

Decisions of the Finchley and Golders Green Area Planning Committee

9 May 2017

Members Present:-

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

Councillor Alan Schneiderman Councillor Shimon Ryde
Councillor Melvin Cohen Councillor Jim Tierney

Apologies for Absence

Councillor Arjun Mittra

1. MINUTES OF LAST MEETING

RESOLVED - That the minutes of the meeting held on 9th March 2017 be agreed as a correct record.

2. ABSENCE OF MEMBERS (IF ANY)

Apologies for absence were received from Councillor Mittra.

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

None.

4. REPORT OF THE MONITORING OFFICER (IF ANY)

None.

5. ADDENDUM (IF APPLICABLE)

The Committee noted the Addendum.

6. 1A ACCOMMODATION ROAD - 17/0322/FUL

The Planning Officer introduced the application, which related to 1A Accommodation Road.

No speakers made representations in regard to this application.

Following discussion of the item, the Chairman moved to the recommendation in the cover report, which was to approve the application subject to conditions set out in the report. Votes were recorded as follows:

For	6
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Against	0
Abstain	0

The Committee therefore RESOLVED to APPROVE the application, subject to conditions as per the officer’s report.

7. 3 ACCOMMODATION ROAD - 17/1179/FUL

The Planning Officer introduced the application, which related to 3 Accommodation Road.

An oral representation was made by a representative of the applicant, Motti Ifergan.

Following discussion of the item the Committee agreed to amend recommendations 2 and 3 to refer to the Head of Development Management and not “Planning Performance and Business Development Manager”

The Chairman moved to the recommendation in the cover report, which was to approve the application subject to conditions set out in the report. Votes were recorded as follows:

For	6
Against	0
Abstain	0

The Committee therefore RESOLVED to APPROVE the application, subject to amended conditions as per the officer’s report.

8. 10 AND 12 DUNSTAN ROAD - 17/0794/HSE

The Planning Officer introduced the application, which related to 10 and 12 Dunstan Road.

An oral representation in objection to the application was heard from Sanjay Jain.

Following discussion of the item the Committee agreed to add the following additional conditions to the application:

1. The development hereby permitted shall be implemented in its entirety and completed in full in accordance with the plans hereby approved within 6 months of the commencement of the development hereby approved. If the development hereby permitted is not implemented in its entirety and completed in full in accordance with the plans hereby approved within 6 months of the commencement of the development any buildings or structures erected at the site in connection with this permission shall be demolished and removed from the site in their entirety within 3 months of the failure to complete the development within 6 months of the development being commenced.

Reason: To safeguard the amenities of neighbouring occupiers.

2. 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).

In addition:-

Amend condition 4 by substituting “10” and “12” with “8” and “14”

The Chairman moved to the recommendation in the cover report, which was to approve the application subject to conditions set out in the report, addendum and the additional conditions. Votes were recorded as follows:

For	3
Against	0
Abstain	3

The Committee therefore RESOLVED to APPROVE the application, subject to conditions as per the officer’s report, addendum and the additional conditions.

9. 15 WYCOMBE GARDENS - 16/8061/FUL

The Planning Officer introduced the application, which related to 15 Wycombe Gardens.

Oral representations in objection to the application were heard from Anthony Woolich and Rosary Hawthorne.

An oral representation was made by a representative of the applicant, David Kemp.

Following discussion of the item, the Chairman moved to vote on the recommendation in the cover report and addendum, which was to approve the application subject to conditions. The votes were recorded as follows:

For	1
Against	4
Abstain	1

The Committee therefore RESOLVED to REFUSE the application which overturned the officer recommendation citing the following reasons.

- 1. The proposed development by reason of its size, design, massing, plot coverage, front forecourt arrangement; would be an overdevelopment of the site and detrimental to the character and appearance of the streetscene and general locality.**
- 2. The proposals would be contrary to policy DM01 of the Adopted Barnet Development Management Policies, CS5 of the Barnet Core Strategy and policies 7.4 and 7.6 of the Mayor’s London Plan.**

10. 23-25 WOODSTOCK ROAD - 17/1028/FUL

The Planning Officer introduced the application, which related to 23-25 Woodstock Road.

