

# **Decisions of the Finchley and Golders Green Area Planning Committee**

28 July 2014

Members Present:-

Councillor Eva Greenspan (Chairman)  
Councillor John Marshall (Vice-Chairman)

Councillor Jack Cohen  
Councillor Arjun Mittra  
Councillor  
Alan Schneiderman

Councillor Jim Tierney  
Councillor Reuben Thompstone (In place  
of Melvin Cohen)

Also in attendance

Apologies for Absence

Councillor Melvin Cohen

## **1. ABSENCE OF MEMBERS (IF ANY)**

Apologies for absence were received from Councillor Melvin Cohen (Councillor Reuben Thompstone substituting).

## **2. DECLARATION OF MEMBERS' DISCLOSABLE PECUNIARY INTERESTS AND NON PECUNIARY INTERESTS (IF ANY)**

There were none.

## **3. PUBLIC COMMENTS AND QUESTIONS (IF ANY)**

There were none.

## **4. MEMBERS' ITEMS (IF ANY)**

There were none.

## **5. UNIVERSITY COLLEGE SCHOOL SPORTS GROUND, RANULF ROAD, LONDON, NW2 2BS - F/00002/14**

The Committee noted the receipt of the additional information set out in the addendum.

The Committee heard oral representations from Mr Grahame Barber, Mr Jonathan Caplan, objecting to the application, and the applicant.

Votes were recorded as follows:

For approval	0
Against approval	6
Abstentions	1

**RESOLVED TO REFUSE the application** (being a reversal of Officer's recommendation) for the following reason(s):

1. The proposal would result in increased activity and disturbance in close proximity to residential properties to the detriment of the residential amenities of the occupiers, contrary to policies DM01 and DM04 of the Adopted Development Management Policies DPD 2012.
2. The proposal would result in conditions prejudicial to highway and pedestrian safety at a dangerous bend, contrary to policy DM17 of the Adopted Barnet Development Management Policies DPD (2012).
3. The maintenance building, by reason of its size and siting would be detrimental to the visual amenity of the area, contrary to policy policies CS5 and CS7 of the Adopted Core Strategy 2012 and DM01 of the Adopted Development Management Policies DPD 2012.

INF 1: The plans accompanying this application are: 593/050 P1, 593/051 P1, 593/052 P1, 593/053 P1, 593/054 P1, Ecology Appraisal, Energy Strategy, Landscape Masterplan.

Plans Received 12/05/2014:

Landscape and Visual Assessment, Findings of Arboricultural Assessment, Ecological Appraisal Report, Energy Strategy Report, Transport Statement, Framework Travel Plan, External Lighting Ventilation & Utility Services Report, Supplement to External Noise Assessment Report dated 28/11/2013, 593/LOC1 P2, 593/011 P3, 593/0012 P3, 593/013 P3, 593/021 P3, 593/022 P3, 593/023 P3, 593/025 P3, 593/026 P3, 593/031 P3, 593/032 P2, 593.037 P3, 593/038 P2, 593/040 P4, 593/041 P2, TRK\_004A.

Plans Received 15/07/2014:

593/040 P4, 593/001 P5, 593/002 P5.

Cllr Jack Cohen to represent Council at appeal

**6. 7 ELMCROFT AVENUE, LONDON, NW11 0RS - F/01637/14**

The Committee noted the receipt of the additional information set out in the addendum.

Votes were recorded as follows:

For approval	7
Against approval	0
Abstentions	0

**RESOLVED TO APPROVE** the application as per the Officer's report and subject to the conditions and informative set out in the report.

**7. 47-49 WOODSTOCK ROAD, LONDON, NW11 8QD - F/06062/13**

Votes were recorded as follows:

For approval	2
Against approval	3
Abstentions	2

**RESOLVED TO REFUSE** the application (being a reversal of Officer's recommendation) for the following reason(s):

1. Proposed development due to poor access arrangements would lead to difficulties for future occupiers accessing the basement car park which would be detrimental to highway and pedestrian safety, contrary to policy DM17 of the Adopted Development Management Policies DPD 2012.

