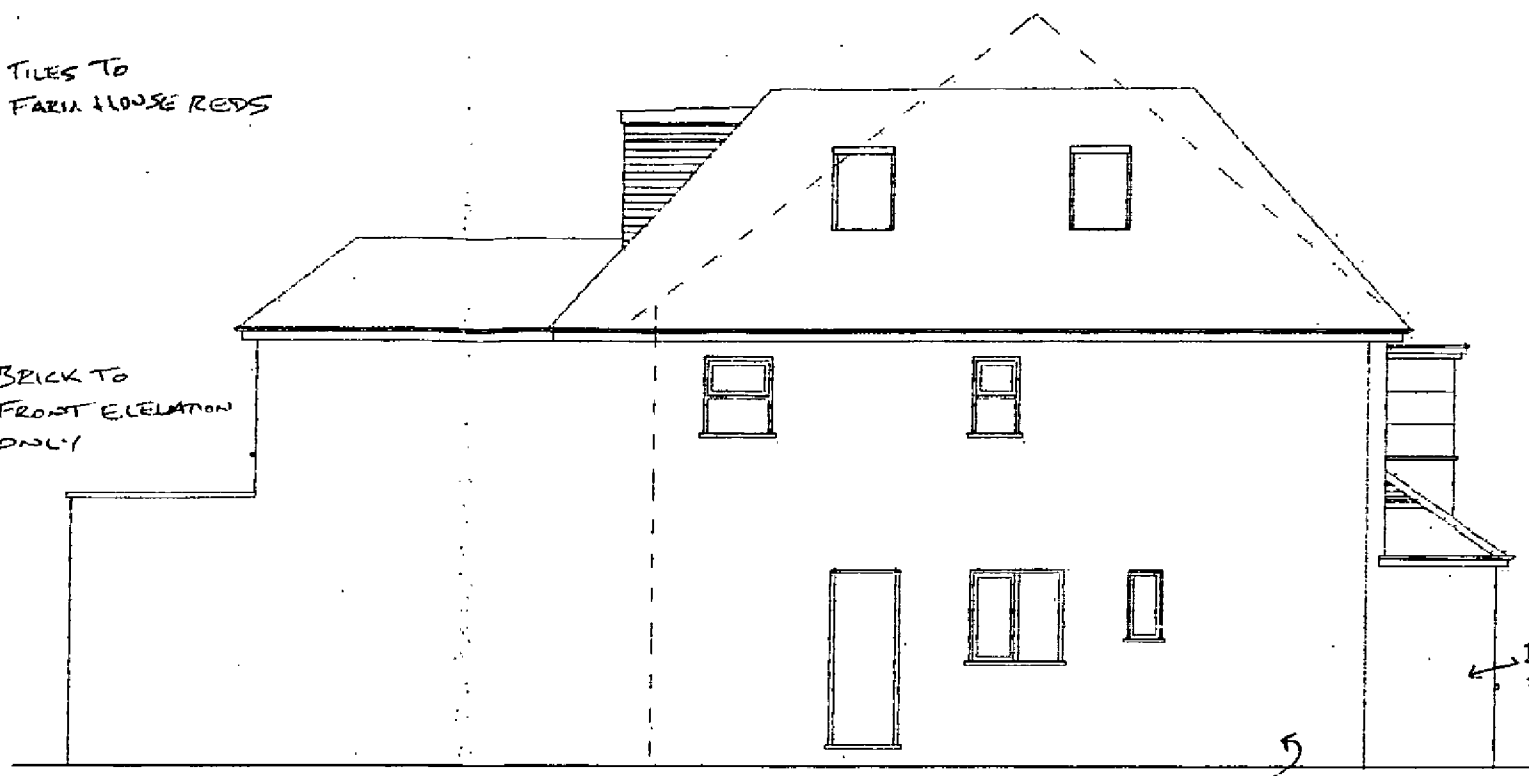




FRONT ELEVATION



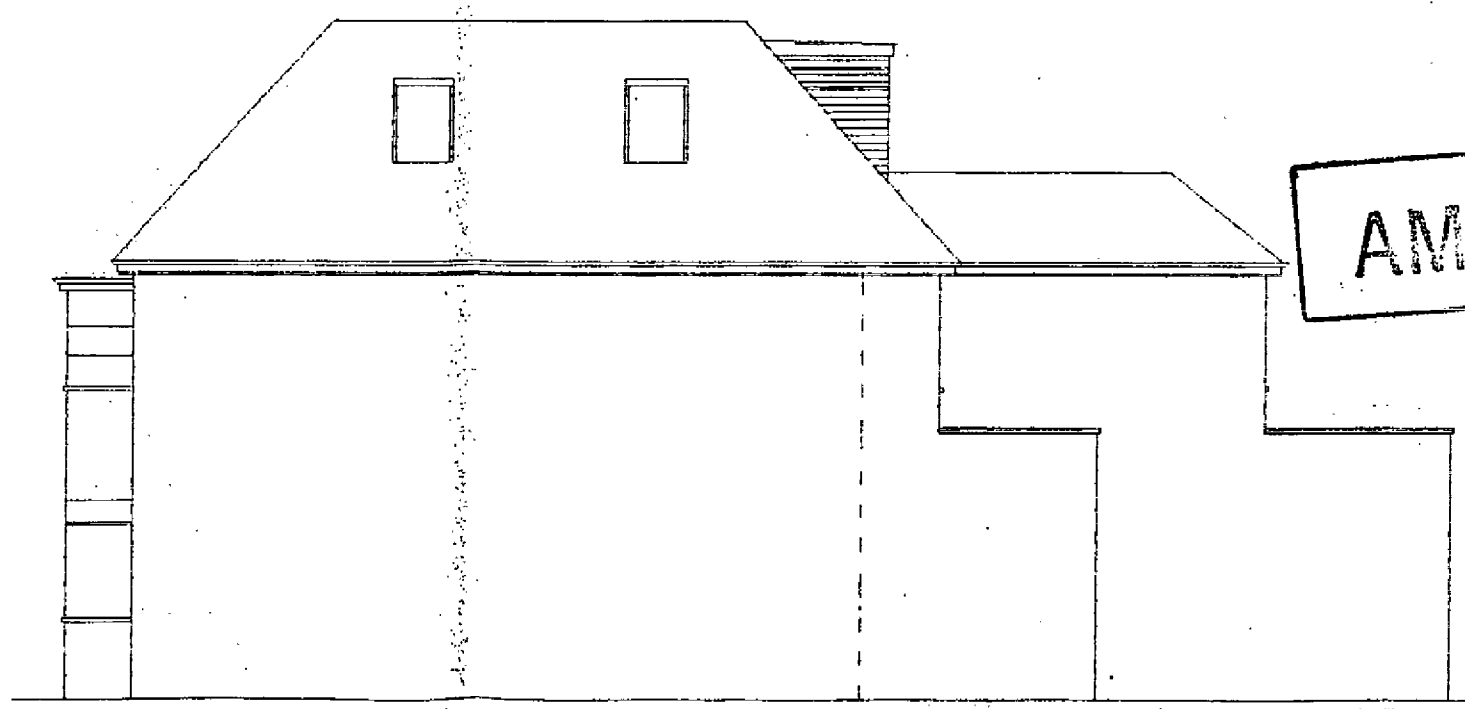
SIDE ELEVATION

RENDER SIDE & REAR ELEVATIONS

16506106



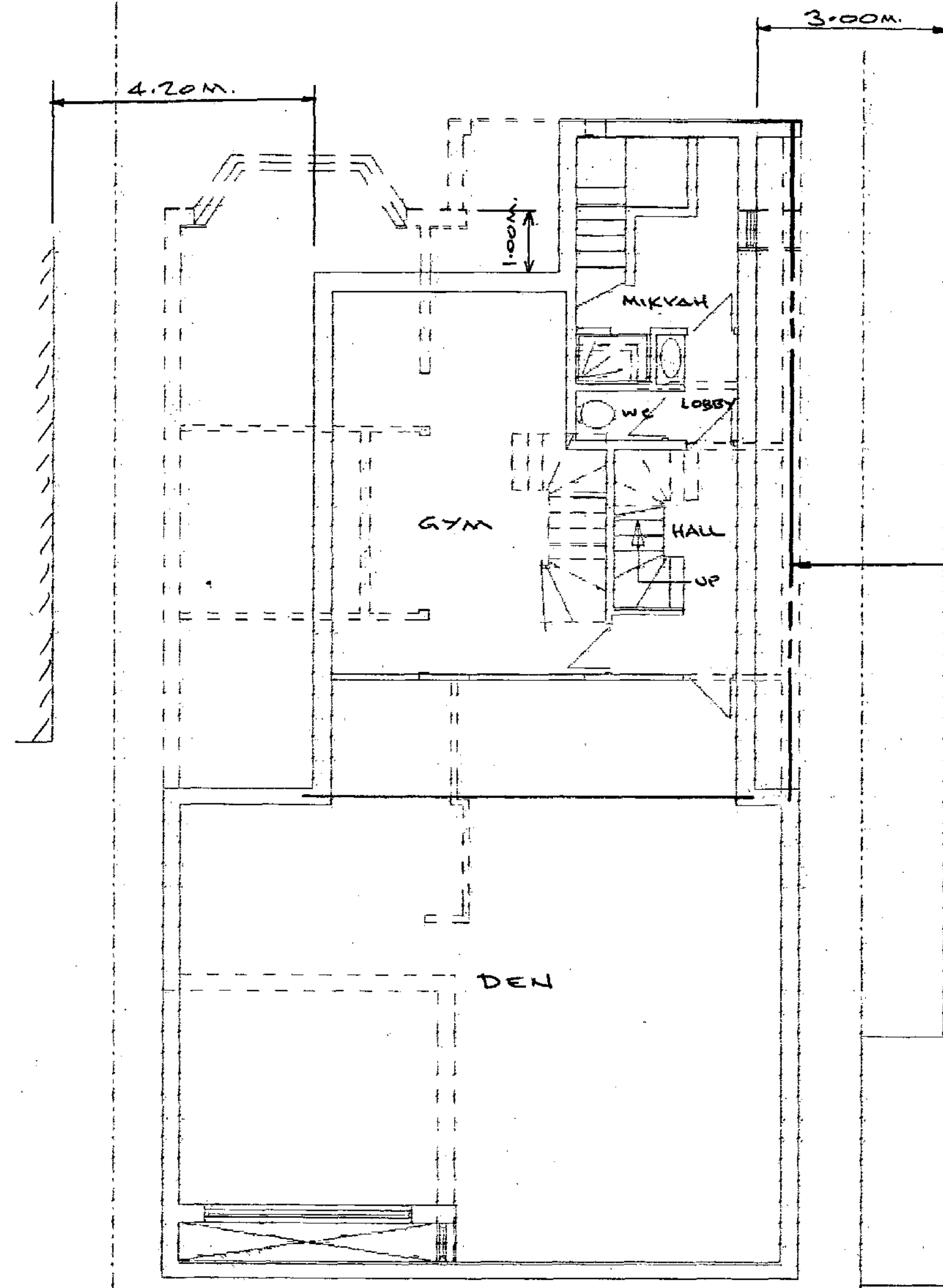
REAR ELEVATION



SIDE ELEVATION

AMENDED PLAN

SILVERSTON ENGINEERING COMPANY
(TEL. 020 8954 9475 FAX 020 8621 8436)
ELEVATIONS OF A PROPOSED HOUSE AT
8, GROSVENOR GARDENS, LONDON, N.W.11.
SCALE 1:100 DATE MAR 2006 DRAWN N.K. DRG. NO. GGN-4 B



GROUND BEAM
 2-G10x229x140UBs
 BOLTED TOGETHER & CASED
 WITH CONCRETE MIN. COVER
 TO BE 50mm.

