Decisions of the Finchley and Golders Green Area Planning Committee

12 February 2019

Members Present:-

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

Councillor Melvin Cohen
Councillor Claire Farrier
Councillor Danny Rich
Councillor Shimon Ryde
Councillor Alan Schneiderman

1. MINUTES OF LAST MEETING

Councillor Marshall reported that the minute for item 9 (paragraph 1) did not clearly emphasise the proposed development's potential impact and stated that the word 'very' should be added: 'would be very harmful to the setting of the adjoining Hampstead Garden Suburb Conservation area..'.

HBPL advised that the minutes should record what was agreed at the last meeting. The Chairman then took a vote on whether the words "would be very harmful to the setting of the adjoining Hampstead Garden Suburb Conservation area" had been given as a reason for the refusal at the last committee meeting. This was agreed and the minutes were approved as an accurate record.

2. ABSENCE OF MEMBERS (IF ANY)

None.

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

Member	Item(s)	Declaration
Cllr Melvin Cohen	9 1069 Finchley Road London NW11 0PU 18/6035/FUL	Declaration of interest by virtue of the application site being opposite his office. Cllr Cohen would leave the room for this item.
Cllr Melvin Cohen	20 Menorah Primary School 1-3 The Drive London NW11 9SP 18/0216/S73	Declaration of interest by virtue of being a LEA School Governor. Cllr Cohen would leave the room for this item.

Cllr Melvin Cohen	17 Fairfield Close London N12 9ST 18/6410/FUL	Declaration of interest by virtue of having acted professionally for one of the Fairfield Close tenants. Cllr Cohen would leave the room for this item.
Cllr Shimon Ryde	9 1069 Finchley Road London NW11 0PU 18/6035/FUL	Declaration of interest by virtue of the applicant being known to him. Cllr Ryde would leave the room for this item.
Cllr Shimon Ryde	21 14-16 The Grove London NW11 9SH 18/6108/HSE	Declaration of interest by virtue of the applicant being known to him. Cllr Ryde would leave the room for this item.

4. REPORT OF THE MONITORING OFFICER (IF ANY)

None.

5. ADDENDUM (IF APPLICABLE)

An addendum was received for items 6, 7, 9, 11, 13, 14, 15, 16, 17, 18, 19 and 20.

6. 213 - 215 GOLDERS GREEN ROAD LONDON NW11 9BY 18/0579/RCU

The Chairman announced that several items were to be considered for deferral and that these items would be considered first on the agenda.

The Chairman moved a motion to defer this item to allow further discussion between the applicant and Planning Officers on the proposed conditions. The motion was duly seconded.

The vote was recorded as follows:

For (deferral) – 7

Carried – the application was **DEFERRED**.

7. MENORAH PRIMARY SCHOOL, 1 - 3 THE DRIVE, NW11 9SP 18/0216/S73

The Chairman moved a motion to defer the item to allow further discussion between Planning Officers and the applicant on the proposed conditions. The motion was duly seconded.

The vote was recorded as follows:

For (deferral) – 6
Against (deferral) – 0

Carried – the application was **DEFERRED**.

8. FINCHLEY REFORM SYNAGOGUE 101 FALLOW COURT AVENUE LONDON N12 0BE 18/5941/FUL

Cllr Schneiderman moved a motion to defer this item due to concerns that some residents had received late notification of the meeting. The motion was seconded by Cllr Marshall.

The vote was recorded as follows:

For (deferral) – 7

Carried – the application was **DEFERRED.**

9. FIRST FLOOR FLAT 32 LONG LANE LONDON N3 2PU 18/6975/FUL

Cllr Rich moved a motion to defer the item due to concerns that residents had been given inadequate time to view the amended plans following reconsultation. This was seconded by Cllr Farrier.

The vote was recorded as follows:

For (deferral) – 7

Carried – the application was **DEFERRED.**

10. WELLINGTON PLACE GREAT NORTH ROAD LONDON N2 0PN 18/4897/FUL

Councillor Marshall moved a motion to defer the item due to some long-leaseholder objectors being unable to attend the meeting. The motion was seconded by Cllr Rich.

