

Decisions of the Hendon Area Planning Committee

23 July 2019

Members Present:-

Councillor Brian Gordon (Chairman)

Councillor Bokaei (Vice-Chairman)

Councillor Elliot Simberg

Councillor Gill Sargeant

Councillor Nizza Fluss

Councillor Helene Richman

Councillor Charlie O-Macualey

Apologies for Absence

Councillor Ammar Naqvi

1. MINUTES - TO FOLLOW

The Chairman welcomed all the attendees to the meeting and explained the procedure for speakers.

The Chairman then moved to discuss the minutes of the previous meeting.

Councillor Simberg noted an error in the minutes, in that Councillor Bokaei was now Vice-Chairman of the Committee.

Councillor Richman noted that her name had been incorrectly spelt in the minutes and should be corrected to Helene.

Councillor Simberg, seconded by Councillor Richman proposed to amend the minutes for the Sweet Tree Fields Marsh Lane item as follows:

- *To add the word possibly to the following sentence;*
*'The Scientific importance of the use of land as it is now, will cause an adverse effect on the land, which **possibly** will not be able to be recovered in future years.*

The Committee voted on the amendment as follows:

For	6
Against	0

RESOLVED that the minutes be amended.

Councillor Richman, seconded by Councillor Fluss, proposed to amend the reasons for approval of 143 Edgwarebury:

The original wording was as follows:

- *The Committee did not feel the application was an over development, as the extension was very similar to the neighbours and was visually the same.*
- *There was no negative affect on the amenity.*
- *There was no negative affect to the character of the overall property, as the extension could only be seen from the back garden.*
- *That the extension for which retention is sought was not detrimental in character to the existing dwellinghouse and wider locality under DMO1.*

Proposed to be amended to:

Whereas the Committee recognised, that the size of the extension was not consistent with the normal requirements of the guidelines of the SPD, it considered that there were exceptional reasons to allow the application, against the advice of the officers namely:

- *The extension was similar in terms of protrusion to the existing extensions to the neighbouring properties on either side, was visually consistent therewith, and had no negative effect on the amenities of the neighbours*
- *The in situ development was not unsympathetic to the existing dwelling house and had no negative impact on the character of the overall property*
- *The extension is in the rear and visible only from the back garden and is not detrimental in any way to the street scene and wider locality under DMO1*

The Committee voted on the amendment as follows:

For	5
Against	1

RESOLVED that the minutes be amended.

The Head of Governance noted that officers in attendance of the meeting on the 30th May, were not in agreement with the amendments and believed the original wording to be an accurate record.

RESOLVED that subject to the amendments voted on above, the minutes of the meeting held on the 30th May 2019 be agreed as a correct record.

**As Councillor O'Macuailey was not present at the meeting on the 30th May, which the minutes relate to, he was unable to participate in the voting of this item.*

2. ABSENCE OF MEMBERS (IF ANY)

Councillor Ammar Naqvi substituted by Councillor Charlie O'Macauley.

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 under the relevant agenda items.

6. 39A- 39B FLOWER LANE, LONDON, NW7 2JN - 18/7114/FUL

The planning Officer presented the application.

An oral representation was made by an objector to the application.

A representative for the applicant made an oral representation.

Following discussion of the item the Chairman moved to vote on the recommendations in the cover report and the addendum, which were to approve the application subject to conditions.

The votes were recorded as follows:

For	0
Against	7
Abstain	0

The motion to approve the application was therefore lost.

Councillor Bokaei, seconded by Councillor Simberg proposed to refuse the application for the following reasons:

- That the planning application was an overdevelopment.
- That access to amenities would be adversely affected by the proposed development.
- That the application concerned a development which is not in keeping with the character of the neighbourhood.

The Committee voted on the motion to refuse the application, for the reasons outlined above.

Votes were recorded as follows:

For	7
Against	0
Abstain	0

The Committee therefore RESOLVED to REFUSE the application for the reasons outlined above.

7. 23-25 FLORENCE STREET LONDON NW4 1QG - 19/2238/FUL - AGENDA ITEM 11

Councillor Fluss proposed that this item was deferred to a future meeting, as Members had been unable to conduct a site visit.

Members voted on deferral of the item as follows:

For	7
Against	0
Abstain	0

The Committee therefore RESOLVED to DEFER the application to a future meeting.

8. 16 NEELD CRESCENT LONDON NW4 3RR - 19/1986/FUL - AGENDA ITEM 8

The planning officer presented the application.

Two objectors to the application, made oral representations to the Committee.

A representative for the applicant made an oral representation.

Following discussion of the item the Chairman moved to vote on the recommendations in the cover report and the addendum, which were to approve the application subject to s106 and the addendum.

The votes were recorded as follows:

For	5
Against	2
Abstain	0

The Committee therefore RESOLVED to APPROVE the application.

9. LAND TO THE REAR OF NO 77-79 HALE LANE LONDON NW7 3RU - 19/2086/FUL

The planning officer presented the application.

Two objectors to the application, made oral representations to the Committee.

A representative for the applicant made an oral representation.

Following discussion of the item the Chairman moved to vote on the recommendations in the cover report and the addendum, which were to approve the application subject to s106 and the addendum.

The votes were recorded as follows:

For	5
Against	2
Abstain	0

The Committee therefore RESOLVED to APPROVE the application.

10. HOLMBUSH COURT BRENT STREET LONDON NW4 2NS - 19/1491/FUL

The planning officer presented the application.

An oral representation was made by an objector to the application.

A representative for the applicant made an oral representation.

Following discussion of the item the Chairman moved to vote on the recommendations in the cover report and the addendum, which were to approve the application subject to conditions and the addendum.

The votes were recorded as follows:

For	4
Against	1
Abstain	2

The Committee therefore RESOLVED to APPROVE the application.

11. 31 RAVENSHURST AVENUE LONDON NW4 4EG - 18/7156/FUL

The planning officer presented the application.

The applicant answered questions from the Committee.

Following discussion of the item, the Chairman moved to vote on the recommendations in the cover report and the addendum, which were to approve the application subject to s106.

The votes were recorded as follows:

For	4
Against	1
Abstain	2

The Committee therefore RESOLVED to APPROVE the application.

12. PAVILION OLD CAMDENIANS FOOTBALL CLUB BURTONHOLE LANE LONDON NW7 1AS - 19/2019/FUL

The planning officer presented the application.

A representative for the applicant made an oral representation.

Following discussion of the item the Chairman moved to vote on the recommendations in the cover report and the addendum, which were to approve the application subject to conditions.

The votes were recorded as follows:

For	7
Against	0
Abstain	0

The Committee therefore RESOLVE to APPROVE the application.

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

None.

Meeting ended at 21.38