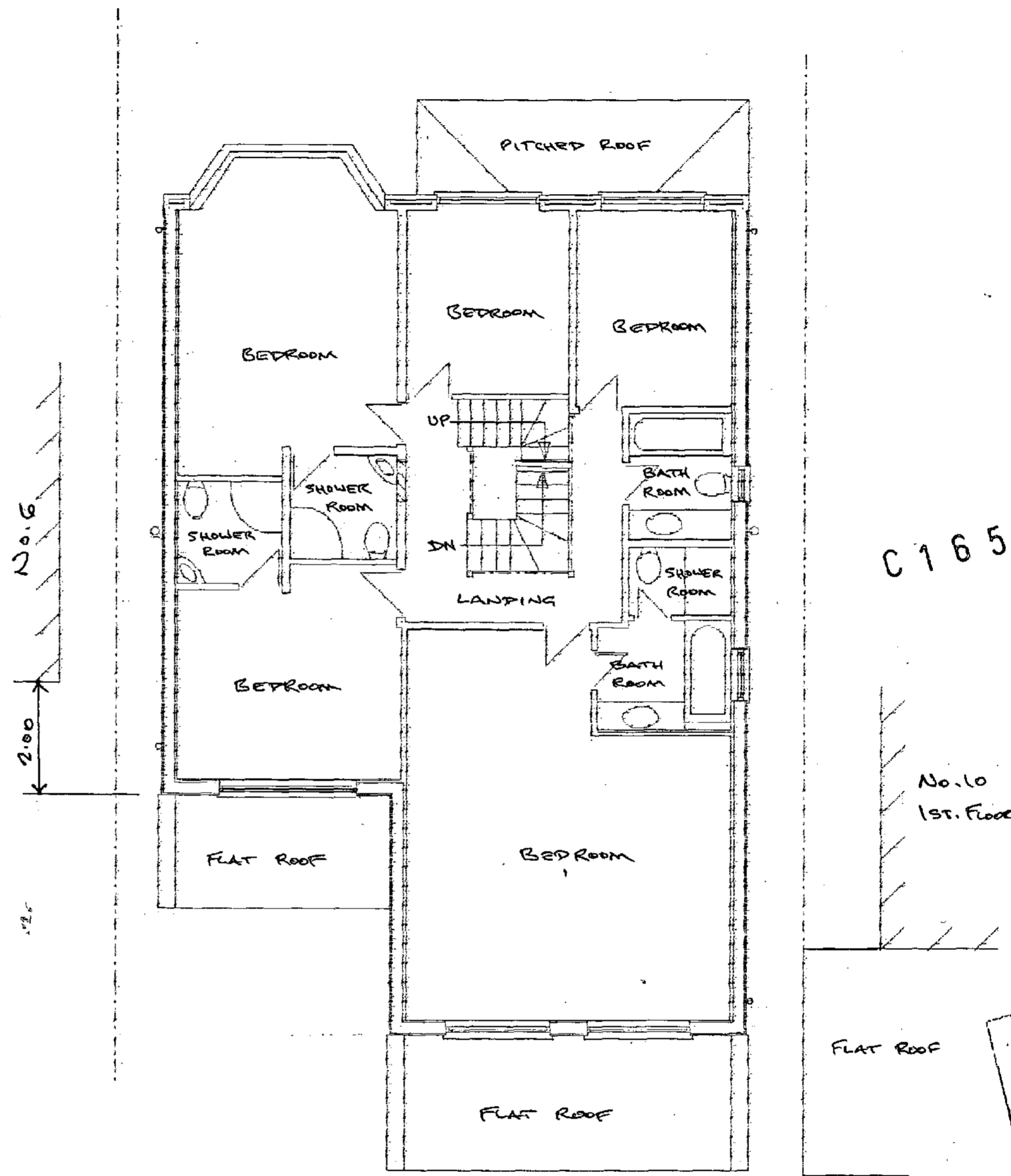
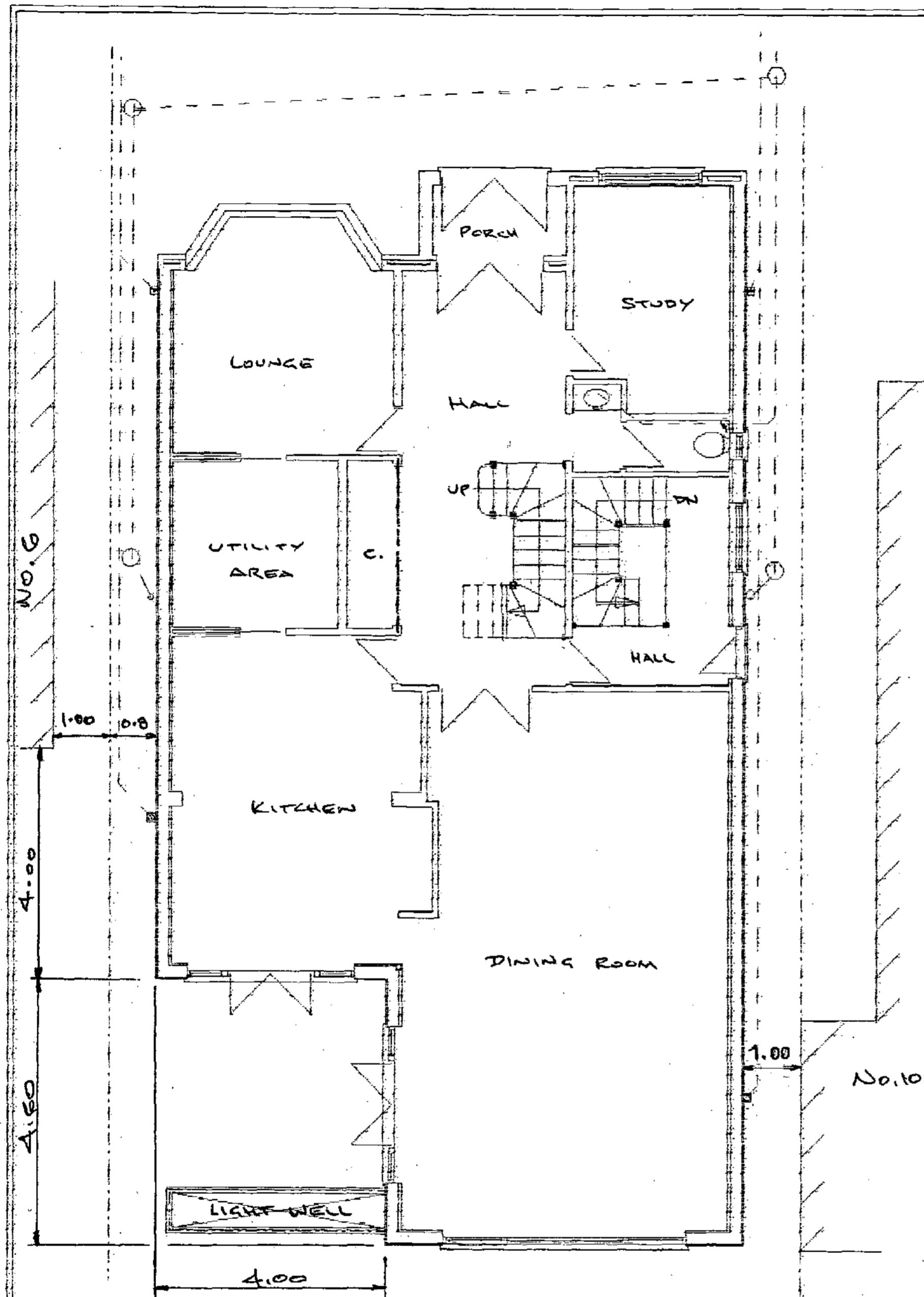
C 16506C

