

Development Management & Building Control Service  
Building 4, North London Business Park  
Oakleigh Road South, London, N11 1NP  
Contact Number: 020 8359 4667

Mr David Mansoor

Application Number: **15/02865/FUL**

Drawing and Planning Ltd

Registered Date: 8 May 2015

Mercham House

25-27 The Burroughs

London

NW4 4AR

## **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:**

**Single storey rear extension. New rear patio. Removal of existing shed and timber deck. Replacement of existing timber fence with new brick wall.**

**At: 318A West Hendon Broadway, London, NW9 6AE**

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

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

WSHNB-L00 OS Map; WSHNB-L001 Existing Site Plan; WSHNB-P001 Existing Ground Floor; WSHNB-P002 Existing Roof Plan; WSHNB-E001 Existing Rear Elevation 1; WSHNB-E002 Existing Rear Elevation 2; WSHNB-E003 Existing Side Elevation 1; WSHNB-E004 Existing Side Elevation 2; WSHNB-L201 Proposed Site Plan; WSHNB-P102 Proposed Ground Floor; WSHNB-P202 Proposed Roof Plan; WSHNB-E201 Proposed Rear Elevation 1; WSHNB-E202 Proposed Rear Elevation 2; WSHNB-E203 Proposed Side Elevation 1; WSHNB-E204 Proposed Side Elevation 2; Design and Access Statement

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 The roof of the extension hereby permitted shall only be used in connection with the repair and maintenance of the building and shall at no time be converted to or used as a balcony, roof garden or similar amenity or sitting out area.

Reason: To ensure that the amenities of the occupiers of adjoining properties are not prejudiced by overlooking in accordance with policy DM01 of the Development Management Policies DPD (adopted September 2012).

#### **INFORMATIVE(S):**

- 1 In accordance with paragraphs 186 and 187 of the NPPF, the Local Planning Authority (LPA) takes a positive and proactive approach to development proposals, focused on solutions. The LPA has produced planning policies and written guidance to assist applicants when submitting applications. These are all available on the Council's website. A pre-application advice service is also offered. The LPA has negotiated with the applicant/agent where necessary during the application process to ensure that the proposed development is in accordance with the Development Plan.

**Date of Decision: 2 July 2015**

**Signed:**



**Joe Henry**  
**Assistant Director - Development Management & Building Control**

#### **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.

For more information about making a Building Regulations application, please contact the Barnet Council Building Control team by email ([building.control@barnet.gov.uk](mailto:building.control@barnet.gov.uk)), telephone (0208 359 4500), or see our website at [www.barnet.gov.uk/building-control](http://www.barnet.gov.uk/building-control).