

Decisions of the Finchley and Golders Green Area Planning Committee

13 November 2018

Members Present:-

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

Councillor Melvin Cohen
Councillor Danny Rich

Councillor Shimon Ryde
Councillor Alan Schneiderman
Councillor Alison Moore

Apologies for Absence

Councillor Claire Farrier

1. MINUTES OF LAST MEETING

Resolved – the minutes of the meeting held on 15 October 2018 were approved as a correct record.

2. ABSENCE OF MEMBERS (IF ANY)

Apologies were received from Councillor Claire Farrier.

Councillor Alison Moore substituted for Councillor Farrier.

Councillor Ryde would leave the meeting by 9pm.

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

Councillor	Item(s)	Declaration
Melvin Cohen	8 Land to the rear of 1069 Finchley Road NW11	Non-pecuniary interest by virtue of the application site being opposite his office. Cllr Cohen would leave the room for this item.
Melvin Cohen	11 Menorah Primary School	Non-pecuniary interest by virtue of being a School Governor. Cllr Cohen would leave the room for this item.
Shimon Ryde	8 Land to the rear of 1069 Finchley Road NW11	Non-pecuniary interest by virtue of the applicant being known to him. Cllr Ryde would leave the room for this

		item.
Shimon Ryde	Tudor Court, 2 Crewys Road	Non-pecuniary interest by virtue of the applicant's agent being known to him. Cllr Ryde would leave the room for this item.
John Marshall	7 64 and 66 Oakwood Road Tree Preservation Order (TPO)	Non-pecuniary interest by virtue of Cllr Marshall having requested the TPO.

4. REPORT OF THE MONITORING OFFICER (IF ANY)

None.

5. ADDENDUM

Received for items 12, 14, 15, 17, 18, 19 and 20.

6. 64 OAKWOOD ROAD, LONDON NW11 6RL TPF/0429/18

The Principal Planner (Trees and Environment) presented the report and addendum to the Committee.

Emma Howard, Chair of the Hampstead Garden Suburb Residents' Association, addressed the Committee.

The applicant was not in attendance.

The Chairman moved to the vote:

For (refusal of consent) 7

Resolved that the application was **REFUSED** for the reason outlined in the report:

The loss of the tree of special amenity value is not justified as a remedy for the alleged subsidence damage on the basis of the information provided.

7. 64 AND 66 OAKWOOD ROAD, LONDON NW11 18/TPO/025

Councillor Marshall left the room for this item.

The Principal Planner (Trees and Environment) presented the report to the Committee.

The Chairman moved to the vote:

For (confirmation without modification) – 6

Resolved that the London Borough of Barnet 64 and 66 Oakwood Road, London NW11 Tree Preservation Order 2018 was **CONFIRMED** without modification.

**8. MENORAH PRIMARY SCHOOL 1 - 3 THE DRIVE LONDON NW11 9SP
18/0216/S73**

The Chairman withdrew this item from the agenda because the description of the development in the Planning Officer's report is incorrect.

**9. LAND TO THE REAR OF 1069 FINCHLEY ROAD LONDON NW11 0PU
18/5296/S73**

The Chairman referred this item up to the Planning Committee (next meeting 11 December) due to its large scale and potential significant impact on the community.

10. 185 WEST HEATH ROAD LONDON NW3 7TT 18/4447/FUL

The Planning Officer presented the report to the Committee.

Massimo De Martini and Mr Isaacs spoke in objection to the application.

Christopher Patterson of Charlton Brown Architects spoke on behalf of the applicant.

The Chairman moved to the vote on the Officer's recommendation:

For (approval) - 2

Against (approval) - 5

Councillor Ryde **MOVED** refusal of the application and was duly seconded. The reason for refusal:

The proposed development by reason of its size, siting, bulk and design would have an overbearing appearance which would be detrimental to the visual and residential amenities of the occupiers of surrounding properties and would result in overlooking of 183A West Heath Road leading to a loss of privacy detrimental to the amenities of the occupiers of that property. The development would therefore be contrary to policies CS1 and CS5 of the Adopted Core Strategy 2012, policy DM01 of the Adopted Barnet Development Management Policies DPD 2012, the Adopted Residential Design Guidance 2016 and the Adopted Sustainable Design and Construction SPD 2016.

