

Decisions of the Finchley and Golders Green Area Planning Committee

8 January 2019

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 – the minutes of the meeting held on 13 November 2018 were approved as a correct record.

2. ABSENCE OF MEMBERS (IF ANY)

None.

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

Member	Item(s)	Declaration
Melvin Cohen	15 18/0216/S73 Menorah Primary School 1-3 The Drive NW11 9SP	Declaration of interest by virtue of being a LEA School Governor. Cllr Cohen would leave the room for this item.
Melvin Cohen	19 18/6079/CON 1069 Finchley Road NW11 0PU	Declaration of interest by virtue of the application site being opposite his office. Cllr Cohen would leave the room for this item.
Shimon Ryde	19 18/6079/CON 1069 Finchley Road NW11 0PU	Declaration of interest by virtue of the applicant being known to him. Cllr Ryde would leave the room for this item.
Alan	14	Declaration of interest

Schneiderman	18/6271/HSE 37 Cheviot Gardens NW2 1QD	by virtue of his home being at the opposite end of Cheviot Gardens.
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4. REPORT OF THE MONITORING OFFICER (IF ANY)

None.

5. ADDENDUM

Received for items

6. 546 FINCHLEY ROAD LONDON NW11 8DD 18/6196/FUL

The Chairman moved a motion to DEFER the application as residents were not aware that it would be discussed on this date. This was seconded by Councillor Marshall.

The vote was recorded as follows:

For (deferral) – 7

Resolved – the application was **DEFERRED**.

7. 11 SUTCLIFFE CLOSE TPF/0575/18

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

Ms Deborah Calland spoke in objection to the application.

The applicant was not present.

It was moved by Councillor Marshall and seconded by Councillor Schneiderman that consent to remove 1 x Oak be REFUSED, as recommended by the Principal Planner, for the following reason (as detailed 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.

A vote was taken on the motion:

For (refusal) 7

Against (refusal) 0

Resolved - the application was **REFUSED** for the reason detailed above.

8. 37 DENMAN DRIVE NORTH LONDON NW11 6RD TPF/0830/18

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

Ms Deborah Calland spoke to the Committee in objection to the application.

The applicant was not present.

It was moved by Councillor Marshall and seconded by Councillors Farrier, Schneiderman and Rich that the application be REFUSED as per the Principal Planner's recommendation for the following reason (as detailed 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.

A vote was taken on the motion:

For (refusal) - 7

Against (refusal) - 0

Resolved - the application was **REFUSED** for the reason detailed above

9. BLOCKS 1-6 BRITTEN CLOSE & BLOCKS 7-9 CHANDOS WAY LONDON NW11 7HW 18/3187/FUL

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

Professor Michael Sternberg, Mr Nick Jenkins (Planning Consultant speaking on behalf of 140 leaseholders) and Councillor Rohit Grover each addressed the Committee in objection to the application.

The agent for the applicant addressed the Committee.

Councillor Marshall moved a motion to refuse the application on the grounds below and was seconded by Councillor Farrier:

1. The proposed development by reason of its size, siting and design would result in an incongruous form of development that would erode the uniformity of the buildings and the estate as a whole to the detriment of the visual amenities of the area and the character and appearance of the streetscene, would be harmful to the setting of the adjoining Hampstead Garden Suburb Conservation Area and would be detrimental to the visual amenities of occupiers of surrounding properties. As such, the proposed development would be contrary to policies CS1, CS5 and CS NPPF of the Adopted Core Strategy (2012) policies DM01, DM02 and DM06 of the Local Plan Development Management Policies Development Plan Document (2012) and the Residential Design Guidance SPD (2016).

2. The proposed development by reason of its siting over existing rooflights serving the top floor flats would lead to significant reduction of natural light being received to these flats and result in a substandard quality of accommodation giving rise to an unacceptable loss of existing residential amenities. As such, the proposed development would be contrary to policies CS1, CS NPPF of the Adopted Core Strategy (2012), policies DM01 and DM02 of the Local Plan Development Management Policies Development Plan Document (2012), the Residential Design Guidance SPD (2016) and Sustainable Design and Construction SPD (2016).

3. The development does not make any provision towards affordable housing. The proposal would therefore not provide the maximum viable amount of affordable housing, contrary to Policy DM10 of the Adopted Development Management Policies (2012), the Adopted Affordable

Housing SPD (2007), the Adopted Planning Obligations SPD (2013) and Policy 3.12 of the Mayor's London Plan (2016).

4. The proposed development does not include a formal undertaking to provide a contribution towards carbon off-setting to achieve net zero carbon dioxide emissions from the residential component of the development. The proposal would therefore not address the impacts of the development, contrary to Policy 5.2 of the Mayor's London Plan (2016), Policy CS13 of the Adopted Local Plan Core Strategy (2012), Policy DM04 of the Adopted Development Management Policies DPD (2012), the Adopted Sustainable Design and Construction SPD (2016) and the Adopted Planning Obligations SPD (2016).

The vote was recorded as follows:

For (refusal) – unanimous.

Carried – the application was **REFUSED**.

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

Councillor Cohen left the room for this item.

The Planning Officer presented the report to the Committee.

Mr Frydensen and Mrs Galpert spoke in objection to the application.

Mr Wollinsky, Chairman of School Governors at Menorah Primary School spoke on behalf of the applicant.

