

Decisions of the Finchley and Golders Green Area Planning Committee

30 November 2017

Members Present:-

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

Councillor Arjun Mitra
Councillor Alan Schneiderman
Councillor Melvin Cohen

Councillor Shimon Ryde
Councillor Jim Tierney

1 ABSENCE OF MEMBERS (IF ANY)

Apologies for lateness were received from Councillor Cohen – he did not vote for items 1-4.

2 MINUTES OF LAST MEETING

Councillor Mitra noted that his name was misspelt on page 2.

The minutes were otherwise approved as an accurate record.

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

Councillor Cohen - non-pecuniary interest in respect of planning application - 17/5042/FUL - 18 Dingwall Gardens, London, NW11 7ET: one of his clients was involved in this application.

Councillor Cohen - non-pecuniary interest in respect of planning application - 17/5013/FUL – Golders Green Delivery Office, St Georges Road, NW11 0LS: his office is situated close to Golders Green Delivery Office.

4 REPORT OF THE MONITORING OFFICER (IF ANY)

None.

5 17/6412/HSE - 11 THEOBALDS AVE, LONDON, N12 8QG

Councillor Schneiderman moved to **DEFER** the item as it had not been possible to access the site. This was seconded by Councillor Marshall.

The vote was as follows:

In favour of deferral – 6
Against deferral – 0
Absence - 1

Resolved: that the application was **DEFERRED**.

6 **17/4460/CON - ULLSWATER COURT (VENTILATION), 92 HOLDERS HILL ROAD, NW4 1LN**

The Chairman informed the Committee that the item had been withdrawn by the applicant.

7 **17/5396/CON - ULLSWATER COURT (BOUNDARY TREATMENT AND LANDSCAPING) 92 HOLDERS HILL ROAD, NW4 1LN**

The Planning Officer presented the report to the Committee. He noted that an appeal on this application had been dismissed the day before.

The Chairman moved to **DEFER** the item, seconded by Councillor Marshall, to allow the applicant to address the planning inspector's concerns.

The vote was recorded as follows:

In favour of deferral – 6
Against deferral – 0
Absent - 1

Resolved: the item was **DEFERRED**.

8 **17/5049/HSE - 2 HOWES CLOSE, LONDON, N3 3NX**

The Planning Officer presented the report and addendum to the Committee.

A representation was heard from an objector, Ms Lia Bogod.

A representation was heard from the applicant's agent.

Further to a discussion the Chairman moved to **REFUSE** the application, seconded by Councillor Mittra, for the following reason:

The proposed extension, by reason of their design, form, massing and appearance would be incongruous and harmful to the detrimental to the character and appearance of the streetscene and general locality, being contrary to policy DM01 of the Adopted Barnet Development Management Policies 2012, and policy CS5 of the Adopted Barnet Core Strategy.

Councillor Cohen abstained as he arrived partway through the discussion on this item.

The vote was as follows:

In favour of refusal: 5
Against refusal: 1
Abstained: 1

Resolved: that the Committee **REFUSE** the application for the reason above.

9 **17/4905/S73 - THE STERNBERG CENTRE FOR JUDAISM, 80 EAST END RD, LONDON N3 2SY**

The Planning Officer presented the report and addendum to the Committee.

A representation was heard from an objector, Ms Su Liu.

A representation was heard from Mr Gabriel Rozenberg in support of the application.

A representation was heard from Mr Dudleigh Leigh on behalf of the applicant.

The Committee discussed the representation from Mr Leigh, in which it was noted that the Sternberg Centre would consider having conditions applied, such as a maximum of 6 late evening events per month.

The Committee agreed that advice from the legal team should be taken and a discussion on possible mitigation held with the applicant, before a decision could be made on the application.

Councillor Ryde moved to **DEFER** the application and was seconded by Councillor Cohen for the above reason.

The vote was recorded as follows:

In favour of deferral – 5

Against referral – 2`

Resolved: that the item was **DEFERRED** for the above reasons.

10 **17/3559/FUL - LAND ADJACENT 38 NEEDHAM TERR, LONDON, NW2 6QL**

The Planning Officer presented the report to the Committee. He added with apologies that the plans in the report were not up-to-date and gave details of further reductions made to the size of the proposed building.

A representation was heard from the applicant.

Representations were heard from objectors Mr Hugh Loughrey and Mr James O'Sullivan.

The Committee discussed concerns over the loss of parking spaces and also the design of the proposed building.

Councillor Ryde moved to **REFUSE** the application, seconded by Councillor Marshall, for the reasons below:

1. The proposed new dwelling by reason of its size, design, siting and massing would be a discordant form of development that would fail to preserve or enhance this part of the Cricklewood Railway Terraces Conservation Area. The proposals would be contrary to policies DM01 and DM06 of the Adopted Barnet Development Management Policies 2012 and the Cricklewood Railway Terraces Character Appraisal Statement.
2. The proposals would provide no car parking to serve the development and in the absence of a legal agreement preventing residents from obtaining parking permits, would result in increased kerbside parking to the detriment of the free flow of traffic and highway and

pedestrian safety. The proposals would be contrary to policy DM17 of the Adopted Barnet Development Management Policies and CS9 of the Adopted Core Strategy

The vote was as follows:

Unanimously in favour of refusal.