INF 1: The plans accompanying this application are: Design & Access Statement; Drawing no. WR13-PP-01; Drawing no. WR13-PP-02; Drawing no. WR13-PP-06 (date received 20-Dec-2013); Drawing no. WR13-PPA-200 Rev C; Drawing no. WR13-PPA-201 Rev C; Drawing no. WR13-PPA-202 Rev C; Drawing no. WR13-PPA-203 Rev C; Drawing no. WR13-PPA-204 Rev C; Drawing no. WR13-PPA-206 Rev A; Drawing no. WR13-PPA-101 Rev C (date received 14-Mar-2014); Overlay Floor Plans; Overlay Elevations (date received 13-May-2014).

Cllr Jim Tierney to represent Council at appeal

**8. 1-17 CROMWELL CLOSE GARAGES, CROMWELL CLOSE, LONDON, N2 0LL - F/02048/14**

Votes were recorded as follows:

For approval	6
Against approval	0
Abstentions	1

**RESOLVED TO APPROVE** the application as per the Officer's report and subject to the conditions and informative set out in the report.

**9. 18 BEDFORD ROAD, LONDON, N2 9DA - F/00969/14**

Votes were recorded as follows:

For approval	5
Against approval	1
Abstentions	0

**RESOLVED TO APPROVE** the application as per the Officer's report and subject to the conditions and informative set out in the report.

**10. 321 REGENTS PARK ROAD, LONDON, N3 1DP - F/01323/14**

The Committee heard oral representations from Ms Baughan objecting to the application.

Votes were recorded as follows:

For approval	0
Against approval	7
Abstentions	0

**RESOLVED TO REFUSE** the application (being a reversal of Officer's recommendation) for the following reason(s):

1. The proposed use will give rise to noise and disturbance at the site which would be out of character with the surrounding area to the detriment of the amenity of occupiers of adjoining residential properties contrary to policies DM01 and DM04 of the Adopted Development Management Policies DPD 2012

INF01 The plans accompanying this application are: Drawing no. Regents~01; Drawing no. Regents~02; Design and Access Statement; Photographs; Letter from Mr Hussain dated 2nd July 2014; Letter from Mr Hussian dated 1st June 2014; Planning Statement.

Cllr Eva Greenspan to represent Council at appeal

**11. 49 VILLAGE ROAD, LONDON, N3 1TJ - F/02170/14**

The Committee heard oral representations from Councillor Daniel Thomas (Finchley Church End Ward) in support of the application and from the applicant's representative, Mr Connor.

Votes were recorded as follows:

For approval	4
Against approval	1
Abstentions	2

**RESOLVED TO APPROVE** the application (being a reversal of Officer's recommendation) subject to the following conditions and informative:.

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. The plans accompanying this application are:- Drawing no. SK 01, Drawing no. 13-09-01, Drawing no. 13-09-02, Drawing no. 13-09-05, drawing no. 13-09-06 (date received 18-Apr-2014).  
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 DM01 of the Adopted Barnet Development Management Policies DPD (2012) and CS NPPF and CS1 of the Adopted Barnet Core Strategy DPD (2012).

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 policies DM01 of the Adopted Barnet Development Management Policies DPD (2012), CS NPPF and CS1 of the Adopted Barnet Core Strategy DPD (2012).
4. The hereby approved windows shall match the original windows in material and style.  
Reason: To protect the character of the house and the Conservation Area in accordance with policy DM06 of the Adopted Barnet Development Management Policies DPD (2012).

**12. 3 ARDEN ROAD, LONDON, N3 3AB - F/02066/14**

Votes were recorded as follows:

For approval	7
Against approval	0
Abstentions	0

**RESOLVED TO APPROVE** the application as per the Officer's report and subject to the conditions and informative set out in the report.

