

Decisions of the Planning Committee B

21 June 2023

Members Present:-

Councillor Claire Farrier (Chair)
Councillor Arjun Mittra (Vice-Chair)

Councillors:

Councillor Gill Sargeant
Councillor Nick Mearing-
Smith

Councillor
Lachhya Gurung

Councillor Tim Roberts
(Substitute for Councillor
Tony Vourou)

Apologies for Absence

Councillor Tony Vourou

Councillor Michael Mire

1. MINUTES OF THE LAST MEETING

RESOLVED that the minutes of the meeting held on 16 May 2023 be agreed as a correct record.

2. ABSENCE OF MEMBERS

Apologies were received from Councillor Mire who was substituted by Councillor Mearing-Smith.

Apologies were received from Councillor Vourou who was substituted by Councillor Roberts.

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

None.

4. REPORT OF THE MONITORING OFFICE (IF ANY)

None.

5. ADDENDUM (IF APPLICABLE)

The Committee noted the addendum to the Planning Agenda which was published and circulated prior to the meeting.

6. REAR OF 32 FINCHLEY LANE LONDON NW4 1DL 22/5352/FUL

The planning officer presented the report and addendum.

Ms. Maneesha Sonawane and Mr Reverend Pastor spoke in objection to the application.

Cllr Joshua Conway spoke in support of the application.

Rabbi Rapoport spoke on behalf of the applicant.

The Chair moved to a vote on the officer's recommendation.

For (refusal) 3
Against (refusal) 2
Abstain 1

RESOLVED that the application was REFUSED.

7. 24 BABINGTON ROAD LONDON NW4 4LD 22/3574/FUL

The planning officer presented the report and addendum.

The Chair moved to a vote on the officer's recommendation.

For (approval) 1
Against (approval) 5
Abstain – 0

Cllr Gurung moved a motion to refuse the application on the grounds that there would be loss of a single family dwelling house, and the over-concentration on HMOs has a negative impact on the area. The motion was seconded by Cllr Mittra.

The Chair moved to a vote on the motion:

For (refusal) 5
Against (refusal) 1
Abstain 0

The motion was CARRIED. The application was REFUSED (overturn) for the following reasons:

1. The development would result in the loss of a single family dwellinghouse for which there is known demand, lead to an overconcentration of HMOs in this street and by reason of additional activity, comings and goings, result in noise disturbance for neighbouring occupiers. The development would therefore reduce the supply of family homes and be detrimental to the character of the street and the residential amenities

of the occupiers of adjoining properties, contrary to policies CS1 and CS5 of the Adopted Core Strategy (2012), policies DM01, DM08 and DM09 of the Adopted Development Management Policies DPD (2012), the Residential Design Guidance SPD (2016) and sustainable Design and Construction SPD (2016).

2. The proposed development does not include a formal undertaking to enable an amendment to the Traffic Regulation Order and contribution towards the associated monitoring costs to mitigate the on-street parking impact in the vicinity of the site, leading to increased kerbside parking and conditions detrimental to the free flow of traffic and highway and pedestrian safety, being contrary to Policies CS9 and CS15 of the Local Plan: Core Strategy (2012), Policy DM17 of the Local Plan: Development Management Policies (2012) and the Planning Obligations SPD (adopted April 2013).

**8. BLOCK 25-28 BUCKINGHAM COURT WATFORD WAY LONDON NW4 4TD
23/0342/FUL**

The planning officer presented the report and addendum.

Mr Jeremy Stein, agent, addressed the committee.

Further to a discussion the Chair moved to a vote on the officer's recommendation:

For (approve) 6
Against (approve) 0
Abstain 0

RESOLVED that the application was approved APPROVED as per the agenda and amended condition 3:

"a) No development other than demolition works shall take place until details of the materials to be used for the external surfaces of the building(s) and hard surfaced areas hereby approved have been submitted to and approved in writing by the Local Planning Authority.

b) The development shall thereafter be implemented in accordance with the materials as approved under this condition.

Reason: To safeguard the character and visual amenities of the site and wider area and to ensure that the building is constructed in accordance with Policies CS NPPF and CS1 of the Local Plan Core Strategy (adopted September 2012), Policy DM01 of the Development Management Policies DPD (adopted September 2012) and Policy D4 of the London Plan 2021."

9. 5 HILLARY RISE BARNET EN5 5AZ 23/0442/HSE

The planning officer presented the report.

Ms Lyn Woodhead spoke in objection to the application.

Mr Fadi Shawkat, agent for the applicant, addressed the committee.

Further to a discussion the Chair moved to a vote on the officer's recommendation.

For (approval) 4
Against (approval) 1
Abstain 1

RESOLVED that the application was APPROVED as per the agenda and with amendments to conditions and an additional informative:

Amended condition 1: add "Email from agent dated 21.06.2023 confirming colour details for painted render."

Amended condition 3: "The materials to be used for the external surfaces of the building(s) shall be as set out in the plans and email specified in condition 1."

Additional informative:

"The applicant is advised that the provisions of The Party Wall etc. Act 1996 may be applicable to this scheme. This relates to work on an existing wall shared with another property; building on the boundary with a neighbouring property; or excavating near a neighbouring building. Further information can be found at <https://www.gov.uk/party-wall-etc-act-1996-guidance>."

**10. FORMER GOLDERS GREEN DELIVERY OFFICE 2A ST GEORGES ROAD
LONDON NW11 0LR 23/0757/FUL**

The planning officer presented the report and addendum.

Jamie Sullivan, agent addressed the committee.

Further to a discussion the Chair moved to a vote on the officer's recommendation:

For (approval) 3
Against (approval) 3
Abstain 0

The Chair used her casting vote to approve the application.

Resolved that the application was APPROVED as per the agenda with additional conditions set out in the addendum.

11. 548 FINCHLEY ROAD LONDON NW11 8DD 23/0786/FUL

The planning officer presented the report.

Ms Emily Benedek, agent for the applicant, addressed the committee.

The Chair moved to a vote on the officer's recommendation:

For (approval) 5
Against (approval) 0
Abstain 1

RESOLVED that the application was APPROVED as per the agenda with amendment to condition 13:

"Before the building hereby permitted is first occupied the proposed windows in the side elevations facing nos. 546 and 550 Finchley Road as annotated on drawing nos. 548FI-A-03-101, 548FI-A-03-102 and 548FI-A-03-103 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 save for the proposed two side dormer windows which shall be glazed with obscure glass only and shall be permanently retained as such thereafter and shall be permanently fixed shut.

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 October 2016)."

12. MILL HILL BROADWAY JUNCTION WITH WATFORD WAY TO NORTH & BUNNS LANE INTO GRAHAME PARK WAY [TO JUNCTION WITH AERODROME ROAD NW7 2AS 21/0710/ADV

The planning officer presented the report.

Cllr Duschinsky and Cllr Simberg spoke in objection to the application.

A motion was moved by Cllr Roberts to defer the application to the next meeting to request additional information from officers. The motion was seconded by Cllr Sargeant.

The Chair moved to a vote on the motion:

For (deferral) 6
Against (deferral) 0

RESOLVED that the application was DEFERRED for officers to seek additional information on the material for the banners, their number and their locations.

13. ANY ITEM(S) THAT THE CHAIR DECIDES ARE URGENT

None.

The meeting finished at Time Not Specified