PLANNING GROUP
 REC'D 13 APR 2006
 Referred to
 Copy to

SILVERSTON ENGINEERING COMPANY
 (TEL. 020 8954 9475 FAX 020 8621 8436)

**BASEMENT FLOOR PLANS OF
 A PROPOSED HOUSE AT
 8, GROSVENOR GARDENS, LONDON, N.W. 11.**

SCALE 1:100 DATE MAR. 2006 DRAWN N.K. DRG. NO. GGN-1



C16506C

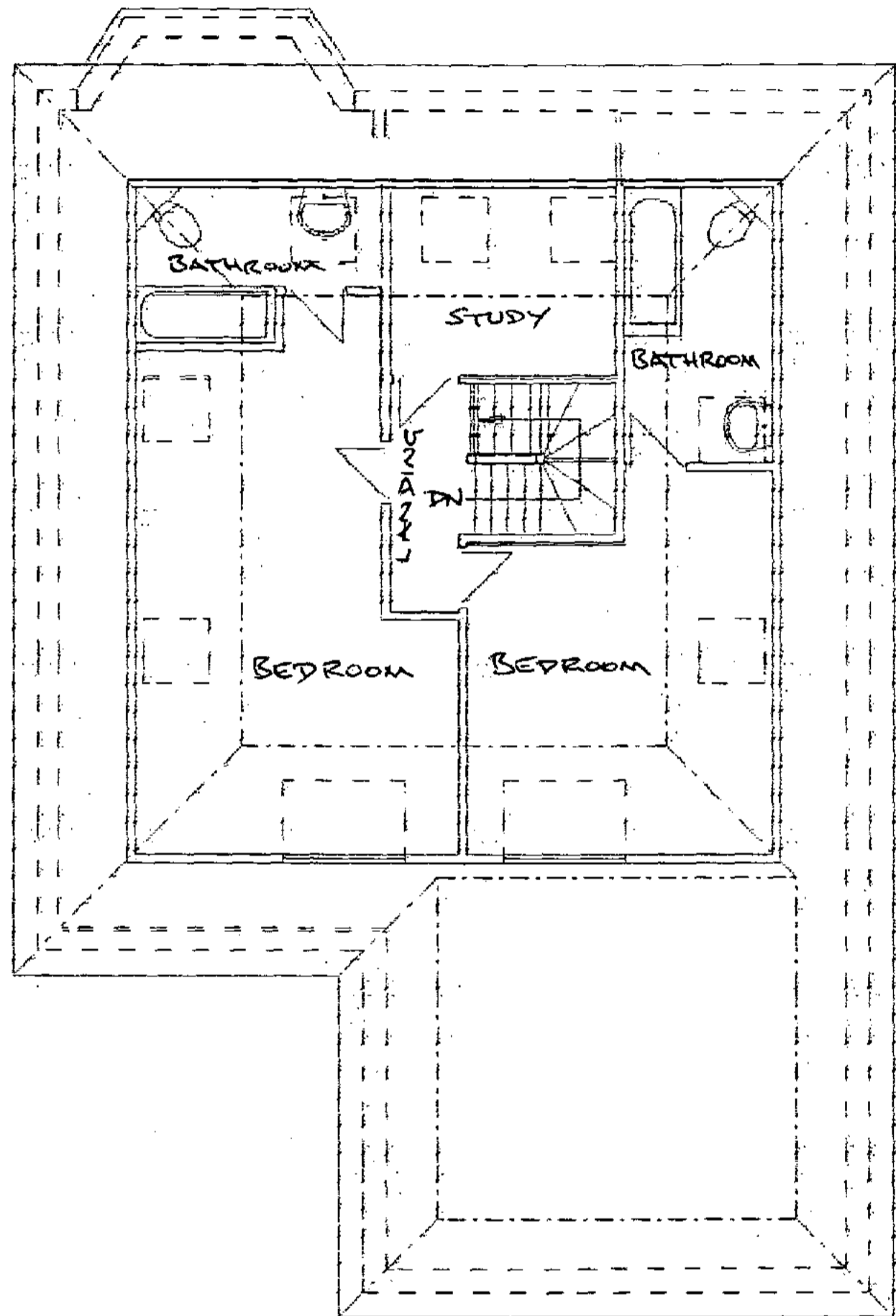
1st Floor Plan

REC'D 13 APR 2005
 Referred to
 Copy to

SILVERSTON ENGINEERING COMPANY
 (TEL. 020 8954 9475 FAX 020 8621 8436)