It was **resolved** that planning permission was **REFUSED** for the reasons given above.

11 **17/3613/FUL - 8C AND 9A ACCOMMODATION ROAD GOLDERS GREEN, NW11 8ED**

The Planning Officer presented the report to the Committee.

Representations were made in objection to the application by Dr Bernadette Loughnan.

Councillor Marshall moved an amendment which was seconded by Councillor Ryde:

The new second floor facilitated by the development shall not be occupied until the rooflight hereby approved has been installed in accordance with the approved details and the rooflight shall be permanently retained thereafter in accordance with the approved details.

A vote was taken on the amendment:

In favour of the amendment – 6

Against the amendment – 1

The amendment was **CARRIED**.

Further to this a vote took place on the application:

In favour of the application – 6

Against the application – 1

Resolved: that the planning application was **APPROVED**.

12 **17/5042/FUL - 18 DINGWALL GARDENS, LONDON, NW11 7ET**

Councillor Cohen declared a non-pecuniary interest: one of his clients was involved in this application. He left the room for the duration of the discussion and vote on this item.

The Planning Officer presented the report and addendum to the Committee.

A representation was heard in objection to the application by Mr Giovanni Gambaruto.

A representation was heard from the applicant's agent.

Further to a discussion Councillor Marshall noted that there was a precedent as an appeal decision had been made on a similar application recently. He moved a motion to **REFUSE** the application, seconded by Councillor Mitra, for the following reasons:

The proposed change of use by reason of the number of units in the property, layout, and design would be an over-intensive use of the property, that by reason of associated noise and disturbance, and refuse storage arrangements would be detrimental to the character of the area and neighbouring residential amenity. The proposals would be contrary to policy CM01 of the Adopted Barnet Development Management Policies 2012 and Supplementary Planning Document: Sustainable Design and Construction.

Voting was as follows:

Unanimously for refusal of planning permission.

Councillor Cohen was not present so did not vote.

Resolved: that the application was **REFUSED** for the reason given above.

13 **17/6494/HSE - SAHARA, 15 WINNINGTON ROAD, LONDON N2 0TP**

The Planning Officer presented the report and addendum.

A representation was heard from the applicant, Mr Bradley Gerrard.

Further to a discussion the Chairman MOVED a motion to APPROVE the application, which was SECONDED by Councillor Ryde for the reason below:

The benefit and safety of members of the public were taken into account.

The vote was as follows:

For (approval) – 7

Against - 0

Resolved: that the Committee **APPROVED** the application.

14 **17/5013/FUL - GOLDERS GREEN DELIVERY OFFICE, ST GEORGES ROAD, NW11 0LS**

Councillor Cohen declared a non-pecuniary interest: his office is situated close to the site.

The Planning Officer presented the report to the Committee.

A representation was heard from an objector to the application, Mr Brian Cohen.

The vote was as follows:

For approval – 6

Against – 0

Abstained – 1

Resolved - that the application was **APPROVED**.

15 **17/5434/FUL - 203 THE VALE, LONDON, NW11 8TN**

The Planning Officer presented the report and addendum to the Committee.

Further to some expressions of concerns over parking Councillor Ryde, seconded by Councillor Marshall, moved that the application be **DEFERRED** for the following reason:

The Planning Officer would seek advice from the Highways team on parking issues.

The vote was unanimously in favour of DEFERRAL for the above reason.

Resolved: that the application was **DEFERRED**.

16 **17/5689/S73 - 48 RAVENSCROFT, LONDON, NW11 8AU**

The Planning Officer presented the report to the Committee.

A representation was heard from the applicant's agent.

Further to a discussion Councillor Cohen moved an **AMENDMENT**, seconded by Councillor Marshall, to Condition 13:

The use of the building hereby permitted shall at all times be ancillary-incidental to and occupied in conjunction with the main building and shall not at any time be occupied as a separate unit or dwelling.

The vote on this amendment was as follows:

For the amendment – 4
Against – 2
Abstained – 1

The amendment was **CARRIED**.

The vote on the application with the amended condition was as follows:

For – 4
Against – 2
Abstained - 1

Resolved: that the application was **APPROVED**.

17 **17/5094/HSE - 5 GRATTON TERRACE, LONDON, NW2 6QE**

The Planning Officer presented the report and addendum to the Committee.

Further to a discussion Councillor Ryde moved to **REFUSE** application, and was duly seconded, for the following reason:

The proposed outbuilding by reason of its size, siting and design would be a visually intrusive addition that would fail to preserve or enhance the character and appearance of the Cricklewood Railway Terraces Conservation Area.

The proposals would be contrary to policies DM01 and DM06 of the Adopted Barnet Development Management Policies 2012 and the Cricklewood Railway Terraces Character Appraisal Statement.

The vote was as follows:

For refusal – 4

Against refusal – 3

Resolved: that the application was **REFUSED**.

18 **ADDENDUM (IF APPLICABLE)**

19 **ANY ITEM(S) THE CHAIRMAN DECIDES ARE URGENT**

The meeting finished at 8.41 pm