

Decisions of the Hendon Area Planning Committee

3 September 2018

Members Present:-

Councillor Brian Gordon (Chairman)
Councillor Elliott Simberg (Vice-Chairman)

Councillor Golnar Bokaei Councillor Ammar Naqvi
Councillor Nizza Fluss Councillor Helene Richman
Councillor Zakia Zubairi

Apologies for Absence

Councillor Gill Sargeant

1. MINUTES - TO FOLLOW

RESOLVED that the minutes of the meeting held on 24th July 2018 be approved as a correct record.

2. ABSENCE OF MEMBERS (IF ANY)

Councillor Gill Sargeant sent apologies and was substituted by Councillor Zakia Zubairi.

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.

6. 10 AND 11 OLD RECTORY GARDENS EGWARE HA8 7LS - 18/1250/HSE (AGENDA ITEM 11)

The planning officer introduced the report which related to 10 and 11 Old Rectory Gardens, Edgware.

An oral representation was made by Mr Geoffrey Charin in objection.

An oral representation was made by Mrs Alice Nampira in objection.

An oral representation was made by the applicant Mr Sudhir Hathi.

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 in the report.

Votes were recorded as follows:

For:0
Against:5
Abstain 2

As a consequence of the vote, The Chairman moved a motion which was duly seconded by Councillor Simberg to go against the Officers recommendations and refuse the application for the following reasons:

- Existing balcony is massive is very large and visually unattractive
- The proposed plans would lead to encroachment onto neighbouring properties.
- The property is already overbearing and this would further exacerbate this.

The votes were recorded as follows:

For:5
Against: 2

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

7. LAND REAR OF 2 AND 4 RUNDRELL CRESCENT LONDON NW4 3BP - 17/7858/FUL (AGENDA ITEM 10)

The planning officer introduced the report which related to the Land rear of 2 and 4 Rundrell Crescent.

Mr Jonathan Sinclair made an oral representation in objection to the application.

Mr G Giovanni made an oral representation in objection to the application.

The applicant made an oral representation in relation to the application.

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 in the report and the addendum.

Votes were recorded as follows:

For:7
Against: 0

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

8. 35 HILLSIDE GARDENS EDGWARE HA8 8HA - 18/4143/HSE (AGENDA ITEM 12)

The planning officer introduced the report which related to 35 Hillside Gardens.

The applicant Mr Femar made an oral representation in relation to the application.

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

Votes were recorded as follows:

For:2

Against: 5

As a consequence of the vote The Chairman moved a motion to vote against the officers recommendation and approve the application for the following reasons, duly seconded by Councillor Simberg.

- The proposed plans were consistent with the surrounding area and properties.
- Other properties on the road have very similar designs.
- Many of the close neighbours were in support of the application.

Votes were recorded as follows:

For:5

Against: 1

* Councillor Naqvi was not in the room and so no vote was counted for him.

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

9. 86-88 BUNNS LANE NW7 2DR - 18/2723/FUL (AGENDA ITEM 7)

The planning officer introduced the report which related to 86-88 Bunns Lane.

An oral representation was made by Mr Andrew Moore in objection to the application.

An oral representation was made by a representative for the applicant Carolyn Atkar in relation to the applicant.

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

Votes were recorded as follows:

For:5

Against:2

The Committee therefore **RESOLVED** to **APPROVE** the application as set out in the officer's report.

10. 111 DAWS LANE NW7 4SJ - 18/1105/HSE (AGENDA ITEM 6)

The planning officer introduced the report which related to 111 Daws Lane.

An oral representation was made by Amanda Coakley in objection to the application.

An oral representation was made by John Gillett in objection to the application.

An oral representation was made by the applicant in relation to the application.

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

Votes were recorded as follows:

For:7

Against: 0

The Committee therefore **RESOLVED** to **APPROVE** the application as set out in the officer's report.

11. 16 RUNDELL CRESCENT LONDON NW4 3BP - 18/3306/S73 (AGENDA ITEM 9)

The planning officer introduced the report which related to 16 Rundell Crescent.

An oral representation was made by Dr Julian Levitt in objection to the application.

An oral representation was made by Mrs Carole Broit in objection to the application.

An oral representation was made by the applicant in relation to the application.

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

Votes were recorded as follows:

For:7

Against: 0

The Committee therefore **RESOLVED** to **APPROVE** the application as set out in the officer's report.

12. 27 TRETAWN GARDENS LONDON NW7 4NP- 18/3685/HSE (AGENDA ITEM 8)

The planning officer introduced the report which related to 27 Tretawn Gardens.

The Committee noted that on the published report the conditions were missing. The Committee were informed that conditions were as follows:

One

The development hereby permitted shall be carried out in accordance with the following approved plans:

-2018 -1254/1

-2018 -1254/2 (03/08/18)

-2018 -1254/3 (10/08/18)

Reason: For the avoidance of doubt and in the interests of proper planning and so as to ensure that the development is carried out fully in accordance with the plans as assessed in accordance with Policies CS NPPF and CS1 of the Local Plan Core Strategy DPD (adopted September 2012) and Policy DM01 of the Local Plan Development Management Policies DPD (adopted September 2012).

Two

This development must be begun within three years from the date of this permission.

Reason: To comply with Section 51 of the Planning and Compulsory Purchase Act 2004.

Three

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).

Four

Before the building hereby permitted is first occupied the proposed dormer window(s) in the side elevation facing the neighbouring properties nos 25 and 29 shall be glazed with obscure glass only and shall be permanently retained as such thereafter and shall be permanently fixed shut with only a fanlight opening.

Reason: To safeguard the privacy and amenities of occupiers of adjoining residential properties in accordance with Policy DM01 of the Development Management Policies DPD (adopted September 2012) and the Residential Design Guidance SPD (adopted April 2013).

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

Votes were recorded as follows:

For:7

Against: 0

The Committee therefore **RESOLVED** to **APPROVE** the application subject to conditions set out in the report.

13. 4 GREEN LANE NW4 2NN - 18/3509/FUL (AGENDA ITEM 13)

The planning officer introduced the report which related to 4 Green Lane.

A representative for the applicant spoke in relation to the item.

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

Votes were recorded as follows:

For:6

Against: 1

The Committee therefore **RESOLVED** to **APPROVE** the application subject to the conditions as set out in the report.

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

None.

The meeting finished at 21.31