

Decisions of the Hendon Area Planning Committee

18 January 2018

Members Present:-

Councillor Maureen Braun (Chairman)
Councillor Brian Gordon (Vice-Chairman)

Councillor Claire Farrier
Councillor Sury Khatri

Councillor Hugh Rayner
Councillor Agnes Slocombe

Apologies for Absence

Councillor Gill Sargeant

1. MINUTES

RESOLVED that the minutes of the meeting held on 30 November 2017 be approved as a correct record.

2. ABSENCE OF MEMBERS (IF ANY)

Apologies for absence were received from Councillor Sargeant.

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

Councillor Khatri declared a non-pecuniary interest on the agenda item relating to 7 Hollies End London NW7 2RY as the speaker is known to me as we both are Trustees of NW7Hub charity.

4. REPORT OF THE MONITORING OFFICER (IF ANY)

None.

5. ADDENDUM (IF APPLICABLE)

The Committee noted the addendum.

6. FLAT 3 43 SUNNY GARDENS ROAD LONDON NW4 1SL - 17/5349/FUL

The Chairman informed the Committee that the item had been withdrawn.

7. 62 BRENT STREET LONDON NW4 2ES - 17/6080/FUL

The Planning Officer introduced the application which related to 62 Brent Street.

An oral representation was made by the applicant's agent.

Following discussion of the item, the Chairman moved to vote on the recommendation in the cover report, which was to refuse application for the reasons set out in the report.

The votes were recorded as follows:

For - 5
Against - 0
Abstain - 1

The Committee therefore **RESOLVED to REFUSE** the application as per the reasons set out in the report.

8. 2 SHERWOOD ROAD LONDON NW4 1AD - 17/6748/FUL

The Planning Officer introduced the application and addendum, which related to 2 Sherwood Road.

An oral representation in objection to the application was heard from Anthony Bodenstern.

An oral representation was made by the applicant.

Councillor Khari proposed a condition that was unanimously agreed by the committee for privacy screens to be added to the balconies at the rear of the property so as to protect the neighbour's privacy and stop any overlooking.

Following discussion of the item, the Chairman moved to vote on the recommendation in the cover report, which was to approve the application subject to conditions.

The votes were recorded as follows:

For - 6
Against - 0
Abstain - 0

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

9. SITE OF THE FORMER 'WHITE BEAR' PUBLIC HOUSE, 56 THE BURROUGHS LONDON NW4 4AN - 17/7208/FUL

The Planning Officer introduced the application and addendum, which related to the site of the former 'White Bear' Public House.

An oral representation was made by the applicant.

Following discussion of the item, the Chairman moved to vote on the recommendation in the cover report, which was to approve the application subject to conditions.

The votes were recorded as follows:

For - 5
Against - 1

Abstain - 0

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

10. LAND AT THE REAR OF PAGE COURT PAGE STREET LONDON NW7 2DY - 17/5683/FUL

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

11. 7 HOLLIES END LONDON NW7 2RY - 17/5741/FUL

The Planning Officer introduced the application and addendum, which related to 7 Hollies End.

Oral representation in objection to the application was heard from Zoe Samuelson.

An oral representation was made by the applicant's agent, Joe Henry.

Following discussion of the item, the Chairman moved to vote on the recommendation in the cover report, which was to approve the application subject to conditions.

The votes were recorded as follows:

For - 5
Against - 1
Abstain - 0

The Committee therefore **RESOLVED to APPROVE** the application, subject to the conditions as per the officer's report, addendum and including the corrected condition 7.

12. 104 MILLWAY LONDON NW7 3JJ - 17/6437/S73

The Planning Officer introduced the application and addendum, which related to 104 Millway London.

Oral representations in objection to the application were heard from Simon Rahamim and Maurice Rahamim.

An oral representation was made by Joe Henry the applicant's agent.

The Chairman proposed a condition that was unanimously agreed by the committee for all windows in the side elevation to be glazed with obscure glass and fixed shut so as safeguard the privacy and amenities of occupiers of adjoining residential properties.

Following discussion of the item, the Chairman moved to vote on the recommendation in the cover report, which was to approve the application subject to conditions.

The votes were recorded as follows:

Votes were recorded as follows

For - 4

Against - 2

Abstain - 0

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

13. 9 EDGWAREBURY LANE EDGWARE HA8 8LH - 17/5781/RCU

The Planning Officer introduced the application and addendum, which related to 9 Edgwarebury Lane.

An oral representation was made by Rupert Goldmeier the applicant representative.

Following discussion of the item, the Chairman moved to vote on the recommendation in the cover report, which was to refuse the application for the reasons on the report.

The votes were recorded as follows:

For - 1

Against - 5

Abstain - 0

As a consequence of the above vote, Councillor Gordon moved a new motion that was duly seconded by Councillor Rayner to approve the application for the following reasons:

- This is a unique establishment that provides an important facility to the local community.
- Its presence within the town centre makes a contribution to the vitality and viability of the town centre and enhances the offer within the centre.
- It meets a community need
- Given existing vacancies within the local centre, retaining an operational use within the town centre should be supported.

Councillor Rayner, moved a motion that was seconded by Councillor Farrier to grant the change of use subject to the imposition of a personal condition on the permission.

The committee unanimously agree for officers to draw up additional conditions relating to the change of use including the following:

- Approved plans condition
- Opening hours condition
- Personal condition so that when the occupier ceases to use the premises, the use as A3 shall cease and revert to the last lawful use of the premises as A1.
- Details of extraction and ventilation
- Details of refuse and recycling
- Details of sound insulation

For - 5

Against - 1

Abstain - 0

The Committee therefore **RESOLVED to APPROVE** the application, subject to a personal condition and other conditions as drawn up by the officers.

14. 35 HILLSIDE GARDENS EDGWARE HA8 8HA - 17/7551/HSE

The Planning Officer introduced the application which related to 35 Hillside Gardens.

An oral representation was made by the applicant, Shimon Fhima.

Following discussion of the item, the Chairman moved to vote on the recommendation in the cover report, which was to refuse application for the reasons set out in the report.

The votes were recorded as follows:

For - 3
Against - 2
Abstain - 1

The Committee therefore **RESOLVED to REFUSE** the application as per the reasons set out in the report.

15. 77 STATION ROAD LONDON NW4 4PH - 17/6893/HSE

The Planning Officer introduced the application and addendum, which related to 77 Station Road.

An oral representation was made by Isaac Raymond the applicant.

Following discussion of the item, the Chairman moved to vote on the recommendation in the cover report, which was to refuse the application for the reasons in the officer's report.

The votes were recorded as follows:

For 2
Against 3
Abstain 1

As a consequence of the above vote, Councillor Slocombe moved a new motion that was seconded by Councillor Farrier to approve the application for the following reasons:

- There is a variety of extension depths in the street.
- The neighbouring property would retain an open outlook due to its street corner location.
- Only a small addition will be made to the existing approved extension.
- There is already a fence along the boundary to which the extension will only make an incremental addition to.
- In the absence of objections, it is considered that the needs of the applicant carry greater weight.

Votes were recorded as follows

For 3
Against 2
Abstain 1

The committee also unanimously agree for officer to draw up appropriate conditions relating to the approval of the application.

The Committee therefore **RESOLVED to APPROVE** the application, subject to the conditions as drawn up by the officers.

16. PLANNING ENFORCEMENT QUARTERLY UPDATE OCTOBER 2017 TO DECEMBER 2017

The committee **RESOLVED to note** the Planning Enforcement Quarterly Update for the period of October 2017 to December 2017.

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

None.

The meeting finished at 10.00 pm