**GROUND & FIRST FLOOR PLANS OF
 A PROPOSED HOUSE AT
 8, GROSVENOR GARDENS, LONDON, N.W.11.**

SCALE 1:100 DATE MAR. 2006 DRAWN N.K. DRG. NO. GGN-2



2ND FLOOR PLAN

C16506C

16506C

PLAN
 RECD 13 APR 2006
 Referred to
 Copy to

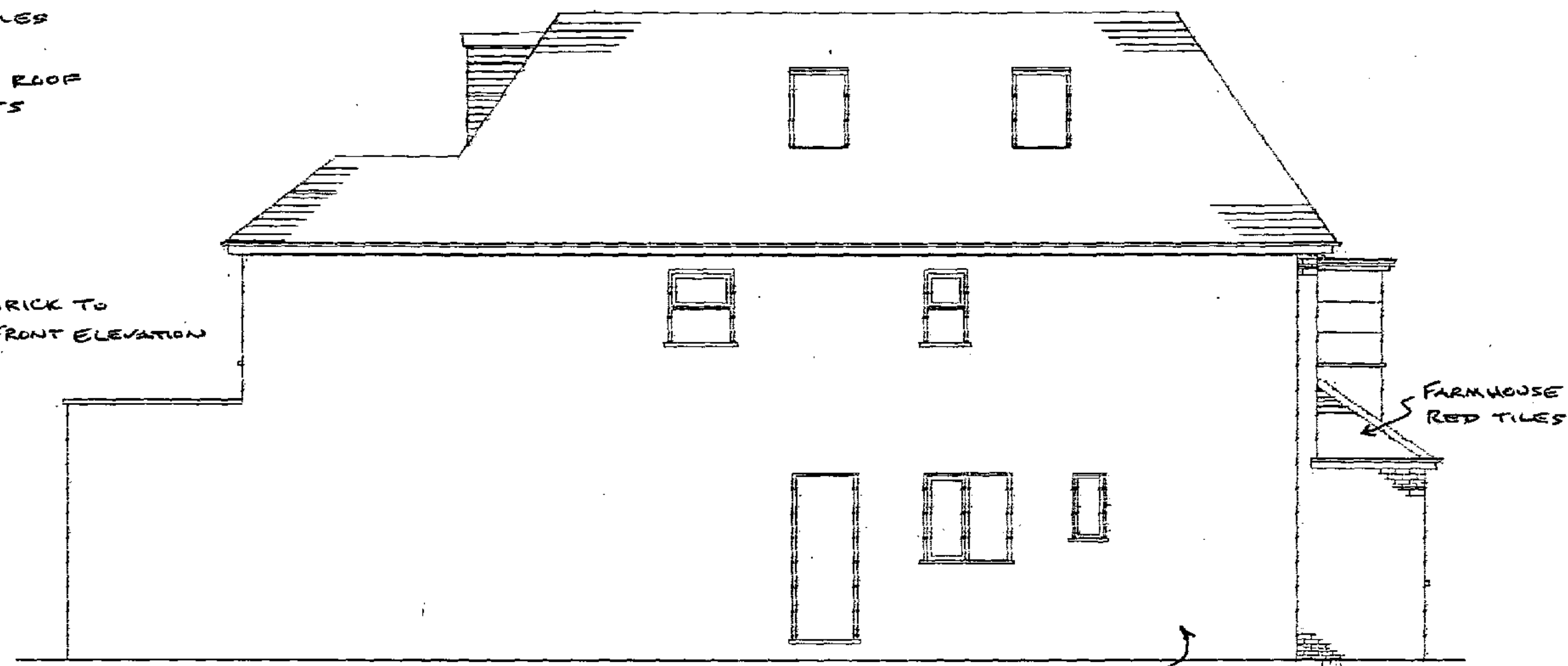
SILVERSTON ENGINEERING COMPANY
 (TEL. 020 8954 9475 FAX 020 8621 8436)

**SECOND FLOOR PLAN OF A
 PROPOSED HOUSE AT
 8, GROSVENOR GARDENS, LONDON, N.W.11.**

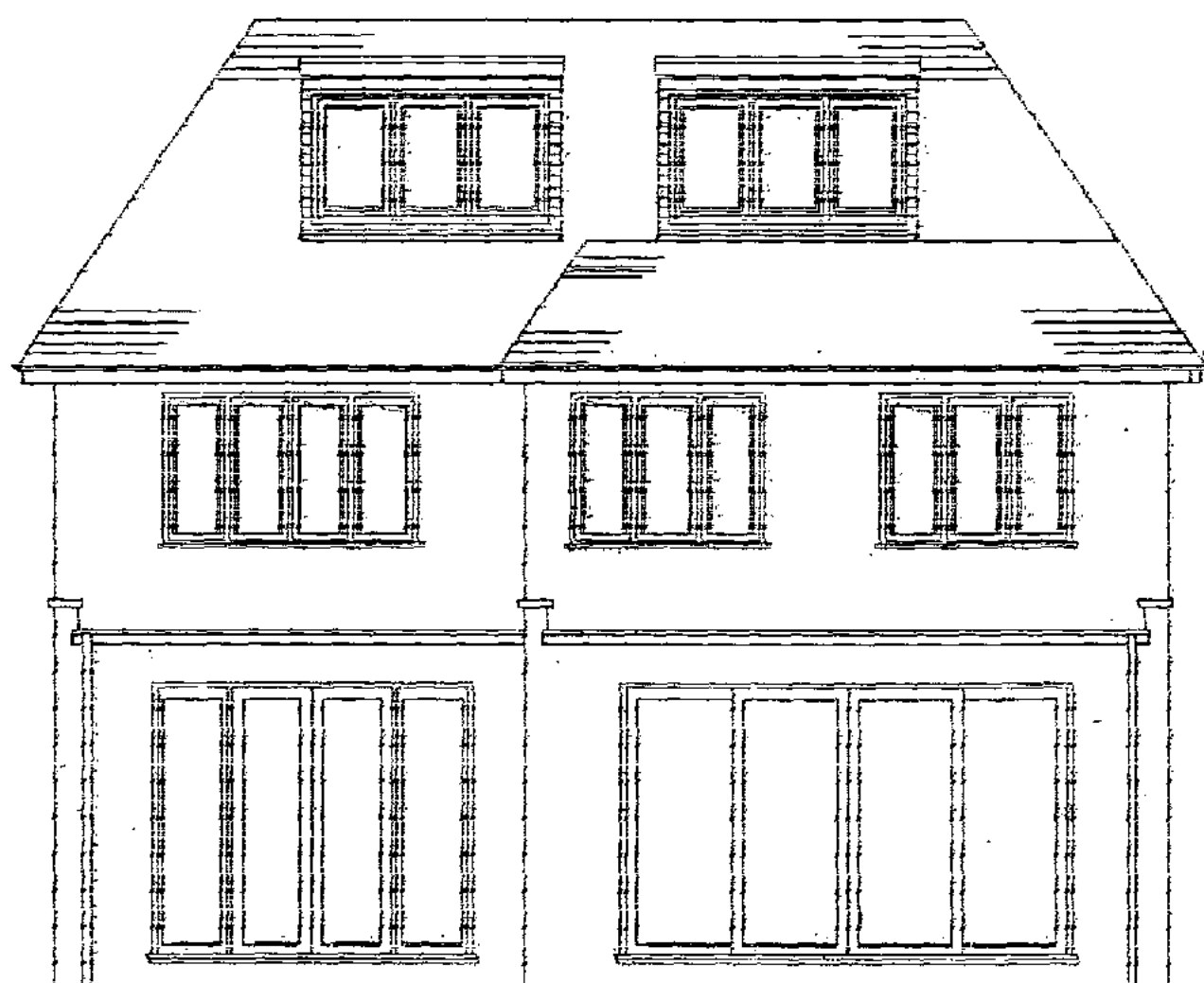
SCALE 1:100 DATE MAR. 2006 DRAWN N.K. DRG. NO. GGN - 3



