

Decisions of the Finchley and Golders Green Area Planning Committee

10 June 2020

Members Present:-

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

Councillor Melvin Cohen
Councillor Claire Farrier
Councillor Danny Rich

Councillor Shimon Ryde
Councillor Alan Schneiderman

1. MINUTES OF LAST MEETING

RESOLVED that the minutes of the meeting held on 11th February 2020 were approved as an accurate record.

2. ABSENCE OF MEMBERS (IF ANY)

None.

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)

An Addendum was received in relation to Items 6, 8, 9 and 10.

6. 19/3831/RCU 3 HARMAN CLOSE, NW2

The planning officer presented the report and addendum.

Representations were heard from Mr David Keane and Cllr Peter Zinkin in support of the application.

The applicant, Mr Alexander Landau addressed the Committee.

Further to a discussion Cllr Melvin Cohen moved a motion that the application be approved on the grounds that the proposed change of use would not cause harm to the character of the general locality and would not fail to preserve or enhance the residential nature of the area. Councillor Cohen also advised an informative to the effect that the grant of a temporary permission did not mean that a future application to extend that permission on a temporary or permanent basis would necessarily be looked on favourably. This was seconded by the Chairman.

The Chairman moved to a vote on the above motion.

For (approval) – 5

Against (approval) – 2

Motion CARRIED and it was resolved that the application be approved, subject to conditions AND the Committee grants delegated authority to the Service Director – Planning and Building Control or Head of Strategic Planning to make any minor alterations, additions or deletions to the recommended conditions/obligations or reasons for refusal as set out in this report and addendum provided this authority shall be exercised after consultation with the Chairman (or in his absence the Vice- Chairman) of the Committee (who may request that such alterations, additions or deletions be first approved by the Committee).

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

Site Location Plan

PL202 - Pre existing and Existing Ground Floor Plan

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).

2. The use hereby permitted shall be for a limited period of three years from the date of this decision notice, or when the main dwelling at No. 3 Harman Close NW2 2EA ceases to be occupied by the applicant, Mr Alexander Landau, whichever is sooner.

Reason: To comply with Section 51 of the Planning and Compulsory Purchase Act 2004 and to ensure that the consent granted accords with the permission sought and considered, in the interest of the amenities of the area.

3. Only a maximum of five members of staff, which must include Mr Alexander Landau (and then only whilst he is permanently a resident at 3 Harman Close, NW2 2EA) may work at the premises at any one time.

Reason: To ensure that the consent granted accords with the permission sought and considered, in the interest of the amenities of the area 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).

4. No customers or clients shall visit the premises.

Reason: To ensure that the consent granted accords with the permission sought and considered, in the interest of the amenities of the area 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).

5. The use hereby permitted shall operate between the following times only and at no other times: 9:00am to 6:00pm Monday to Friday; and at no times on Saturdays, Sundays or Bank Holidays.

Reason: To ensure that the consent granted accords with the permission sought and considered, in the interest of the amenities of the area 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).

Informative: There is no presumption that a further temporary permission or a permanent planning permission will be granted once the temporary grant of planning permission expires.

7. 19/0714/FUL 133 HIGH ROAD, N2

The planning officer presented the report.

A representation was heard from Mr Chandjit Singh Chandhok in objection to the application.

The Chairman moved to a vote on the recommendation to approve, subject to conditions detailed in the report.

For (approval) – 7

Resolved that the application be approved subject to conditions, AND the Committee grants delegated authority to the Service Director – Planning and Building Control or Head of Strategic Planning to make any minor alterations, additions or deletions to the recommended conditions/obligations or reasons for refusal as set out in this report and addendum provided this authority shall be exercised after consultation with the Chairman (or in his absence the Vice-Chairman) of the Committee (who may request that such alterations, additions or deletions be first approved by the Committee).

8. 20/0504/S73 18 BALLARDS LANE, N3

The planning officer presented the report and addendum.

The governance officer read out a statement on behalf of the applicant, Tredway Architects Limited.

Further to a discussion the Chairman moved to a vote on the recommendation to approve the application, subject to conditions.

For (approval) – 6

Against (approval) - 1

Resolved that the application be approved subject to conditions, AND the Committee grants delegated authority to the Service Director – Planning and Building Control or Head of Strategic Planning to make any minor alterations, additions or deletions to the recommended conditions/obligations or reasons for

refusal as set out in this report and addendum provided this authority shall be exercised after consultation with the Chairman (or in his absence the Vice-Chairman) of the Committee (who may request that such alterations, additions or deletions be first approved by the Committee).

9. 20/0872/FUL 301-305 CRICKLEWOOD LANE, NW2

The planning officer presented the report and the addendum.

The applicant's agent, Mrs Simone de Gale, addressed the committee.

Further to a discussion the Chairman moved to a vote on the recommendation to approve the application, subject to conditions.

For (approval) - 7

Resolved that the application was approved subject to conditions, AND the Committee grants delegated authority to the Service Director – Planning and Building Control or Head of Strategic Planning to make any minor alterations, additions or deletions to the recommended conditions/obligations or reasons for refusal as set out in this report and addendum provided this authority shall be exercised after consultation with the Chairman (or in his absence the Vice-Chairman) of the Committee (who may request that such alterations, additions or deletions be first approved by the Committee).

10. 17/6593/FUL BRITANNIA HOUSE, 960 HIGH ROAD, N12

The planning officer presented the report and addendum.

The applicant's agent, Mr Joe Henry, addressed the committee.

Further to a discussion the Chairman moved to a vote on the recommendation to approve the application, subject to conditions.

For (approval) 3

Against (approval) 3

Abstain – 1

The Chairman used her casting vote in favour of the application.

Resolved that the application was approved, AND the Committee grants delegated authority to the Service Director – Planning and Building Control or Head of Strategic Planning to make any minor alterations, additions or deletions to the recommended conditions/obligations or reasons for refusal as set out in this report and addendum provided this authority shall be exercised after consultation with the Chairman (or in his absence the Vice-Chairman) of the Committee (who may request that such alterations, additions or deletions be first approved by the Committee).

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

The meeting finished at 8.08 pm