

MEETING**FINCHLEY AND GOLDERS GREEN AREA PLANNING COMMITTEE****DATE AND TIME****WEDNESDAY 10TH DECEMBER, 2014****AT 7.00 PM****VENUE****HENDON TOWN HALL, THE BURROUGHS, LONDON NW4 4AX**

Dear Councillors,

Please find enclosed additional papers relating to the following items for the above mentioned meeting which were not available at the time of collation of the agenda.

Item No	Title of Report	Pages
	Reports of the Assistant Director of Development Management and Building Control	

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FINCHLEY AND GOLDERS GREEN AREA PLANNING COMMITTEE

10th December 2014

Agenda Annex

ADDENDUM TO ASSISTANT DIRECTOR OF DEVELOPMENT MANAGEMENT AND BUILDING CONTROL'S REPORT

Order of Business

Page

Ref: F/05349/14

Golders Green ERUV

Highways officers have commented on the application as follows:

Additional comments were received as follows:

The proposed structures to be placed within the footway are placed at the back of the footway and will not adversely affect pedestrian movement or visibility.

It should be noted that posts sited within adopted highway will require Highway licences under the Highways Act in addition to planning permission.

Any locations proposed on land under non-highway ownership will require the land owner's approval.

The applicant is advised that exact location and details such as height and thickness of structures/ wires which will be sited on the public highways or will project over the highways will be agreed as part of the licensing process.

Please note that Transport for London should be consulted directly regarding impact on TLRN roads. Also any attachments to the bridge structure would require the applicant to consult the authority responsible for the bridge structure.

Locations are individually assessed & highway comments are provided below:

Site Location 8A – Farm Avenue

A 5.5 metre high pole is proposed in front of the fence post at the west side of the public footpath at its junction with Farm Avenue adjacent to No 50 Farm Avenue with a wire spanning Farm Avenue to a matching pole adjacent to the flank fence of No 2 Hocroft Road.

The proposed Eruv poles in Farm Avenue in the grass verge by the public footpath and on the opposite side of the road by rear fence of no. 2 Farm Avenue on highway grounds provided the erection of the poles do not cause obstruction to pedestrians and subject Highway Licence Agreement being in place prior to commencement of works.

Site Location 8B – Farm Avenue

A 5.5 metre high pole is proposed at the end of the artificial stone boundary wall to the flank of 13 Farm Avenue with a wire spanning Hocroft Avenue to a matching pole just beyond the grey brick end pier on the flank of 11 Farm Avenue.

The Eruv poles proposed in Hocroft Avenue on either side of the footway is acceptable on highway grounds provided the erection of the poles do not cause any obstruction to pedestrians and create a chicaning effect as there is a tree in the close vicinity of the proposed location of one of the Eruv pole. 1.5 metre of clear pedestrian access must be maintained at all times and subject Highway Licence Agreement being in place prior to commencement of works.

Recommendation:

There are no objections on highway grounds subject to the comments above and informative.

Consultation responses

Since writing the original report 2 additional letters of objection were received from residents on the basis of the amended siting of poles at location 8b, who objected to the initial application. 2 further letter of objection was received suggesting that the height of the wall at Avenue Court could be increased to negate the need for the poles on Farm Avenue. However, it is not considered by officers that this could be insisted upon, given that the current proposals are acceptable in their own right.

One additional objection in the form of a questionnaire was received and the comments are addressed in the original report.

The total responses are:

2 letters of support with 1 questionnaire
15 letters of objection with 7 questionnaires.

The description of development for the ERUV has been amended to include:

'In connection with the creation of an Eruv in Golders Green, the construction of pole and wire gateways, 1m high posts known as 'leci' and fencing at the following locations:

Site 8a: Farm Avenue, adjacent to no. 50 to the flank wall of 2 Hocroft Road (2x 5.5 meter high poles)

Site 8b: Farm Avenue, flank of 13 Farm Avenue to flank wall of 11 Farm Avenue (2x 5.5m high poles and connecting wire)

The proposals are an amendment to the previous ERUV approved under reference F/00171/14.'

The applicant has confirmed that Location 10 shown on the plan does *not* form part of this application which relates only to Locations 8A and 8B.

Page

Ref: F/04888/14

Roman House, 296 Golders Green Road

The applicant has provided the following additional information:

The other tenants in the building are Nigel Sloam Associates (2nd Floor) and Olympia Securities (Ground Floor)

Patients can only park in the car park if they are medically unable to access services without parking within the car park on rare occasions.

A plan has been provided to illustrate the ownership of parking spaces.

An additional condition is suggested as follows:

'Before the development is brought into use at the additional hours approved, a management plan detailing the use of the car park and how this will be controlled, shall be submitted to and approved in writing by the Local Planning Authority. The development shall be implemented in accordance with these details and maintained permanently thereafter.'

Reason: To safeguard neighbouring amenity and highway safety.'

It should also be noted that the existing B1 use within the building is unrestricted.

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