

Decisions of the Finchley and Golders Green Area Planning Committee

29 June 2020

Members Present:-

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

Councillor Melvin Cohen
Councillor Claire Farrier

Councillor Shimon Ryde
Councillor Alan Schneiderman

Apologies for Absence

Councillor Danny Rich

1. MINUTES OF LAST MEETING

It was noted that a corrected version of the minutes published with the agenda, had been published separately, due to some errors with numbering on the original.

RESOLVED that the corrected version minutes of the meeting held on 10 June 2020, be agreed as a correct record.

2. ABSENCE OF MEMBERS (IF ANY)

Councillor Rich was not present.

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

Councillor Melvin Cohen declared a non-pecuniary interest in agenda item 6, relating to 85 Woodlands, as the applicant was known to him.

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. 85 WOODLANDS LONDON NW11 9QT (GOLDERS GREEN)

The Committee received the report and the addendum.

Representations were heard from Benjamin Sadka (Objector), Hannah Sadka (Objector), which Benjamin Sadka read on her behalf and Suzie Horne (Agent).

The Committee voted on the Officer recommendation to approve the application, with a proposal from Councillor Ryde, seconded by Councillor Cohen that condition 3 be amended as follows:

“the materials to be used in the external surfaces of the building(s) shall match those used in the existing building(s) and all external surfaces shall be painted white”.

FOR	5
AGAINST	1
ABSTAINED	0

RESOLVED that the application be approved, subject to the conditions in the report, the addendum, the amendment to condition 3, as detailed above 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 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).

7. 38 ST MARYS AVENUE LONDON N3 1SN (FINCHLEY CHURCH END)

The Committee received the report and addendum.

Representations were heard from Jodie Soussan (Objector), Steve Brown (Objector) and the Agent.

Councillor Farrier, temporarily lost connection to the meeting and the comments made, were repeated to enable Councillor Farrier to continue to partake and vote.

The Committee voted on the Officer recommendation to approve the application:

FOR (Approval)	2
AGAINST (Approval)	4
ABSTAINED	0

It was moved by Councillor Greenspan and seconded by Councillor Ryde that the application be **REFUSED** for the following reasons:

The Members of the committee considered that the proposals did not overcome the comments made by the appeal Inspector in connection with the previous application. Given the site circumstances and fall in the ground level to the properties in Cyprus Gardens, the site is clearly visible from the rear gardens of properties in Cyprus Gardens and from St. Mary's Avenue. Members considered that, when viewed from the side, the current proposal was overly large and in particular the length of the side elevation

projecting out beyond the original rear wall would result in a dominant structure which would harm the character and appearance of the host property and this part of the street.. The combination of the size of the development and the change in levels are such that the development would still be large and overbearing and have a harmful impact on the outlook of the residents in Cyprus Gardens.

1. The proposed part single, part two storey side and rear extension by virtue of size, siting, design, mass and bulk would result in overly dominant additions and an overdevelopment of the site which would fail to respect the established character and appearance of the area and of the host property contrary to policy DM01 of the Local Plan Development Management Policies (2012), policies CSNPPF and CS5 of the Local Plan Core Strategy (2012) and Residential Design Guidance SPD (April 2016).
2. The proposed part single, part two storey side and rear extension by reason of its excessive depth, siting and design would appear as an overbearing and visually obtrusive development resulting in a loss of outlook to the detriment of the residential amenities of the occupants at no. 12, 10, 8, 6 Cyprus Gardens, contrary to policy DM01 of the Development Management Policies Development Plan Document (2012), policy CS5 of the Local Plan Core Strategy (2012), and the Residential Design Guidance 2016

Informative 1: The plans accompanying the application are:

105-A-XX-DR-01-0201 – EXISTING FRONT AND REAR ELEVATION,

105-A-XX-DR-01-0202-EXISTING SIDE ELEVATION,

STM-A-XX-DR-01-0203-01-EXISTING SIDE ELEVATION,

105-A-01-DR-01-0101-FIRST FLOOR PLAN,

105-A-00-DR-01-0100-GROUND FLOOR PLAN,

105-A-02-DR-01-0102-ROOF PLAN,

STM-A-00-DR-05-0100-REV 03-PROPOSED GROUND FLOOR PLAN

STM-A-01-DR-05-0101-REV 04-PROPOSED FIRST FLOOR PLAN

STM-A-02-DR-05-0102-REV 04-PROPOSED LOFT PLAN

STM-A-03-DR-05-0103-REV 04-PROPOSED ROOF PLAN

STM-A-XX-DR-05-0201-REV 04-PROPOSED FRONT & REAR ELEVATION

STM-A-XX-DR-05-0202-REV 04-PROPOSED SIDE ELEVATION

STM-A-XX-DR-05-0203-REV 03-PROPOSED SIDE ELEVATION

Informative 2: In accordance with paragraphs 38-57 of the NPPF, the Local Planning Authority (LPA) takes a positive and proactive approach to development proposals, focused on solutions. The LPA has produced planning policies and written guidance to assist applicants when submitting applications. These are all available on the Council's website. The LPA has negotiated with the applicant/agent where necessary during the application process. Unfortunately the submitted scheme is not considered to accord with

the Development Plan. If the applicant wishes to submit a further application, the Council is willing to assist in identifying possible solutions through the pre-application advice service.

FOR (Refusal)	4
AGAINST (refusal)	2 (Councillor Marshall requested that it be noted, that he was against refusing the application)
ABSTAINED	0

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

8. 50 COTSWOLD GARDENS LONDON NW2 1QU (GOLDERS GREEN)

The Committee received the report.

A Representation was heard from the Agent.

Luisa Vallejo (listed objector), had sent apologies and asked for this to be noted, also with a comment welcoming the amended plans, with no objections now.

The Committee voted on the Officer recommendation to approve the application with an amendment to informative 3:

“The applicant is reminded that conversion into self-contained flats or use of the property as a C4 HMO within London Borough of Barnet or larger HMO will require planning permission.”

FOR	6
AGAINST	0
ABSTAINED	0

RESOLVED that the application be approved, subject to the conditions detailed in the report, the amendment to informative 3, detailed above 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 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. 29 EAST END ROAD LONDON N3 2TA (FINCHLEY CHURCH END)

The Committee received the report.

Representations were heard from Dr Kim Bryan (Objector) and the Agent.

The Committee voted on the Officer recommendation to approve the application, with the additional informative:

“The applicant is reminded that use of the property as a C4 HMO within London Borough of Barnet or larger HMO will require planning permission.”

FOR	6
AGAINST	0
ABSTAINED	0

RESOLVED that the application be approved, subject to the conditions detailed in the report, the additional informative, detailed above **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 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).

10. AL-MURTAZA 58 THE BISHOPS AVENUE LONDON N2 0BE (GARDEN SUBURB)

The Committee received the report and the addendum.

A representation was heard from the Applicant.

The Committee voted on the Officer recommendation to approve the application:

FOR	4
AGAINST	0
ABSTAINED	2

RESOLVED that the application be approved, subject to s106 **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 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).

11. 11 BERESFORD ROAD LONDON N2 8AT (EAST FINCHLEY)

The Committee received the report and the addendum.

A representation was heard from the Applicant.

The Committee voted on the Officer recommendation to approve the application:

FOR	6
AGAINST	0
ABSTAINED	0

RESOLVED that the application be approved, subject to the conditions detailed in the report, the addendum 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 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)

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

None.

The meeting finished at 7.42pm