Further to a discussion Councillor Marshall moved a motion to grant permission for a temporary period of 12 months subject to conditions so that any noise and disturbance impacts which may affect the amenities of neighbouring residents could be assessed.

The vote was recorded as follows:

For (approval) – 5

Against (approval) -1

Carried – the application was **APPROVED** but **DEFERRED** for consideration of the conditions that should be attached to the planning permission.

The conditions would be clarified and considered at the next Finchley & Golders Green Area Planning Committee.

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

Councillor Melvin Cohen returned to the room.

The Planning Officer presented the report to the Committee.

Mr Peter Hastenson, agent for the applicant, addressed the Committee.

A resident who had registered to speak in objection was not present.

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

For (approval) – 6

Against (approval) – 0

Abstained – 1

Resolved – the application was **APPROVED**.

12. 128 NETHER STREET LONDON N3 1NS 18/5160/FUL

The Planning Officer presented the report to the Committee.

A resident who had registered to speak in objection was not present.

The applicant was not present.

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

For (approval) – 6

Against (approval) – 0

Abstained – 1

Resolved – the application was **APPROVED**.

13. 213-215 GOLDERS GREEN ROAD 18/0579/RCU

The Planning Officer presented the report to the Committee.

Councillor Dean Cohen spoke in support of the application.

Mr Jeremy Steven, agent for the applicant, addressed the Committee.

Councillor Melvin Cohen moved a motion to grant permission contrary to officer recommendation on the grounds that following negotiation with planning officers, after the deferral of the application from the meeting on 15.10.18, that 4 of the 5 proposed reasons for refusal have been addressed and that the development does not harm the character and appearance of the locality. The proposal therefore complies with policies CS1, CS5 and CS NPPF of the Adopted Core Strategy (2012) and policy DM01 of the Local Plan Development Management Policies Development Plan Document (2012) and the permission was subject to conditions to be determined by the committee at the next meeting in February 2019.

Councillor Cohen's motion was duly seconded.

The vote was recorded as follows:

For (approval) – 7

Resolved – the application was **APPROVED** but **DEFERRED** for consideration of the conditions that should be attached to the planning permission.

14. 2 DOLLIS ROAD LONDON N3 1RG 18/5802/S73

The Planning Officer presented the report to the Committee.

Ms Mair Beccarelli and Ms S Roy spoke in objection to the application.

Mr Martin Saluzzo, agent for the applicant, addressed the Committee.

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

For (approval) – 5

Against (approval) – 1

Abstained – 1

Resolved – the application was **APPROVED**.

15. 18/6130/HSE 1 HARMAN CLOSE

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

Mrs Joan Horowitz and Mr Alexander Landau spoke in objection to the application.

The applicant was not present.

Councillor Ryde moved a motion to refuse the application for the reason below, and was seconded by Councillor Marshall:

The proposed development, by reason of the height and appearance of the boundary features proposed, would be out of character within Harman Close and detrimental to the character and appearance of the locality, contrary to policies CS1, CS5 and CS NPPF of the Adopted Core Strategy (2012) policy DM01 of the Local Plan Development Management Policies Development Plan Document (2012) and the Residential Design Guidance SPD (2016).

The vote was recorded as follows:

For (refusal) – 6

Against (refusal) – 0

Abstained – 1

Resolved – the application was **REFUSED**.

16. 78 WOODSTOCK AVENUE LONDON NW11 9RJ 18/5387/FUL

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

A resident who had registered to speak in objection was not present.

The agent for the applicant addressed the Committee.

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

For (approval) – 4

Against (approval) – 1

Abstained – 2

Resolved – the application was **APPROVED**.

17. 18 AND 20 HOOP LANE LONDON NW11 8JL 18/3554/FUL

The Planning Officer presented the report to the Committee.

The applicant was present but did not address the Committee.

The Chairman moved to the vote on the Officer's recommendations and amended recommendation (below).

Amended recommendation:

The Committee considered, given the levels of parking stress on surrounding roads and to mitigate the additional demand for on-street parking arising as a result of the development, that future residents of the development should be prevented from obtaining resident parking permits.

For (approval) – 7

Resolved – that the application was **APPROVED** subject to a legal agreement to control on-street parking on terms delegated to the Chairman:

18. 37 CHEVIOT GARDENS NW2 1QD 18/6271/HSE

The Planning Officer presented the report to the Committee.

The applicant, Theadora Nathan, spoke to the Committee.

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

For (refusal) – 5

Against (refusal) – 0

Abstained – 2

Resolved – the application was **REFUSED**.

19. 1069 FINCHLEY ROAD LONDON NW11 0PU 18/6079/CON

Councillors Ryde and Cohen left the room for this item.

The Planning Officer presented the report to the Committee.

Ms Emily Benedict, agent for the applicant, addressed the Committee.

Councillor Farrier reported that concerns had been raised by residents of Temple Gardens about construction vehicles causing a disturbance including on the previous Sunday. Ms Benedict would feed this back to the applicant. The Committee agreed to add an informative:

Informative 6: The applicant is advised that, as specified in the Revised Construction Management and Logistics Plan, after 31st January 2019 no construction vehicles in association with the development shall use the access from Temple Gardens.

The Chairman moved to the vote on the Officer's recommendation, with the above informative added:

For (approval) – 2

Against (approval) – 2

Abstained – 1

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

Resolved – the application was **APPROVED**.

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

None.

The meeting finished at 8.43 pm