The vote was recorded as follows:

For (refusal) – 6

Carried – the application was **REFUSED**.

11. 1 RIDGE ROAD LONDON NW2 2QT 18/2270/FUL

The Planning Officer presented the report to the Committee.

The Chairman moved to DEFER the application to request an independent review of the Basement Impact Assessment. This was seconded by Councillor Marshall.

The vote was recorded as follows:

For (deferral) - 7

Carried - the application was **DEFERRED**.

12. TUDOR COURT 2 CREWYS ROAD LONDON NW2 2AA 17/3921/FUL

Councillor Ryde left the room for this item.

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

James Sun spoke in objection to the application.

Mark Carter, the applicant's agent, spoke to the Committee.

The Chairman moved to the vote on the Officer's recommendation and amended conditions as set out in the addendum. Further amendment to condition 4 to read "Notwithstanding the details provided, prior to the first occupation of the units, details of the proposed balustrade, screening and guard rail to the walkway at fourth floor level must be submitted to and approved in writing by the Local Planning Authority. Development shall be carried out in accordance with the approved details before the development is occupied and permanently retained in accordance with the approved details thereafter."

For (approval) – 4

Against (approval) – 0

Abstained – 2

Resolved that the application was **APPROVED**.

13. TENNIS COURT REAR OF 3 - 5 CORRINGTONWAY LONDON NW11 7ED 18/4122/FUL

The Planning Officer presented the report to the Committee.

The Chairman moved to DEFER the application so that a site visit could be carried out. This was seconded by Councillor Marshall.

The vote was recorded as follows:

For (deferral) – 6

Carried – the application was **DEFERRED**.

14. LAND FRONTING ST ANDREW'S ROAD AND PORTSDOWN AVENUE LONDON NW11 0PJ 18/4546/FUL

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

Pamela Green spoke to the Committee in objection to the application.

Emily Benedek spoke on behalf of Temple Fortune Residents.

Luke Raistrick of Greystroke Planning, agent for the applicant, addressed the Committee.

The Chairman moved to the vote on the Officer's recommendation:

For (approval) - 0
Against (approval) – 6
Abstained - 1

Councillor Cohen MOVED refusal for the reasons below and was duly seconded:

1. The proposed development would result in the loss of a tennis club and community sports facility, in an area of deficient public open space, contrary to London Plan (2016) policies 3.19 and 7.18, policy CS7 and CS10 of the Local Plan Core Strategy (adopted September 2012), policy DM13 and DM15 of the Development Management Policies DPD 2012 and the Planning Obligations SPD (adopted October 2016).
2. The proposed development by reason of the design of the proposed houses, would be detrimental to the character and appearance of the streetscene in St Andrews Road and Portsdown Avenue, contrary to policies CS1 and CS5 of the Adopted Core Strategy 2012, policy DM01 of the Adopted Barnet Development Management Policies DPD 2012 and the Adopted Residential Design Guidance 2016.

The vote was recorded as follows:

For (refusal) – 7

Resolved – the application was **REFUSED**.

15. CARMELITE FRIARS 63 EAST END ROAD LONDON N2 0SE 18/4221/FUL

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

There were no objectors who had registered to speak at the meeting.

Alan Hanafy, agent for the applicant, spoke to the Committee.

The Chairman moved to the vote on the Officer's recommendation and amended conditions as set out in the addendum:

For (approval) – 6
Against (approval) – 0
Abstained – 1

Resolved that the application was **APPROVED**.

16. CARMELITE FRIARS 63 EAST END ROAD LONDON N2 0SE 18/4222/LBC

The Planning Officer presented the report to the Committee.

