

Decisions of the Hendon Area Planning Committee

24 July 2018

Members Present:-

Councillor Brian Gordon (Chairman)

Councillor Simberg (Vice-Chairman)

Councillor Gill Sargeant
Councillor Golnar Bokaei
Councillor Nizza Fluss

Councillor Ammar Naqvi
Councillor Helene Richman

1. MINUTES

RESOLVED that the minutes of the meeting held on 13 June 2018 be approved as a correct record.

2. ABSENCE OF MEMBERS (IF ANY)

Councillor Bokoei arrived during the meeting at 6:57pm.

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

None.

4. ADDENDUM

The Committee noted the addendum.

5. REPORT OF THE MONITORING OFFICER (IF ANY)

None.

6. 1 - 3 CHARCOT ROAD LONDON NW9 5HG (COLINDALE)

The planning officer introduced the report and addendum which related to 1-3 Charcot Road.

An oral representation was made by the letting agent.

As councillor Bokaei arrived during this item she did not take part or vote on the item.

Following discussion of the item, the Chairman moved to vote on the recommendation in the cover report, which was to approve the application subject to conditions in the report and addendum.

Votes were recorded as follows:

For - 6

Against - 0

Abstain - 0

The Committee therefore **RESOLVED to APPROVE** the application subject to the conditions as per the officer's report and addendum.

7. 58 AND LAND ADJACENT TO 58 SHAKESPEARE ROAD MILL HILL, LONDON NW7 4BH (MILL HILL)

The planning officer introduced the report and addendum which related to 58 And Land Adjacent To 58 Shakespeare Road.

An oral representation was made for the applicant by the agent.

Following discussion of the item, the Chairman moved to vote on the recommendation in the cover report, which was to approve the application subject to conditions in the report and addendum.

Votes were recorded as follows:

For - 6
Against - 0
Abstain - 0

The Committee therefore **RESOLVED to APPROVE** the application subject to the conditions as per the officer's report and addendum.

8. 10 AND 11 OLD RECTORY GARDENS EDGWARE HA8 7LS (EDGWARE)

The Chairman read a letter from the objectors.

Following discussion the officer withdrew the item from the agenda.

9. 18 TRETAWN GARDENS LONDON NW7 4NR (MILL HILL)

The planning officer introduced the report which related to 18 Tretawn Gardens.

An oral representation was made for the applicant by the applicant.

Following discussion of the item, the Chairman moved to vote on the recommendation in the cover report, which was to approve the application subject to conditions in the report and addendum.

Votes were recorded as follows:

For - 6
Against - 0
Abstain - 0

The Committee therefore **RESOLVED to APPROVE** the application subject to the conditions as per the officer's report and addendum.

10. LAND AND ACCESS AT REAR OF DEVONSHIRE ROAD, ABERDARE GARDENS AND OSBORN GARDENS LONDON (MILL HILL)

The planning officer introduced the report and addendum which related to Land and Access at Rear Of Devonshire Road, Aberdare Gardens And Osborn Gardens London.

A representation in support of the application was heard from Elaine North.

An oral representation was made on behalf of the applicant by Mr Ryan.

Following discussion of the item, The Chairman moved to vote on the recommendation in the cover report, which was to refuse the application for the reasons on the report.

Votes were recorded as follows:

For - 1
Against - 5
Abstain - 1

As a consequence of the above vote, Councillor Richman moved a new motion that was duly seconded by the Councillor Boakei approve the application for the following reasons:

The committee noted that there was significant support from local residents and the residents whose houses immediately about the site and that the scheme had been designed to minimise potential over-looking and planning harm to these neighbouring properties.

The committee considered that the trees could be protected during construction and saw no reason why it should be harmed or die in the future.

The votes were recorded as follows:

For - 5
Against - 0
Abstain - 2

The Committee therefore **RESOLVED to APPROVE** the application for the reasons above and delegate authority to officer to issue the relevant conditions.

11. **THE VICARAGE DEANS LANE EDGWARE HA8 9NT (HALE)**

The planning officer introduced the report which related to The Vicarage Deans Lane.

Following discussion of the item, the Chairman moved to vote on the recommendation in the cover report, which was to approve the variations to conditions in the report and addendum.

Votes were recorded as follows:

For - 6
Against - 0
Abstain – 1

The Committee therefore **RESOLVED to APPROVE** the variations subject to the conditions as per the officer's report and addendum.

12. 186 HIGH STREET EDGWARE HA8 7EX (EDGWARE)

The planning officer introduced the report which related to 186 High Street.

A representation in objection was heard from Miss Concepcion Vera-valderrama and Mrs Hilary cane.

An oral representation was made for the applicant by the agent.

Following discussion of the item, the Chairman moved an amendment to condition 3, that was duly seconded, to

“have the temporary period for 12 months (1 year) from the date of the decision and delegate to officer authority to provide additional relevant conditions to alleviate noise and traffic nuisance.

This was unanimously agreed.

The committee then moved to the vote on the recommendation in the cover report, which was to approve the application subject to the amended conditions in the report and addendum.

Votes were recorded as follows:

For - 3
Against - 3
Abstain - 1

As a consequence of the vote, the chairman used his casting vote to vote in favour of the application with the amended condition.

The Committee therefore **RESOLVED to APPROVE** the application subject to the amended conditions as per the officer’s report and addendum.

13. 2 SOUTHFIELDS LONDON NW4 4ND (HENDON)

The planning officer introduced the report which related to 2 Southfields.

A representation in objection was heard from Nicole Davila.

An oral representation was made for the applicant, by Tim Simons.

Following discussion of the item, the Chairman moved to vote on the recommendation in the cover report, which was to approve the application subject to conditions in the report and addendum.

Votes were recorded as follows:

For - 0
Against - 4
Abstain – 3

As a consequence of the above vote, Councillor Fluss moved a new motion that was duly seconded by the Councillor Simberg to REFUSE the application for the following reasons:

1. The proposed development, to create two 4 bed semi-detached dwellings on the site, would result in the introduction of an over large type of accommodation with a more intensive level of use and activity which would be out of character with the use and activity of neighbouring single-family dwellings, giving rise to greater comings and goings, noise and disturbance for adjoining neighbours. The proposal would be contrary to Policies CS NPPF, CS1 and CS5 of the Local Plan Core Strategy (adopted September 2012), and Policy DM01 of the Development Management Policies DPD (adopted September 2012).

2. The proposed development would provide insufficient car parking on site to serve the proposed development meaning that there would be additional pressure for vehicles to park on street. As a result, the proposal would be likely to result in a harmful impact on highway and pedestrian safety and be detrimental to the free-flow of traffic, contrary to policy 6.13 of the London Plan and policies CS9 and CS15 of the Local Plan Core Strategy (adopted September 2012), and Policy DM17 of the Local Plan Development Management Policies DPD (adopted September 2012).

The votes were recorded as follows:

For - 4
Against - 0
Abstain - 3

The Committee therefore **RESOLVED to REFUSE** the application for the reasons above.

14. LAND AT THE REAR OF PAGE COURT PAGE STREET LONDON NW7 2DY (MILL HILL)

The planning officer introduced the report which related to Land at the Rear of Page Court, Page Street.

A representation in objection was heard from Mr Naughten.

An oral representation was made for the applicant by the applicant.

Following discussion of the item, the Chairman moved to vote on the recommendation in the cover report, which was to approve the application subject to conditions in the report and addendum.

Votes were recorded as follows:

For - 5
Against - 1
Abstain - 1

The Committee therefore **RESOLVED to APPROVE** the application subject to the conditions as per the officer's report and addendum.

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

None.

The meeting finished at 9.40 pm