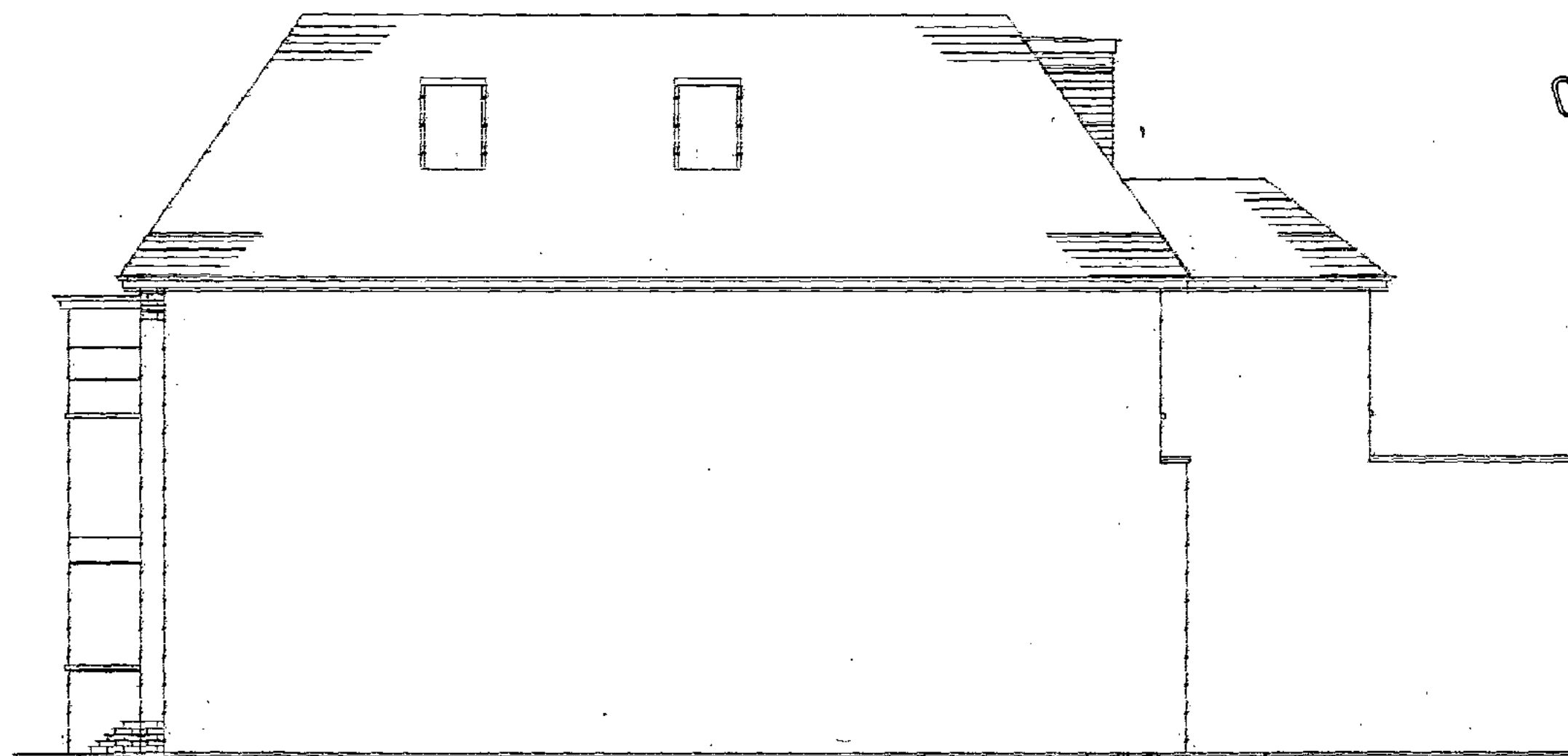
FRONT ELEVATION



SIDE ELEVATION



REAR ELEVATION



SIDE ELEVATION

C16506C

DRAWING GROUP
 13 APR 2006
 Prepared to
 Copy to

SILVERSTON ENGINEERING COMPANY
 (TEL. 020 8954 9475 FAX 020 8621 8436)

**ELEVATIONS OF A PROPOSED HOUSE AT
 8, GROSVENOR GARDENS, LONDON, N.W.11.**

SCALE 1:100 DATE MAR 2006 DRAWN N.K. DRG. NO. GGN-4

Head of Planning and Environmental Protection,
Barnet House, 1255 High Road, Whetstone, London. N20 0EJ
Contact Number: 020-8359-4928

PLANNING

Applicant: Mr A Gross
Agent: Planning & Project Mgmt Serv
32 Sneath Avenue
London
NW11 9AH

Application No: C16506C/06
Registered date: 13 April 2006

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:-

Erection of new two-storey detached dwellinghouse with rooms in roofspace and basement level.

At:- 8 Grosvenor Gardens London NW110HG

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 development hereby permitted is occupied turning space and parking spaces shall be provided in accordance with a scheme to be submitted to and approved in writing by the Local Planning Authority. That area shall not thereafter be used for any purpose other than the parking and turning of vehicles in connection with the development hear by approved.

Reason:

To ensure that parking and associated works are provided in accordance with the council's standards in the interests of pedestrian and highway safety and the free flow of traffic.



- 3 Prior to implementation, the details of the materials to be used for the external surfaces of the building(s) and any 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.

- 4 Before the development hereby permitted is occupied the site shall be enclosed except at the permitted points of access in accordance with a scheme to be 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.

- 5 Before the development hereby permitted is occupied, details of enclosures and screened facilities for the storage of wheeled bins and/or other refuse and recycling storage containers where applicable, together with a satisfactory point of collection shall be submitted to and approved in writing by the Local Planning Authority and shall be provided at the site in accordance with the approved details.

Reason:

To ensure a satisfactory appearance for the development and satisfactory accessibility; and to protect the amenities of the area.

- 6 The roofs of the building hereby permitted shall only be used in connection with the repair and maintenance of the building and shall at no time be used as a balcony, roof garden or similar amenity or sitting out area without the benefit of the grant of further specific permission in writing from the Local Planning Authority.

Reason:

To ensure that the amenities of the occupiers of adjoining properties are not prejudiced by overlooking.