Alan Hanafy, agent for the applicant, addressed the Committee.

The Chairman moved to the vote on the Officer's recommendation.

For (approval) - 6
Against (approval) - 0
Abstained – 1

Resolved that the application was **APPROVED**.

17. THE BOBATH CENTRE 250 EAST END ROAD LONDON N2 8AU 18/4547/FUL

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

Zeki Karr spoke in objection to the application.

David Wittington, Town Planning Consultant, spoke on behalf of the applicant.

The Chairman moved to the vote on the Officer's recommendation:

For (approval) - 4
Against (approval) – 2
Abstained – 1

Resolved that the application was **APPROVED**.

18. THE BOBATH CENTRE 250 EAST END ROAD LONDON N2 8AU 18/4548/LBC

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

David Wittington, Town Planning Consultant, spoke on behalf of the applicant.

The Chairman moved to the vote on the Officer's recommendation and amended condition as set out in the addendum:

For (approval) - 5
Against (approval) - 1
Abstained – 1

Resolved that the application was **APPROVED**.

19. 35 - 37 RAVENSCROFT AVENUE LONDON NW11 8BH 18/4993/FUL

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

An objector who had registered to speak was not in attendance.

The applicant was present but did not address the Committee.

The Chairman moved to the vote on the Officer's recommendation and the amended conditions as set out in the addendum. Further amendment to condition 6a) A scheme of hard and soft landscaping to the front forecourt and rear amenity area, including details of existing trees to be retained and size, species, planting heights, densities and positions of any soft landscaping as well as details of the infill works, shall be submitted

to and agreed in writing by the Local Planning Authority prior to the occupation of the hereby approved development.

For (approval) – 3
Against (approval) - 2
Abstained - 2

Resolved that the application was **APPROVED**.

20. 33 RANULF ROAD LONDON NW2 2BS 18/3587/HSE

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

Jimmy Strauss spoke to the Committee in objection to the application.

The applicant's agent addressed the Committee.

The Chairman moved to the vote on the Officer's recommendation:

For (approval) – 4
Against (approval) – 3

Resolved that the application was **APPROVED**.

21. 504 FINCHLEY ROAD LONDON NW11 8DE 18/4168/FUL

The Planning Officer presented the report to the Committee.

Massimo De Martini spoke in objection to the application.

Mr Solaimani, agent for the applicant, addressed the Committee.

The Chairman moved to the vote on the Officer's recommendation:

For (approval) – 0
Against (approval) - 7

The Chairman moved to the vote on refusal for the reasons below:

The proposed outbuilding by reason of its size, siting and design would be detrimental to the character and appearance of the general locality, and would harm neighbouring visual and residential amenity being contrary to policy DM01 of the Adopted Barnet Development Management Policies DPD (2016), policy CS5 of the Adopted Barnet Core Strategy (2016) and the Adopted Residential Design Guidance (2016).

For (refusal) – 7

Carried – the application was **REFUSED**.

22. 7 HOLDERS HILL CRESCENT LONDON NW4 1NE 18/2029/HSE

Councillor Ryde gave apologies and left the meeting.

The Planning Officer presented the report to the Committee.

The applicant was not present.

The Chairman moved to the vote on the Officer's recommendation:

For (approval) – 4

Against (approval) – 0

Resolved that the application was **APPROVED**.

23. BRITANNIA HOUSE 958 - 964 HIGH ROAD LONDON N12 9RY 18/5483/FUL

The Planning Officer presented the report to the Committee.

The applicant's agent addressed the Committee.

The vote was recorded as follows:

For (approval) – 5

Against (approval) – 1

Resolved that the application was **APPROVED**.

24. THE AVENUE TENNIS CLUB THE AVENUE LONDON N3 2LE 18/4916/S73

The Planning Officer presented the report to the Committee.

The applicant addressed the Committee.

The vote was recorded as follows:

For (approval) – 6

Resolved that the application was **APPROVED**.

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

The meeting finished at 9.20 pm