The vote was recorded as follows:

For (deferral) – 7

Carried – the application was **DEFERRED.**

11. 1069 FINCHLEY ROAD LONDON NW11 0PU 18/6035/FUL

The Chairman moved a motion to refer the application up to main Planning Committee in line with the previous application for this site. The motion was seconded by Cllr Marshall.

For (referral up to main Planning Committee) – 5
Against (referral) – 0

Carried – the application was **REFERRED UP** to Planning Committee.

12. 683 - 685 HIGH ROAD (ISLAMIC ASSOCIATION OF NORTH LONDON) LONDON N12 0DA 18/4166/FUL

The Planning Officer presented the report and addendum.

Mr Guy Miller spoke in objection to the application.

Ms Hana Habib spoke in support of the application.

Mr Umair Waheed, architect and agent, spoke on behalf of the applicant.

The Chairman moved to the vote on the Officer's recommendation (as per the agenda with amended Recommendation 1 and Condition 19 as set out in the addendum):

For (approval) – 7

Resolved – the application was **APPROVED.**

13. 191 WEST HEATH ROAD (LAND REAR OF CARLTON CLOSE), LONDON, NW3 7TT TPM/0640/18

The Planning Officer presented the report and addendum.

Mr Jonathan Davies spoke on behalf of Carlton Close Management Committee in objection to the application.

The applicant was not present.

The Chairman moved to the vote on the Officer's recommendation:

For (approval) – 7

Resolved – the application was **APPROVED.**

14. 4 WOODSTOCK ROAD LONDON NW11 8ER 18/5652/FUL

The Planning Officer presented the report and addendum.

An objector who had registered to speak was not present.

The agent for the applicant addressed the Committee.

The Chairman moved to the vote on the Officer's recommendation:

For (approval) – 7

Resolved – the application was **APPROVED.**

15. 546 FINCHLEY ROAD LONDON NW11 8DD 18/6196/FUL

The Planning Officer presented the report.

Mr Alfred Nathan spoke in objection to the application.

Ms Emily Benedict, agent for the applicant, addressed the Committee.

The Chairman moved to the vote on the Officer's recommendation:

For (approval) - 1
Against (approval) – 6

Resolved – the application was **REFUSED** for the reason below.

The proposed development would result in the loss of a single family house and would be detrimental to the established character of the Close which comprises predominantly single family dwelling houses, contrary to policies CS NPPF, CS1 and CS5 of the Adopted Local Plan Core Strategy (2012), policy DM01 of the Adopted Development Management Policies DPD (2012) and the Adopted Residential Design Guidance SPD (2016).

16. MILLERS YARD LONG LANE LONDON N3 2QG 18/5511/FUL

The Planning Officer presented the report and addendum.

Mr Thomas O'Neill spoke in objection to the application.

Cllr Ross Houston spoke in objection to the application.

Cllr Rich moved a motion to defer the application to enable officers to provide clarification on landscaping, size of the proposed building and impacts on air quality. The motion was seconded by Cllr Marshall.

It was noted that the applicant had not addressed the Committee and would have the opportunity to do so at a future meeting.

The vote was recorded as follows:

For (deferral) – 7

Carried – the application was **DEFERRED.**

17. LAND REAR OF 32 NETHER STREET LONDON N12 7NL 18/6952/S73

The Planning Officer presented the report.

An objector had registered to speak but was not present.

The applicant was not present.

The Chairman moved to the vote on the Officer's recommendation:

For (approval) – 7

Resolved – the application was **APPROVED.**

18. FIRST FLOOR FLAT 58 LONG LANE LONDON N3 2PX 18/7055/FUL

The Planning Officer presented the report and addendum.

Mr Akira Takahashi spoke in objection to the application.

The applicant, Ms Stella Christou, spoke to the Committee.