- 7 Before the building hereby permitted is occupied the proposed windows and rooflights in the south-west elevation facing 10 Grosvenor 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, unless otherwise agreed in writing by the Local Planning Authority.

Reason:

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

- 8 Before the building hereby permitted is occupied the proposed windows and roof lights in the north-east elevation facing 6 Grosvenor 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, unless otherwise agreed in writing by the Local Planning Authority.

Reason:

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

- 9 Notwithstanding the provisions of any development order made under Section 59 of the Town and Country Planning Act 1990 (or any order revoking and re-enacting that Order) the building(s) hereby permitted shall not be extended in any manner whatsoever without the prior specific permission of the Local Planning Authority.

Reason:

To ensure that the development does not prejudice the character of the locality and the enjoyment by existing and/or neighbouring occupiers of their properties.

- 10 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.

- 11 Notwithstanding the provisions of the Town and Country Planning (General Permitted Development Order) 1995 (or any order revoking and re-enacting that Order with or without modification), no windows other than those expressly authorised by this permission shall be constructed in the elevations of the development hereby approved, unless agreed in writing by the Local Planning Authority.

Reason:

To safeguard the privacy and amenities of the occupiers of the adjoining 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 occupied.

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.

INFORMATIVE(S):-

- 1 The plans accompanying this application are:- Site location plan; Plan Nos. GG-87; GGN-2; GGN-3; GGN-4A.
- 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): GSD; GEA; GLand; GBEnv1; GBEnv2; GBEnv3; GBEnv4; GBEnv5; GLoc; GParking; GNon Car; GH1; GH2; Env2; Env8; Env11; Env12; D1; D2; D3; D4; D5; D6; D8; D9; D11; D12; D13; D15; L12; M4; M11; M12; M13; M14; CS8; H0; H2; H5; H16; H17; H18; H20; H21.

ii) The proposal is acceptable for the following reason(s): -

As conditioned the proposal is in keeping with Council policies in terms of preserving the character and appearance of the area, street scene, amenities of future and neighbouring occupiers, parking and highways. The proposal is also acceptable with respect to access, safety and security, the environment, trees and hedges.

Date of Decision: 8 June 2006

Signed:



Acting for
Stewart Murray
Head 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.



DELEGATED REPORT

Planning Officer	Kevin Waters	Date	
Area Planning Manager	A. Watkins	Date	8/6/00

REFERENCE: C16506C/06

WARD: GG

LOCATION: 8 Grosvenor Gardens, London, NW11 0HG

PROPOSAL: Erection of new two-storey detached dwellinghouse with rooms in roofspace and basement level.

RECOMMENDATION: APPROVAL

CONDITION CODES:

CON05 Time Limit on Full Permission

CON00 Before development hereby permitted is occupied turning space and parking spaces shall be provided in accordance with a scheme to be submitted to and approved in writing by the Local Planning Authority. That area shall not thereafter be used for any purpose other than the parking and turning of vehicles in connection with the development hear by approved.

Reason

To ensure that parking and associated works are provided in accordance with the council's standards in the interests of pedestrian and highway safety and the free flow of traffic.

CON00 Prior to implementation, the details of the materials to be used for the external surfaces of the building(s) and any 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.

CON00 Before the development hereby permitted is occupied the site shall be enclosed except at the permitted points of access in accordance with a scheme to be 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.

CON00 Before the development hereby permitted is occupied, details of enclosures and screened facilities for the storage of wheeled bins and/or other refuse and recycling storage containers where applicable, together with a satisfactory point of

collection shall be submitted to and approved in writing by the Local Planning Authority and shall be provided at the site in accordance with the approved details.

Reason

To ensure a satisfactory appearance for the development and satisfactory accessibility; and to protect the amenities of the area.

CON00 The roofs of the building hereby permitted shall only be used in connection with the repair and maintenance of the building and shall at no time be used as a balcony, roof garden or similar amenity or sitting out area without the benefit of the grant of further specific permission in writing from the Local Planning Authority.

Reason

To ensure that the amenities of the occupiers of adjoining properties are not prejudiced by overlooking.

CON26 Window to be Obscure Glazed

Before the building hereby permitted is occupied the proposed windows and rooflights in the south-west elevation facing 10 Grosvenor 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, unless otherwise agreed in writing by the Local Planning Authority.

Reason

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

CON26 Window to be Obscure Glazed

Before the building hereby permitted is occupied the proposed windows and roof lights in the north-east elevation facing 6 Grosvenor 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, unless otherwise agreed in writing by the Local Planning Authority.

Reason

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

CON27 Restriction of Permitted Development - Extensions

CON29 Hours of Working

CON00 Notwithstanding the provisions of the Town and Country Planning (General Permitted Development Order) 1995 (or any order revoking and re-enacting that Order with or without modification), no windows other than those expressly authorised by this permission shall be constructed in the elevations of the development hereby approved, unless agreed in writing by the Local Planning Authority.

Reason:

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

CON52 Landscaping - Details

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 occupied.

Reason

To ensure a satisfactory appearance to the development.

CON53 Landscaping - Implementation

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.

CON54 Landscaping - Maintenance

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.

INFORMATIVE(S):

INF01 Plan N^os: Site location plan; GG-87; GGN-2; GGN-3; GGN-4A

INF31 Reasons for Granting Planning Permission:

Adopted UDP (2006): GSD; GEA; GLand; GBEnv1; GBEnv2; GBEnv3; GBEnv4; GBEnv5; GLoc; GParking; GNon Car; GH1; GH2; Env2; Env8; Env11; Env12; D1; D2; D3; D4; D5; D6; D8; D9; D11; D12; D13; D15; L12; M4; M11; M12; M13; M14; CS8; H0; H2; H5; H16; H17; H18; H20; H21

ii) and for the following reasons:

As conditioned the proposal is in keeping with Council policies in terms of preserving the character and appearance of the area, street scene, amenities of future and neighbouring occupiers, parking and highways. The proposal is also acceptable with respect to access, safety and security, the environment, trees and hedges.

MATERIAL CONSIDERATIONS

Relevant Policies:

Adopted UDP (2006): GSD; GEA; GLand; GBEnv1; GBEnv2; GBEnv3; GBEnv4; GBEnv5; GLoc; GParking; GNon Car; GH1; GH2; Env2; Env8; Env11; Env12; D1; D2; D3; D4; D5; D6; D8; D9; D11; D12; D13; D15; L12; M4; M11; M12; M13; M14; CS8; H0; H2; H5; H16; H17; H18; H20; H21

Relevant Planning History:

C16506/05 'Part single, part two-storey rear extension. Two-storey side extension. Loft conversion including rear dormer window. Single storey front extension' Refused (2006).

