

Decisions of the Finchley and Golders Green Area Planning Committee

16 June 2015

Members Present:-

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

Councillor Arjun Mittra
Councillor Alan Schneiderman
Councillor Shimon Ryde (substituting)

Councillor Melvin Cohen
Councillor Ross Houston (substituting)

Also in attendance

Heidi Euzger (Planning Team)
Graham Robinson (Planning Team)
Preetinder Cheema (HB Public Law)
Abiodun Kolawole (HB Public Law)
Salar Rida (Governance Service)

Apologies for Absence

Councillor Jack Cohen
Councillor Jim Tierney

1. MINUTES OF LAST MEETING

RESOLVED that the Minutes of the previous meeting of the Finchley and Golders Green Area Planning Committee held on 29 April 2015 be approved as a correct record.

2. ABSENCE OF MEMBERS (IF ANY)

Apologies for absence were received from Cllr Jack Cohen who was substituted by Cllr Shimon Ryde and Cllr Jim Tierney who was substituted by Cllr Ross Houston.

An apology for late arrival had been received from Cllr Alan Schneiderman.

3. DECLARATION OF MEMBERS' DISCLOSABLE PECUNIARY INTERESTS AND NON PECUNIARY INTERESTS (IF ANY)

Councillor Melvin Cohen declared an interest in relation to Agenda Item 10 (Land to the rear of former Golders Green Police Station, 1069 Finchley Road, London, NW11 0QE – 15/01377/FUL) by virtue of proximity to the location and noted that he will not be taking part in the debate and indicated that he would leave the room for the duration of the item.

Councillor Shimon Ryde declared an interest in relation to Agenda Item 10 (Land to the rear of former Golders Green Police Station, 1069 Finchley Road, London, NW11 0QE – 15/01377/FUL) by virtue of being familiar with the applicant and noted that he will not be taking part in the debate and indicated that he would leave the room for the duration of the item.

4. REPORT OF THE MONITORING OFFICER (IF ANY)

None.

5. PUBLIC COMMENTS AND QUESTIONS (IF ANY)

None were received.

6. MEMBERS' ITEMS (IF ANY)

There were none.

7. GARDEN SUBURB

8. WESTWOOD HOUSE, THE BISHOPS AVENUE, LONDON N2 0BA - TPF/00200/15

The Committee noted the presentation and the information as set out in the Officer's report.

Votes were recorded as follows:

For	6
Against	0
Abstentions	1

RESOLVED that the Committee determined the appropriate action in respect of the proposed felling of 2 x Oak (Applicant's Ref T1 and T4) – Standing in group G27 of Tree Preservation Order as **Option 2: SPLIT DECISION**

REFUSE CONSENT for the felling of 1 x Oak (Applicant's Ref T1) for the following reason:

The loss of the tree of special amenity value is not justified as a remedy for the alleged subsidence damage on the basis of the information provided.

And

APPROVE CONSENT for the felling of 1 x Oak (Applicant's Ref T4) **SUBJECT TO CONDITIONS:**

1. The species, size and siting of the replacement tree shall be agreed in writing with the Local Planning Authority and the tree shall be planted within 6 months (or as otherwise agreed in writing) of the commencement of the approved treatment (either wholly or in part). The replacement tree(s) shall be maintained and / or replaced as necessary until 1 new tree is established in growth.

Reason: To maintain the visual amenities of the area.

2. Within 3 months of the commencement of the approved treatment (either wholly or in part) the applicant shall inform the Local Planning Authority in writing that the work has / is being undertaken.

Reason: To maintain the visual amenities of the area.

Additional informative: The applicant is advised to monitor the impact of the removal of the Oak (applicant's ref. T4) hereby consented and include the monitoring results in any future application(s) at the site in which it is alleged that tree(s) are implicated in subsidence damage.

9. 41 MOUNTVIEW CLOSE LONDON NW11 7HG - 15/01761/RCU

The Planning Officer introduced the item and the Committee noted the information as set out in the report and the addendum to the report. The Committee received an oral representation from one speaker who spoke in objection to the application.

Votes were recorded as follows:

For	0
Against	1
Abstentions	6

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

REASON FOR REFUSAL:

The retention of 7 air conditioning units together with the proposed brick mesh banner screening would be detrimental to the visual amenities of neighbouring occupiers and the area. The proposals would be contrary to policy DM01 of the Adopted Barnet Development Management Policies 2012.

10. LAND TO THE REAR OF FORMER GOLDERS GREEN POLICE STATION, 1069 FINCHLEY ROAD, LONDON, NW11 0QE - 15/01377/FUL

The item was introduced by the Planning Officer and the Committee noted the information set out in the report.

The Committee received an oral representation from two speakers who spoke in objection to the application and a response from the applicant's representative.

Votes were recorded as follows:

For	0
Against	4
Abstentions	0

*One Member was not in attendance for this item

RESOLVED to REFUSE the application (being a reversal of Officer's recommendations) for the following reasons:

REASON FOR REFUSAL:

The proposed vehicular access via Temple Gardens would result in harmful impact to neighbouring residential amenity as a result of additional general activity including

vehicular movements and comings and goings. The development would be contrary to policy DM01 of the Adopted Development Management Policies 2012.

