

## Decisions of the Hendon Area Planning Committee

18 February 2020

Members Present:-

Councillor Golnar Bokaei (Vice-Chairman)

Councillor Elliot Simberg  
Councillor Gill Sargeant  
Councillor Nizza Fluss

Councillor Ammar Naqvi  
Councillor Helene Richman  
Linda Freedman (substituting for Cllr Gordon)

### 1. MINUTES

RESOLVED that the minutes of the meeting held on 09 January 2020, be agreed as a correct record.

### 2. ABSENCE OF MEMBERS (IF ANY)

The Committee noted an apology of absence from the Chairman, Councillor Brian Gordon. Therefore, the Vice-Chairman Councillor Golnar Bokaei was in attendance to chair the meeting.

The Committee further noted an apology of lateness from Councillor Gill Sargeant.

### 3. CHAIRMAN'S WELCOME

The Chairman welcomed everyone to the meeting.

The Chairman also outlined the proceedings and outlined the running order, which she noted would be reflected in the minutes.

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

None.

### 5. REPORT OF THE MONITORING OFFICER (IF ANY)

None.

### 6. ADDENDUM (IF APPLICABLE)

The Chairman noted that the addendum to the Officer's report had been circulated to Members and published to the Council's website.

### 7. THE PILLAR HOTEL, 19 BRENT STREET LONDON NW4 2EU - 19/2674/S73

The Committee heard verbal representations from Mr Mark Skelton and Mr James Gibson who spoke in objection to the application. The applicant's agent spoke in response and made a verbal representation. The applicant gave a verbal representation.

Members of the Committee had the opportunity to ask all speakers questions.

Having considered the report, the Chairman moved to VOTE on the Officer's recommendations.

The vote recorded was:

For	5
Against	1
Abstained	N/A

**Resolved:**

That the Hendon Area Planning Committee approved the item in accordance with Officer's report.

*N.B – Councillor Gill Sargeant arrived during the Officers presentation and therefore was unable to take part in the consideration or voting process.*

**8. LORETTO HOUSE, EDGWARE ABBEY 94A PRIORY FIELD DRIVE EDGWARE HA8 9PU -19/6070/LBC & 19/6069/FUL**

The Committee received the report and the addendum to the report.

The Committee heard a verbal representations from Mr Mohamed Fazal who spoke in objection to the application. The applicant's agent spoke in response and made a verbal representation.

Members of the Committee had the opportunity to ask all speakers questions.

Having considered the report, the Chairman moved to VOTE on the Officer's recommendations in respect to both applications.

**Resolved:**

That in respect to both applications as listed above the Hendon Area Planning Committee unanimously approved the applications in accordance with Officer's report(s) and the addendum to the report(s).

**9. 101 SUNNY GARDENS ROAD LONDON NW4 1SH - 19/5070/FUL**

The Committee received the report and the addendum to the report.

The applicant's agent made a verbal representation, Members of the Committee had the opportunity to ask questions.

Having considered the report, the Chairman moved to VOTE on the Officer's recommendations.

The vote recorded was:

For	5
Against	1
Abstained	1

**Resolved:**

That the Hendon Area Planning Committee approved the item in accordance with Officer's report and the addendum to the report.

**10. THE BROOKDALES BRIDGE LANE LONDON NW11 9JU - 19/0527/FUL**

The Committee received the report and the addendum to the report.

The applicant's agent made a verbal representation.

Members of the Committee had the opportunity to ask all speakers questions.

During the consideration of the item Members of the Committee noted concerns in regard to the safeguarding of the tress. The Area Planning Manager noted the representation was also received from Hendon and District Archaeological Society and outlined the summary contained in the report. Members noted that the tress were of importance and had developed to their size over a number of years. The Area Planning Manager stated that a tree officer would need to be satisfied of the quality of replacement trees or landscaping in the event that the application be approved. Members were supportive of safeguarding the trees and green infrastructure.

Having considered the report, the Chairman moved to VOTE on the Officer's recommendations to approve the item.

The vote recorded was:

For	3
Against	4

The Chairman there noted that the application had not been approved and requested that if Members of the Committee were minded to the refuse the application planning reasons would need to be provided. Councillor Helene Richman therefore moved the following reasons for refusal:

- *The proposed development, by virtue of the resultant felling of existing semi/early-mature trees, would result in the loss of their corresponding contribution to the setting of the existing buildings and street scene of the adjacent North Circular Road and the screening effect which they afford, to the detriment of the character and appearance of the host property and surrounding area and the residential amenity of occupiers of the existing buildings and to air quality and mitigating climate change, contrary to Policies 5.1, 7.14 and 7.21 of the London Plan (2016)*

*and Policy DM01 of the LB Barnet: Local Plan (Development Management Policies) DPD (2012)*

- The proposed development, by virtue of the siting of private and communal amenity spaces and corresponding felling of existing semi/early-mature trees, would result in a sub-standard acoustic and air quality environment and therefore fail to provide adequate useable amenity space, to the detriment of the residential amenity of future occupiers, contrary to Policies 3.5, 7.14, 7.15 and 7.21 of the London Plan (2016), the GLA: Housing SPG (2016), Policy DM02 of the LB Barnet: Local Plan (Development Management Policies) DPD (2012) and the LB Barnet: Sustainable Design and Construction SPD (2016)*

This was seconded by Councillor Nizza Fluss. The Chairman then put the reasons for refusal to the vote.

The vote recorded was to agree refusal:

For	6
Against	0
Abstained	1

**Resolved:**

That the Hendon Area Planning Committee agreed to overturn the Officers recommendation and refuse the application for the reasons listed above.

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

None.

The meeting finished at 20:43