

## Decisions of the Finchley and Golders Green Area Planning Committee

12 November 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** that the minutes of the meeting held on the 16 October 2019 be 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)

Councillor	Agenda Item	Interest Declared
Clare Farrier	6 - 18/5822/FUL 12-18 High Road, London, N2 9PJ	Non-pecuniary interest in that the Councillor Farrier knows one of the objectors
Danny Rich	6 - 18/5822/FUL 12-18 High Road, London, N2 9PJ	Non-pecuniary as Councillor Rich is a member of the Finchley Society but has not been involved in any discussions with the objector or other members of the society on this application

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

None.

### 5. ADDENDUM (IF APPLICABLE)

Items contained within the addendum would be dealt with under individual agenda items.

**6. MILLERS YARD LONG LANE LONDON N3 2QG [19/3508/FUL]**

The planning officer introduced the report and addendum.

Representations were heard from Mike Gee and Thomas O’Neil objecting to the application.

Following discussion of the item, the Chairman moved to vote on the recommendation to approve the application;

The vote was recorded as follows:

<b>FOR</b>	<b>3</b>
<b>AGAINST</b>	<b>4</b>
<b>ABSTAINED</b>	<b>0</b>

It was moved by Councillor Rich and seconded by Councillor Farrier, that the application be **REFUSED** for the reason, that had an appeal not been lodged against the non-determination of the application, the application would have been refused for the following reason:

1. The proposed replacement building would result in an increased intensification in use of the site and associated activities resulting in a detrimental impact on the residential amenity of local neighbouring properties, contrary to Policy CS5 of Barnet's Adopted Core Strategy (2012) and Policy DM01 of the Adopted Development Management policies DPD (2012).

Reasons for decision: The garages to be demolished are currently largely used for storage. Members were concerned that the replacement building would be used as a workshop thereby intensifying the use of the site in closer proximity to residential properties. The proposed building would be closer to the rear gardens of Long Lane and Claverley Grove than the existing building. An increase in workshop space would allow additional activity at the site which would result in more noise disturbance, poorer air quality and increased general disturbance which would be detrimental to the amenities of occupiers of neighbouring properties.

The vote was recorded as follows:

<b>FOR (refusal)</b>	<b>4</b>
<b>AGAINST (refusal)</b>	<b>3</b>
<b>ABSTAINED</b>	<b>0</b>

**RESOLVED that the application be REFUSED for the reasons detailed above.**

In accordance with Council Procedure Rule 13, Councillor Greenspan and Councillor Marshall requested that their vote against refusal be recorded in the minutes.

**7. 12-18 HIGH ROAD, LONDON, N2 9PJ [18/5822/FUL]**

The planning officer introduced the report and addendum.

Representations were heard from Mr McGrath and Mary Hogben (on behalf of the Finchley Society) objecting to the application.

Following discussion of the item, the Chairman moved to vote on the recommendation to approve the application subject to the following;

**Additional clause in the Section 106 agreement:**

Review mechanism in relation to the financial viability of the scheme in the event that the lower ground floor office accommodation is not completed, fitted out and marketed for sale or rent prior to the sale or rent of the final residential unit.

**Amended condition 1:**

The development hereby permitted shall be carried out in accordance with the following approved plans:

Drawing numbers: HR-H-AE01A; HR-H-AE02A; HR-H-AE03A; HR-H-AE04A; HR-H-AE05A; HR-H-AE06A; HR-H-AE07A ; HR-H-AE08A ; HR-H-AE09A; HR-H-AE10A; HR-H-AE11A; HR-H-AG01B; HR-H-AG02A; HR-H-AG03A; HR-H-AG04A; HR-H-AGP00A; HR-H-AGP01B; HR-H-AGP02A; HR-H-AGP03A; HR-H-AGP04A; HR-H-AGP05A  
PROJECT REF 19018 DWG NO: 200 REV A

Transport Assessment dated July 2019

Framework Travel Plan dated July 2019

Design and Access Statement-September 2019

Environmental Sustainability Statement by Aecom dated 28.10.2019

Construction Management Plan dated August 2018

Daylight and Sunlight Assessment by GLA Hearn (13 November 2018)

Utilities Assessment

Ventilation Strategy

Drainage Strategy

Waste & Recycling Schedule

Financial Viability Report

Planning Statement

Refuse and Recycling schedule

Air Quality Assessment dated March 2016

Tree Impact Assessment and Method Statement dated July 2018

Planning Statement dated November 2018

Environmental Noise Report (ref: 128187-AC-2v1 dated 13/03/2018”

**Amended Condition 23:**

Prior to the first occupation of the development hereby approved, evidence shall be submitted to and approved in writing by the Local Planning Authority to show that the development has been constructed incorporating carbon dioxide emission reduction measures in accordance with the Environmental Sustainability Statement by Aecom dated 28.10.2019. The development shall be maintained as such in perpetuity thereafter.

**Amended Condition 32:**

Before the development hereby permitted commences (Other than for purposes of demolition), full details of the energy measures specified within the Environmental Sustainability Statement by Aecom dated 28.10.2019 shall be submitted to and approved in writing by the Local Planning Authority. The development shall be implemented in accordance with these details.

The vote was recorded as follows:

<b>FOR</b>	<b>4</b>
<b>AGAINST</b>	<b>3</b>
<b>ABSTAINED</b>	<b>0</b>

**RESOLVED** that the application be approved, subject to the above amendments, the conditions detailed in the report AND the Committee delegated authority to the Service Director – Planning and Building Control or Head of Strategic Planning to make any minor alterations, additions or deletions to the recommended conditions/obligations or reasons for refusal as set out in this report and addendum provided this authority shall be exercised after consultation with the Chairman (or in his absence the Vice- Chairman) of the Committee (who may request that such alterations, additions or deletions be first approved by the Committee)

**8. RADMORE 36 HENDON AVENUE LONDON N3 1UE [19/4125/HSE]**

The planning officer introduced the report and addendum.

Representations were heard from Anthony Adler on behalf of the applicant.

Following discussion of the item, the Chairman moved to vote on the recommendation to refuse the application subject to the following;

Amended informative 1:

The plans accompanying this application are:

Site Location Plan; Drawing No. EX-EL00-PA Existing elevations; Drawing No. EX-PL00-PA Existing ground and first floor plans; Drawing No. EX-PL01-PA Existing first floor and roof plans, Drawing No. PR-EL00-PA Rev. S14-2 Proposed elevations; Drawing No. PR-PL00-PA Rev. S6 Proposed ground and first floor plans; Drawing No. PR-PL01-PA Rev. S14-2 Proposed loft and roof plans.

The vote was recorded as follows:

<b>FOR</b>	<b>3</b>
<b>AGAINST</b>	<b>1</b>
<b>ABSTAINED</b>	<b>3</b>

**RESOLVED** that the application be refused AND the Committee grants delegated authority to the Service Director – Planning and Building Control or Head of Strategic Planning to make any minor alterations, additions or deletions to the recommended conditions/obligations or reasons for refusal as set out in this report and addendum provided this authority shall be exercised after consultation with the Chairman (or in his absence the Vice- Chairman) of the Committee (who may request that such alterations, additions or deletions be first approved by the Committee)

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

None.

The meeting finished at 7.30 pm