11. FINCHLEY CHURCH END

12. 128 STATION ROAD LONDON N3 2SG - 15/01860/FUL

The Committee received a presentation from the Planning Officer and noted the information as set out in the Officer's report and the addendum to the report.

Two speakers provided an oral representation to the Committee in relation to the application. Votes were recorded as follows:

For	3
Against	0
Abstentions	3

*One Member was not in attendance for this Item

RESOLVED to APPROVE the application as per the Officer's recommendations and subject to the amendments set out in the addendum to the report.

13. 70 ROSEMARY AVENUE LONDON N3 2QN - 15/01074/HSE

The Planning Officer introduced the item and the Committee noted the information as set out in the report and the addendum to the report.

The Committee received two oral representations from speakers who spoke in objection to the application. Votes were recorded as follows:

For	0
Against	4
Abstentions	2

*One Member was not in attendance for this Item

RESOLVED to REFUSE the application (being a reversal of Officer's recommendations) for the following reasons:

RESONS FOR REFUSAL:

The proposed outbuilding by reason of its size, design and prominent siting would obscure visibility of vehicles coming in and out of Primrose Close, detrimental to highways and pedestrian safety contrary to policy DM17 of the Adopted Barnet Development Management Policies 2012.

14. WOODHOUSE

15. FINCHLEY MEMORIAL HOSPITAL GRANVILLE ROAD LONDON N12 0JE - 15/00258/FUL

The Committee received the presentation and noted the information as set out in the report.

An oral representation was received from one speaker in relation to the application and the Committee received a response from the applicant's agent.

Votes were recorded as follows:

For	6
Against	0
Abstentions	0

*One Member was not in attendance for this item

RESOLVED to APPROVE the application as per the Officer's recommendations with amendment to condition 2 deleting paragraph "Any external lighting, floodlighting or other means of external illumination shall be installed and thereafter retained in full accordance with the approved details".

16. CHILDS HILL

17. 29 RAVENSCROFT AVENUE LONDON NW11 8BH - 15/01641/S73

The Planning Officer presented the item and the information as set out in the report and the addendum to the report was noted.

Votes were recorded as follows:

For	3
Against	1
Abstentions	3

RESOLVED to APPROVE the application as per the Officer's recommendation subject to the amendments set out in the addendum.

18. 69 PLATT'S LANE LONDON NW3 7NL - 15/01684/HSE

The Committee noted the presentation and the information as set out in the report.

Votes were recorded as follows:

For	7
Against	0
Abstentions	0

RESOLVED to APPROVE the application as per the Officer's recommendations with an additional condition as follows:

Before the development hereby approved commences details of the proposed green roof shall be submitted to and approved in writing by the local planning authority and the

development shall be implemented and maintained in accordance with the approved details.

Reason: To ensure that the development does not result in harmful overlooking.

19. WEST FINCHLEY

20. 105/105A BALLARDS LANE LONDON N3 1XY - 15/00858/FUL

The Planning Officer presented the item and the Committee noted the information as set out in the report and the addendum to the report.

The Committee received an oral representation from a speaker who spoke in objection to the application and a response from the applicant's agent.

Votes were recorded as follows:

For	3
Against	3
Abstentions	1

The Chairman used her casting vote to vote in favour of the application.

RESOLVED to APPROVE the application as per the Officer's recommendations, subject to the amendments set out in the addendum and additional condition as follows:

Before the development is hereby permitted, occupied details of external lighting to the rear of the site shall be installed and thereafter retained in full accordance with the approved details.

Reason: To ensure that the proposals provide adequate security in the locality.

21. 57A NETHER STREET LONDON N12 7NP - 15/01624/FUL

The Committee received a presentation and noted the information in the report and the addendum to the report.

A speaker provided an oral representation in relation to the application. Votes were recorded as follows:

For	4
Against	3
Abstentions	0

RESOLVED to APPROVE the application as per the Officer's recommendations, subject to the amendments set out in the addendum and amendment to condition 3 as follows:

Before the building hereby permitted is first occupied the proposed window(s) in the side elevation facing 59 Nether Street shall be glazed with obscure glass only and shall be permanently retained as such thereafter and shall be permanently fixed shut with only 2 fanlight openings as shown on drawing 63/02A. The skylight facing no 57 Nether Street shall be obscure glazed and fixed with only a 15cm opening and maintained as such thereafter.

Reason: To safeguard the privacy and amenities of occupiers of adjoining residential properties in accordance with Policy DM01 of the Development Management Policies DPD (adopted September 2012) and the Residential Design Guidance SPD (adopted April 2013).

22. 53 - 55 BALLARDS LANE LONDON N3 1XP - 15/02596/FUL

The Planning Officer presented the item and the Committee noted the information in the report and the addendum to the report.

For	3
Against	0
Abstentions	4

RESOLVED to APPROVE the application as per the Officer's recommendations, subject to the amendments set out in the addendum.

23. ANY ITEM(S) THE CHAIRMAN DECIDES ARE URGENT

None.

The meeting finished at 8.40 pm