C16506A/06 'Formation of basement' Withdrawn (2006).

C16506B/06 'Part single part two storey side and rear extension. Single storey front extension. New roof with 2no. rear dormers to create further rooms in roof space. Conversion of garage into a habitable room' Withdrawn (2006).

Consultations and Views Expressed:

Neighbours Consulted: 8 Replies: 0

PLANNING APPRAISAL

Site Description and Surroundings

Grosvenor Gardens is a residential road in the Golders Green Ward. 8 Grosvenor Gardens was a detached dwellinghouse situated on the north-west side of the road. At the time of the site visit this had been largely demolished and work begun on the

basement level of a new building. There are examples of properties in the surrounding area that have undergone extensive extensions and alterations.

Proposals

The application proposes the erection of new two-storey detached dwellinghouse. The new dwellinghouse would have rooms in the roofspace and at a basement level. Above ground the proposed building would have approximate maximum dimensions of 10.25m wide, 18.7m deep and 9.2m high. The new building would be set in 1m from the boundary with N^o 10 Grosvenor Gardens and 0.8m from the boundary with N^o 6 Grosvenor Gardens. The new dwellinghouse would be set in the same distance from the boundary with N^o6 as the previous building on the site.

Material Planning Considerations

As conditioned the proposal is considered to comply with Council policies that seek to preserve the character and appearance of the street scene and general area. The size, siting and design of the new building are such that it would not have a detrimental impact on the character of either the street scene or area. The proposal also complies with Council policies that seek to preserve the amenities of future and neighbouring occupiers. The design, size and siting of the new building is such that, as conditioned it would not be detrimental to the residential or visual amenities of future and neighbouring occupiers. The new building is not overbearing or causing unacceptable overshadowing, loss of light, privacy or outlook. Following the implementation of the proposal the new property would comply with the relevant amenity space and privacy standards. With respect to public open space, it is not considered appropriate to enter into negotiation for payments with a scheme of this size. The site falls below the threshold for requiring affordable housing.

It is considered that the proposal would have implications for trees and hedges within and around the site. However, the trees are not deemed appropriate for inclusion in a tree preservation order and a refusal on tree or hedge grounds is not viewed as justifiable. As conditioned the proposal is considered to be acceptable in parking and highway terms. No parking spaces are shown on the plans submitted. However, there is adequate space for parking at the front of the property and it is considered that this issue can be adequately overcome with a condition requiring the details of the proposed parking spaces to be submitted prior to the development being occupied. The proposal is deemed to be acceptable with respect to access, the environment, safety and security.

This application is considered to be acceptable and is recommended for APPROVAL subject to conditions.

FORM T.P.I PART 1

Please complete all sections of the form and use
BLOCK LETTERS

Reference Number (Office Use Only)

..... 16506C

(Please note that this information will be published and may be available on the Barnet Web Site)

<p>1) ADDRESS OF APPLICATION SITE</p> <p>8 GROSVENOR GARDENS LONDON NW11 0HG</p>	<p>4) DESCRIPTION OF DEVELOPMENT</p> <p>THREE STOREY DETACHED HOUSE AND BASEMENT</p> <p>Site area (m²) 535</p>										
<p>2) TYPE OF APPLICATION Tick appropriate box</p> <p>A FULL APPLICATION for new building works and/or change of use of land or buildings. <input checked="" type="checkbox"/></p> <p>B OUTLINE APPLICATION (new building(s)) <input type="checkbox"/></p> <p>Indicate which matters are to be determined at this stage, by stating YES or NO in the boxes below</p> <p style="text-align: center;">↓</p> <table style="width:100%;"> <tr><td>Siting</td><td><input type="checkbox"/></td></tr> <tr><td>Access</td><td><input type="checkbox"/></td></tr> <tr><td>Design</td><td><input type="checkbox"/></td></tr> <tr><td>External Appearance</td><td><input type="checkbox"/></td></tr> <tr><td>Landscaping</td><td><input type="checkbox"/></td></tr> </table> <p>C RETENTION OF BUILDINGS OR WORKS/CONTINUED USE OF LAND Undertaken without planning permission <input type="checkbox"/></p> <p>D RETENTION OF BUILDINGS OR WORKS/CONTINUED USE OF LAND undertaken in accordance with a limited period planning permission <input type="checkbox"/></p> <p>E RETENTION OF BUILDINGS OR WORKS/CONTINUED USE OF LAND/ DEVELOPMENT OF LAND without complying with a condition of a previous planning permission <input type="checkbox"/></p> <p>Previous Application No <input type="text"/></p> <p>No of Condition <input type="text"/></p>	Siting	<input type="checkbox"/>	Access	<input type="checkbox"/>	Design	<input type="checkbox"/>	External Appearance	<input type="checkbox"/>	Landscaping	<input type="checkbox"/>	<p>5) FEE State amount enclosed. If you consider that no fee is required state reason why</p> <p>£ 265-00.</p> <p>Cheques payable to "Barnet Corporation"</p> <p>6) NAME/ADDRESS OF AGENT</p> <p>If any to whom all correspondence will be sent</p> <p>PLANNING & PROJECT MANAGEMENT SERVICES 32 SNEATH AVENUE LONDON Post Code NW11 9AH Tel: 8209 1255</p>
Siting	<input type="checkbox"/>										
Access	<input type="checkbox"/>										
Design	<input type="checkbox"/>										
External Appearance	<input type="checkbox"/>										
Landscaping	<input type="checkbox"/>										
<p>3) DATE OF APPLICATION</p> <p>10/4/2006</p>	<p>7) NAME/ADDRESS OF APPLICANT</p> <p>M. A. CROSS 34 HEATHFIELD GARDENS LONDON Post Code NW11 9JA Tel:</p> <p>8) EXISTING USE INFORMATION</p> <p>i) Main use (if vacant state last known use) RESIDENTIAL</p> <p>ii) If answer to i) is residential, state how many units, if not state floor area in m² ONE</p> <p>9) PROPOSED USE INFORMATION</p> <p>i) Main use RESIDENTIAL</p> <p>ii) If answer to i) is residential, state how many units, if not state floor area in m² ONE</p>										