The Chairman moved to the vote on the Officer's recommendations:

For (approval) – 7

Resolved – the application was **APPROVED**.

19. LAND WEST OF BEECHWOOD AVENUE LONDON N3 3BA 18/6355/FUL

A written report and addendum were received.

The Chairman announced that a registered speaker had been misinformed that the application had been deferred. The Chairman moved a motion to refer the application up to main Planning Committee. This was seconded by Cllr Marshall.

The vote was recorded as follows:

For (referral to Planning Committee) – 7

Carried – the application was **REFERRED UP** to Planning Committee.

20. FAIRFIELD CLOSE LONDON N12 9ST 18/6410/FUL

Cllr Cohen left the room for this item.

The Planning Officer presented the report and addendum.

Dominique Victor, Inge Erhard and Cllr Anne Hutton spoke in objection to the application.

Mr Chris Bone, architect, spoke on behalf of the applicant.

Cllr Schneiderman moved a motion to refuse the application for the reasons below and this was seconded by Cllr Farrier:

1. The proposed development by reason of the size, siting and design of the roof extensions would be detrimental to the appearance of the existing buildings and would be out of character within the streetscene and detrimental to the visual amenities of the locality. As such the proposed development would be contrary to policies CS1, CS5 and CS NPPF of the Adopted Core Strategy (2012) policies DM01 and DM02 of the Local Plan Development Management Policies Development Plan Document (2012) and the Residential Design Guidance SPD (2016).

2. The proposed development by reason of the siting of the new internal staircases and poor stacking arising from the layout of the new flats would lead to a reduction in natural light being received to the communal hallway of the existing flats and an increase in noise and disturbance giving rise to an unacceptable loss of existing residential amenities. As such, the proposed development would be contrary to policies CS1, CS NPPF of the Adopted Core Strategy (2012, policies DM01 and DM02 of the Local Plan Development Management Policies Development Plan Document (2012), the Residential Design Guidance SPD (2016) and Sustainable Design and Construction SPD (2016).
3. The proposed development by reason of the siting of the proposed dormer windows and proximity to the site boundaries, would lead to overlooking of neighbouring properties. The loss of privacy would be detrimental to the residential amenities of the occupiers of the neighbouring properties, contrary to policies CS1, CS NPPF of the Adopted Core Strategy (2012, policies DM01 and DM02 of the Local Plan Development Management Policies Development Plan Document (2012), the Residential Design Guidance SPD (2016) and Sustainable Design and Construction SPD (2016).
4. No parking is proposed to serve the development. The proposals would therefore result in increased pressure for on-street parking, in an area of parking stress, that will be detrimental to the free flow of traffic and highway and pedestrian safety. As such the proposed development would be contrary to and policy CS9 of the Adopted Barnet Core Strategy 2012 and policy DM17 of the Adopted Barnet Development Management Policies 2012.

The vote was recorded as follows:

For (refusal) – 5
Against (refusal) – 1

Carried – the application was **REFUSED.**

21. 14 - 16 THE GROVE LONDON NW11 9SH 18/6108/HSE

Councillor Ryde left the room for this item.

The Planning Officer presented the report.

Dr Clive Coleman spoke on behalf of a group of residents in objection to the application.

Mr Joel Gray, agent for the applicant, spoke to the Committee.

Cllr Cohen moved a motion to refuse the application for the reasons below and was seconded by the Chairman:

The development, by reason of the siting, mass and scale of the proposed extensions would detract from the character and appearance of the pair of properties and be detrimental to the visual amenity of the area. As such, the proposal is contrary to Policies 3.5 and 7.4 of the London Plan (2016), Policies CS1 and CS5 of the Council's Core Strategy DPD (2012), policy DM01 of the Development Management Policies DPD (2012) and the Residential Design Guidance SPD (2016).

The vote was recorded as follows:

For (refusal) – 4
Against (refusal) – 2

Carried – the application was **REFUSED** for the above reasons.

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

The meeting finished at 8.35pm