**13. ROMAN HOUSE, 296 GOLDERS GREEN ROAD, LONDON, NW11 9PY - F/01318/14**

The Committee noted the receipt of the additional information set out in the addendum.

Votes were recorded as follows:

For approval	7
Against approval	0
Abstentions	0

**RESOLVED TO APPROVE** the application as per the Officer's report and subject to the conditions and informative set out in the report.

**14. 3 PARK WAY, LONDON, NW11 0EX - F/01644/14**

The Committee heard oral representations from Councillor Dean Cohen (Golders Green Ward) in support of the application and from the applicant, Mrs Kut.

Votes were recorded as follows:

For approval	7
Against approval	0
Abstentions	0

**RESOLVED TO APPROVE the application** (being a reversal of Officer's recommendation) subject to the below conditions and informatives:

Conditions to be attached as follows:

1. The development hereby permitted shall be carried out in accordance with the following approved plans: Letter dated 2 June 2014 from Dr J Adler

Letter dated 2 June 2014 from Dr H Berry

Letter dated 20 May 2014 from Martin Saluzzo

Location Plan

3PW-PP-01 - Existing Plans & Elevations

3PW-PP-02 - Proposed Plans & Elevations

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 DM01 of the Adopted Barnet Development Management Policies DPD (2012) and CS NPPF and CS1 of the Adopted Barnet Core Strategy DPD (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 policies DM01 of the Adopted Barnet Development Management Policies DPD (2012), CS NPPF and CS1 of the Adopted Barnet Core Strategy DPD (2012).

4. Before the development hereby permitted commences, details of enclosures and screened facilities for the storage of recycling containers and wheeled refuse bins or other refuse 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 before the development is occupied.

Reason:

To ensure a satisfactory appearance for the development and satisfactory accessibility; and to protect the amenities of the area in accordance with policies DM01 of the Adopted Barnet Development Management Policies DPD (2012) and CS14 of the Adopted Barnet Core Strategy DPD (2012).

4. 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.

Reason:

To ensure that the proposed development does not prejudice the amenities of occupiers of adjoining residential properties in accordance with policy DM04 of the Adopted Barnet Development Management Policies DPD (2012).

5. Before the development hereby permitted is occupied, details of the sub-division of the amenity area(s) shall be submitted to and approved in writing by the Local Planning Authority, implemented and retained as such on site thereafter for the duration of this permission.

Reason:

To ensure that the development does not prejudice the amenity of future occupiers or the character of the area in accordance with policies DM01 and DM02 of the Adopted Barnet Development Management Policies DPD (2012).

6. The property shall be used as self-contained units as shown on the hereby approved drawings under Class C3 (a) and no other purpose (including any other purpose in Class C3 or C4 of the Schedule to the Town and Country Planning (Use Classes) Order 1987, or in any provision equivalent to that Class in any statutory instrument revoking and re-enacting that Order, with or without modification).

Reason:

To enable the Local Planning Authority to exercise control of the type of use within the category in order to safeguard the amenities of the area.

7. Before the development hereby permitted is occupied the parking spaces/garages shown on Plan 3PW-PP-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 in accordance with policies DM17 of the Adopted Barnet Development Management Policies DPD (2012) and 6.1, 6.2 and 6.3 of the London Plan 2011.

8. Within 4 months from the date when the premises cease to be occupied by Mrs Charlotte Kut the use as 2 flats hereby permitted shall cease, the entrance door and kitchen to the first floor flat shall be removed and the property shall revert to occupation as a single family dwellinghouse.

Reason: The conversion to 2 self-contained flats would be contrary to policy DM01 of the Adopted Development Management Policies DPD 2012 and is considered acceptable only on a temporary basis if personal to the current occupier.

**15. 7 BROOKSIDE ROAD, LONDON, NW11 9ND - F/01961/14**

The Committee heard oral representations from Mr Joel Rabinowitz objecting to the application and from the applicant's agent.