An oral representation was made by a representative of the applicant, Billy Pattison.

Following discussion of the item, the Chairman moved to the recommendation in the cover report, which was to approve the application subject to conditions set out in the report. Votes were recorded as follows:

For	6
Against	0
Abstain	0

The Committee therefore RESOLVED to APPROVE the application, subject to conditions as per the officer’s report.

11. 46 AND 48 WOODSTOCK ROAD - 16/8060/FUL

The Planning Officer introduced the application, which related to 46 and 48 Woodstock Road.

An oral representation was made by a representative of the applicant, Billy Pattison.

Following discussion of the item the Committee agreed to add the following additional conditions to the application relating to working hours and layout. As set out below:-

1. 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 pm 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 Development Management Policies DPD (adopted September 2012).

2. The internal layout of the development shall be implemented in accordance with the plans hereby approved before the development hereby permitted is first occupied and shall be permanently retained in accordance with these plans thereafter.

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).

The Chairman moved to the recommendation in the cover report, which was to approve the application subject to conditions set out in the report, addendum and additional conditions. Votes were recorded as follows:

For	6
Against	0
Abstain	0

The Committee therefore RESOLVED to APPROVE the application, subject to conditions as per the officer’s report, addendum and additional conditions.

12. 31 - 33 DOLLIS AVENUE - 17/0864/FUL

The Planning Officer introduced the application, which related to 31-33 Dollis Avenue.

No speakers made representations in regard to this application.

Following discussion of the item, the Chairman moved to the recommendation in the cover report, which was to approve the application subject to conditions set out in the report and addendum. Votes were recorded as follows:

For	6
Against	0
Abstain	0

The Committee therefore RESOLVED to APPROVE the application, subject to conditions as per the officer's report and addendum.

13. 97 LICHFIELD GROVE- 16/6793/FUL

The Planning Officer introduced the application, which related to 97 Lichfield Grove.

No speakers made representations in regard to this application.

Following discussion of the item, the Chairman moved to the recommendation in the cover report, which was to approve the application subject to conditions set out in the report. Votes were recorded as follows:

For	5
Against	0
Abstain	1

The Committee therefore RESOLVED to APPROVE the application, subject to conditions as per the officer's report.

14. 217-219 REGENTS PARK ROAD - 17/0506/FUL

The Planning Officer introduced the application, which related to 217-219 Regents Park Road.

An oral representation was made by a representative of the applicant, Henry Courtier.

Following discussion of the item, the Chairman moved to the recommendation in the cover report, which was to refuse the application. Votes were recorded as follows:

For	6
Against	0
Abstain	0

The Committee therefore RESOLVED to REFUSE the application as per the officer's report.

15. FLAT 8 ULLSWATER COURT 92 HOLDERS HILL ROAD - 16/7639/CON

The Planning Officer introduced the application, which related to the whole of Ullswater Court not just flat 8 as indicated on the agenda.

Oral representations in objection to the application were heard from Alan Grahame and Franklin Dannenberg.

Councillor Graham Old addressed the committee as Ward Councillor.

Following discussion of the item the Chairman moved to defer the item so have an Officer from Environmental Health present to answer questions raised regarding the on levels of noise and nuisance.

Votes were recorded as follows:

For	6
Against	0
Abstain	0

The Committee therefore RESOLVED to DEFER the application to the next meeting.

16. TROJAN HOUSE 34 ARCADIA AVENUE - 17/1086/FUL

The Planning Officer introduced the application, which related to Trojan House, Arcadia Avenue.

Oral representations in objection to the application were heard from Tom Giannini and Tomas Piaskowski.

An oral representation was made by a representative of the applicant, Zack Roff.

