

Decisions of the Finchley and Golders Green Area Planning Committee

20 July 2016

Members Present:-

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

Councillor Melvin Cohen
Councillor Arjun Mittra
Councillor Shimon Ryde

Councillor Jim Tierney
Councillor Alan Schneiderman

1. MINUTES OF LAST MEETING

RESOLVED that the minutes of the meeting held on 15 June 2016 be agreed as a correct record and signed by the Chairman.

2. ABSENCE OF MEMBERS (IF ANY)

None

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

The following interests were declared:

Councillor	Item	Nature of Interest	Details
Alan Schneiderman	11	Non-pecuniary	That the councillor has an association to the Finchley Society.

4. REPORT OF THE MONITORING OFFICER (IF ANY)

None

5. ADDENDUM

The committee noted the information provided in the addendum.

The Chairman varied the order of business to facilitate consideration of the items in the following order:

- Item 7, 31A The Park
- Item 11, 104 Nether Street
- Item 8, 42 West Heath Drive
- Item 10, 14 Grosvenor Road
- Item 13, Holders Hill Road.

The Committee noted that officers had withdrawn the following items:

- Item 6, 6 Beechworth Close
- Item 9, 16 and 18 Oakfields Road

- Item 12, Finchley Police Station.

6. 31A THE PARK, LONDON NW11 7ST

Planning application reference number: 16/2895/FUL

Report: see pages 33 to 48 of the agenda and page 1 of the addendum report.

Proposal:

Demolition of the existing dwelling and detached garage and erection of 5 two-storey detached and semi-detached dwellings with rooms in roof space including hard and soft landscaping, off street parking spaces and refuse stores.

A planning officer introduced the report.

The committee heard two representations, from Mr Woolman and Mr Berman respectively, on behalf of objectors to the application and asked questions of the objectors.

The applicant's agent made a representation to the committee and answered questions arising from his submission.

The committee debated the application and asked questions of the officers.

RESOLVED:

1. **That planning permission in respect of application number 16/2895/FUL be granted subject to the conditions detailed in the report.**

Votes were recorded as follows:	
For	3*
Against	3
Abstention	1

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

7. 104 NETHER STREET, LONDON N12 8EU

Planning application reference number: 16/2710/RCU

Report: see pages 79 to 84 of the agenda and page 1 of the addendum report.

Proposal:

Retention of existing front boundary wall with railings. Retention of existing fenestration (Retrospective).

A planning officer introduced the report.

The committee heard a representation from Mr Pickering (Chairman, The Finchley Society) on behalf of objectors to the application and asked questions of the objector.

The applicant's agent made a representation to the committee and answered questions arising from his submission.

The committee debated the application and asked questions of the officers. Following discussion the committee agreed to add conditions pertaining to the colour of the railings and a soft landscaping scheme for the front garden area.

RESOLVED:

1. That planning permission in respect of application number 16/2710/RCU be granted subject to the condition detailed in the report and subject to the following additional conditions 2(a)(b)(c) and 3:

“2a) Within 2 months of the date of this permission, a scheme of soft landscaping for the front garden area, including details of size, species, planting heights, densities and positions of the soft landscaping, shall be submitted to and agreed in writing by the Local Planning Authority.

2b) All work comprised in the approved scheme of landscaping shall be carried out before the end of the first planting and seeding season following the date of this permission.

2c) Any existing tree shown to be retained or trees or shrubs to be planted as part of the approved landscaping scheme which are removed, die, become severely damaged or diseased within five years of the completion of development shall be replaced with trees or shrubs of appropriate size and species in the next planting season.

Reason: To ensure a satisfactory appearance to the development in accordance with Policies CS5 and CS7 of the Local Plan Core Strategy DPD (adopted September 2012), Policy DM01 of the Development Management Policies DPD (adopted September 2012), the Sustainable Design and Construction SPD (adopted April 2013) and 7.21 of the London Plan 2016.

- 3) Within 2 months of the date of this permission the gates and railings, including the existing ‘gold’ pattern, shall be painted black and maintained as such thereafter.

Reason: To safeguard the visual amenities of the property and surrounding area in accordance with Policy DM01 of the Development Management Policies DPD (adopted September 2012) and Policies CS NPPF and CS1 of the Local Plan Core Strategy (adopted September 2012).”

Votes were recorded as follows:	
For	3
Against	2
Abstention	2

8. 42 WEST HEATH DRIVE, LONDON NW11 7QH

Planning application reference number: 16/2823/HSE

Report: see pages 49 to 56 of the agenda and page 1 of the addendum report.

Proposal:

Formation of new basement below existing property with associated lightwells to front, side and rear elevations.

A planning officer introduced the report.

RESOLVED:

1. That planning permission in respect of application number 16/2823/HSE be granted subject to the conditions detailed in the report.

Votes were recorded as follows:	
For	7
Against	0
Abstention	0

9. 14 GROSVENOR ROAD, LONDON N3 1EX

Planning application reference number: 16/2970/FUL

Report: see pages 65 to 78 of the agenda and page 1 of the addendum report.

Proposal:

Conversion of property into 3 self-contained flats following demolition of existing garage and erection of part single, part three storey side extension with 1 proposed roof light to front elevation. demolition and alteration to existing front entrance and creation of a new front entrance. Demolition of existing rear extension and erection of a part single, part-three storey rear extension. Alteration to existing roof including 3no roof lights to front elevation. Provision of 2 front parking spaces.

A planning officer introduced the report.

RESOLVED:

1. That planning permission in respect of application number 16/2970/FUL be granted subject to the conditions detailed in the report and subject to the following condition (contained in the addendum):

“Before the development hereby permitted is first occupied or the use first commences the parking spaces shown on drawing no. 09F-PG-Rev9 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 Policy DM17 of the Development Management Policies DPD (adopted September 2012) and Policies 6.1, 6.2 and 6.3 of the London Plan 2016.”

Votes were recorded as follows:	
For	6
Against	0
Abstention	1

10. 102 HOLDERS HILL ROAD, LONDON NW4 1LL

Planning application reference number: 16/3581/FUL

Report: see pages 113 to 122 of the agenda and page 1 of the addendum report.

Proposal:

Conversion of a single family dwelling into 2 self-contained residential units. Single storey rear extension.

A planning officer introduced the report.

RESOLVED:

- 1. That planning permission in respect of application number 16/3581/FUL be granted subject to the conditions detailed in the report and the following condition (contained in the addendum):**

“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 Policy DM01 of the Development Management Policies DPD (adopted September 2012) and Policies CS NPPF and CS1 of the Local Plan Core Strategy (adopted September 2012).”

Votes were recorded as follows:	
For	6
Against	0
Abstention	1

11. 6 BEECHWORTH CLOSE, LONDON NW3 7UT

Officers withdrew the item from the agenda.

12. 16 AND 18 OAKFIELDS ROAD, LONDON NW11 0HY

Officers withdrew the item from the agenda.

13. FINCHLEY POLICE STATION, 193 BALLARDS LANE, LONDON N3 1LZ

Officers withdrew the item from the agenda.

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

None

The meeting finished at 7.50 pm