Votes were recorded as follows:

For approval	2
Against approval	0
Abstentions	5

**RESOLVED TO APPROVE** the application as per the Officer's report and subject to the conditions and informative set out in the report.

**16. 5 THORNTON WAY, LONDON, NW11 6RY - F/01403/14**

Votes were recorded as follows:

For approval	7
Against approval	0
Abstentions	0

**RESOLVED TO APPROVE** the application as per the Officer's report and subject to the conditions and informative set out in the report.

**17. 4 LINNELL DRIVE, LONDON, NW11 7LJ - F/01435/14**

The Committee noted the receipt of the additional information set out in the addendum.

The Committee heard oral representations from Mr Jack Morris objecting to the application and from the applicant's Architect.

Votes were recorded as follows:

For approval	0
Against approval	1
Abstentions	6

**RESOLVED TO REFUSE** the application (being a reversal of Officer's recommendation) for the following reason(s):

1. The proposed side extension would have an overbearing impact on neighbouring properties contrary to policies DM01 and DM06 of the adopted Local Plan Development Management Policies DPD (2012) and the Hampstead Garden Suburb Design Guidance (adopted 2010)

INF1: The plans accompanying this application are:

1244/S01; 1244/S02; 1244/S03; 1244/S04; 1244/S05; 1244/S06; 1244/S08; 1244/S09; 1244/S21; 1244/AP 00K; 1244/AP 01K (II); 1244/AP 02K; 1244/AP 03K(II); 1244/AP 04K; 1244/AP 05K; 1244/AP 06K; 1244/AP 08K; 1244/AP 09K (II); 1244/AP 21K; 1244/AP31G; 1244/AP 32K;1244/AP41G; 1244/AP43G; 1244/APD01C; 1244/APD02C; Design and Access Statement; TWS- Basement Impact Assessment; BTP- Construction Traffic Management Plan

Cllr John Marshall to represent Council at appeal

**18. 12 WENTWORTH CLOSE, LONDON, N3 1YP - F/02664/14**

The Committee noted the receipt of the additional information set out in the addendum.



The Committee heard oral representations from Mr Lemonides and Mrs Kanerick objecting to the application and from the applicant.

Votes were recorded as follows:

For approval	3
Against approval	4
Abstentions	0

**RESOLVED TO REFUSE** the application (being a reversal of Officer's recommendation) for the following reasons:

The proposed development, by reason of its size, siting and design would represent an overdevelopment of the site and be a discordant addition detrimental the appearance of the streetscene, contrary to policy CS5 of the Adopted Core Strategy 2012 and policy DM01 of the Adopted Development Management Policies DPD 2012.

INF 1: The plans accompanying this application are: Site Location Plan, Drawing Nos. WC/SP, BC/002, BC/003, W/C/009, BC/005, BC/004 and BC/001.

Cllr Jim Tierney to represent Council at appeal

**19. 39 CHURCHFIELD AVENUE, LONDON, N12 0NS - F/01636/14**

The Committee heard oral representations from Mr Kamlesh Shah and Mr Piyush Shah objecting to the application.

Votes were recorded as follows:

For approval	4
Against approval	3
Abstentions	0

**RESOLVED TO APPROVE** the application as per the Officer's report and subject to the conditions and informative set out in the report.

**20. 79 FRIERN PARK, LONDON, N12 9UA - F/01104/14**

The Committee noted the receipt of the additional information set out in the addendum.

The Committee heard oral representations from Mr Noel Browne and Ms Salma Yusuf objecting to the application.

Votes were recorded as follows:

For approval	4
Against approval	3
Abstentions	0

**RESOLVED TO APPROVE** the application as per the Officer's report and subject to the conditions and informative set out in the report.

**21. GLOUCESTER HOUSE, 150 WOODSIDE LANE, LONDON, N12 8TP - B/00551/14**

The application was withdrawn prior to the meeting for further consideration by Officers.

**22. ANY ITEM(S) THE CHAIRMAN DECIDES ARE URGENT**

There were none.

The meeting finished at 9.35 pm