Following discussion of the item the Committee agreed to amend recommendations 2 and 3 to refer to the Head of Development Management and not "Planning Performance and Business Development Manager"

The Chairman moved to the recommendation in the cover report, which was to approve the application subject to conditions set out in the report, addendum and the amended conditions. Votes were recorded as follows:

For	3
Against	2
Abstain	1

The Committee therefore RESOLVED to APPROVE the application, subject to conditions as per the officer's report, addendum and the amended conditions.

17. 31 ABBOTS GARDENS - 16/7854/CON

The Planning Officer introduced the application, which related to 31 Abbots Gardens.

No speakers made representations in regard to this application.

Following discussion of the item, the Chairman moved to the recommendation in the cover report, which was to approve the application subject to conditions set out in the report and addendum. Votes were recorded as follows:

For	6
Against	0
Abstain	0

The Committee therefore RESOLVED to APPROVE the application, subject to conditions as per the officer's report and addendum.

18. 44A CHURCH LANE (FORMALLY KNOW AS LAND AT REAR OF 1 KING STREET) - 17/1022/S73

The Planning Officer introduced the application, which related 44A Church Lane.

No speakers made representations in regard to this application.

Following discussion of the item, the Chairman moved to the recommendation in the cover report, which was to approve the application subject to conditions set out in the report. Votes were recorded as follows:

For	6
Against	0
Abstain	0

The Committee therefore RESOLVED to APPROVE the application, subject to conditions as per the officer's report.

19. 3 REYNOLDS CLOSE - 16/5576/HSE

The Planning Officer introduced the application, which related 3 Reynolds Close.

No speakers made representations in regard to this application.

Following discussion of the item, the Chairman moved to the recommendation in the cover report, which was to approve the application subject to conditions set out in the report. Votes were recorded as follows:

For	6
Against	0
Abstain	0

The Committee therefore RESOLVED to APPROVE the application, subject to conditions as per the officer's report.

20. 3 REYNOLDS CLOSE - 16/5577/LBC

The Planning Officer introduced the application, which related 3 Reynolds Close.

No speakers made representations in regard to this application.

Following discussion of the item, the Chairman moved to the recommendation in the cover report, which was to approve the application subject to conditions set out in the report. Votes were recorded as follows:

For	6
Against	0
Abstain	0

The Committee therefore RESOLVED to APPROVE the application, subject to conditions as per the officer's report.

21. 53 AND 55-57 THE MARKET PLACE FALLODEN WAY - 16/8077/FUL

The Planning Officer introduced the application, which related to 53 and 55-57 The Market Place

No speakers made representations in this application.

Following discussion of the item, the Chairman moved to the recommendation in the cover report and addendum, which was to approve the application subject to conditions. Votes were recorded as follows:

For	6
Against	0
Abstain	0

The Committee therefore RESOLVED to APPROVE the application, subject to conditions as per the officer's report and addendum.

22. 112 GROVE ROAD - 17/0885/HSE

The Planning Officer introduced the application, which related to 112 Grove Road.

Oral representations in objection to the application were heard from David Beirne and Miriam Kenner.

An oral representation was made by the applicant, Joseph Zekaria.

Following discussion of the item, the Chairman moved to the recommendation in the cover report, which was to approve the application subject to conditions set out in the report, addendum and the amended conditions. Votes were recorded as follows:

For	4
Against	2
Abstain	0

The Committee therefore RESOLVED to APPROVE the application, subject to conditions as per the officer's report.

23. 188 NETHER STREET - 17/0150/HSE

The Planning Officer introduced the application, which related to 188 Nether Street.

No speakers made representations in regard to this application.

Following discussion of the item, the Chairman moved to the recommendation in the cover report, which was to approve the application subject to conditions set out in the report. Votes were recorded as follows:

For	4
Against	2
Abstain	0

The Committee therefore RESOLVED to APPROVE the application, subject to conditions as per the officer's report.

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

Councillor Marshall was joined by the Committee in offering a vote of thanks to the Chairman.

The meeting finished at 8.45 pm