



CHIEF EXECUTIVE MAX CALLER BScEng, C Eng, MICE, MIWEM, CDipAF

TO ALL MEMBERS
OF THE TOWN PLANNING
& RESEARCH COMMITTEE

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Our reference

Your reference

Date

HYS.436.2.JJH/JT/MP

16 February 1993

Proposed Establishment Of An Eruv In The Borough

The Town Planning & Research Committee on 24 February will be considering the planning application relating to the establishment of an Eruv in the Borough.

In view of the length of the report and amount of public interest which has been shown in the proposal, we had hoped to circulate the report earlier than usual for the meeting. However, in view of the careful consideration which has had to be given to formulating the report, it was not possible to do so. We apologise for this. A copy of the report is now attached.

Debbie Ford

for Chief Executive

enc:

LONDON BOROUGH OF BARNET
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Item No. 3

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<u>COMMITTEE</u>	TOWN PLANNING AND RESEARCH
<u>DATE</u>	24 FEBRUARY 1993
<u>SUBJECT</u>	ESTABLISHMENT OF AN ERUV IN THE BOROUGH
<u>CONTRIBUTORS</u>	CONTROLLER OF DEVELOPMENT SERVICES
<u>STATUS</u>	PUBLIC
<u>WARD</u>	HENDON, GOLDERS GREEN, GARDEN SUBURB, CHILDS HILL, EAST FINCHLEY, FINCHLEY, WEST HENDON, MILL HILL.
<u>ENCLOSURES</u>	APPENDIX A: MAP OF BOROUGH SHOWING PROPOSED ERUV FOLLOWED BY DETAILED SITE APPRAISALS APPENDIX B: JOINT LETTERS OF 11TH NOVEMBER 1992 AND 4TH FEBRUARY 1993 FROM 34 LOCAL RESIDENTS RAISING LEGAL AND OTHER ISSUES APPENDIX C: LETTER FROM THE DEPARTMENT OF TRANSPORT

1. **SUMMARY**

This report considers a planning application for the erection of poles connected by wire at various locations in the Borough. The area within these enclosures and other permanent boundaries would form an Eruv.

2. **RECOMMENDATION/CONCLUSIONS (FOR DECISION BY THE COMMITTEE)**

2.1 **THAT PLANNING APPLICATION REF ERUV 1 BE APPROVED SUBJECT TO THE FOLLOWING CONDITIONS.**

1. This development must be begun not later than five years from the date of this permission.

Reason: To comply with Section 91 of the Town and Country Planning Act 1990.

2. Posts to be erected at the following locations shall be treated with anti-vandalism paint:

	Map Ref
Ashley Lane (footpath)	34
Aylmer Road	15
Bancroft Avenue	16
Colindeep Lane	26
East End Road	18A
Great North Way (footpath)	35
Great North Way, Copthall	36
Great North Way (south side)	24B
Hendon Way	03
Lichfield Road	01
Lyndale Avenue	04
Prospect Place (footpath)	18B
Squires Lane	21
Watford Way	25
West Heath Road	09

Reason: To safeguard the security of nearby residential properties.

3. The wire used to span between posts shall be galvanised braided steel and not exceed 3mm in width.

Reason: In the interest of public safety and to ensure that the wires do not represent a hazard to flying birds.

4. No works to trees, including cutting or damage to branches and roots, shall be undertaken in implementing the approved development.

Reason: To safeguard the trees of the borough which represent a significant amenity feature.

2.2

INFORMATIVES

1. The applicants' attention is drawn to the letter from the Department of Transport dated 8th January 1993 and the requirements contained therein.
2. Under the terms of the Water Resources Act 1991, and the Land Drainage Byelaws 1981, the prior written consent of the National Rivers Authority Thames Region is required for any proposed works or structures in, under, over or within 8m of the River Brent main river.
3. British Telecom requires that the free "Dial Before You Dig" service is used prior to work commencing to locate and mark underground plant.
4. All due care and attention should be taken when working in close proximity to Thames Water Utilities' Outside Stop Valves on the pavements.

5. The maintenance and appearance of the poles and wire will be subject to the licence to be agreed by the Public Works Committee.

3. RELEVANT PREVIOUS DECISIONS

- 3.1 Town Planning and Research Committee Decisions 11.11.92-7 and 16.2.92 -4
- 3.2 Public Works Committee Decisions 28.4.92 - 6, 30.6.92 -1.

4. POLICY CONSIDERATIONS

- 4.1 Policies G1, T1.1, T3.1 of the Unitary Development Plan:

Policy G1

In meeting the aims of this plan the Council will seek to maintain and improve the character and quality of the environment throughout the Borough.

Policy T1.1

All development proposals must be compatible with the established character and architectural identity of existing or adjoining properties and the general locality in terms of scale, form and other contextual design elements, impact on neighbouring properties and intensity of use. Original design solutions will be acceptable where they meet these requirements.

Policy T3.1

The Council will not permit development or demolition proposals which conflict with the need to preserve or enhance the character or appearance of the Borough's Conservation Areas.

5. RESOURCE IMPLICATIONS

- 5.1 None

6. MONITORING OFFICER'S OBSERVATIONS

Involved in preparing the report.

7. HEAD OF PAID SERVICES' OBSERVATIONS

None

8. BACKGROUND INFORMATION/OFFICERS COMMENTS

8.1 BACKGROUND

8.1.1 The United Synagogue Eruv Committee have submitted a planning application for the erection of groups of poles between which is to be suspended at high level a wire. It is proposed to erect these poles at various locations to designate the perimeter of a nominated Eruv within parts of Barnet. A plan showing the area of the proposed Eruv is attached within Appendix A.

8.1.2 According to Jewish law, a distinction is drawn between the public and the private domain. The carrying of any items on the Sabbath from one domain to another is prohibited. A zone may be declared, however, known as an Eruv, within which, for example, the carrying of keys and the pushing of prams is permitted, thus giving greater freedom of movement to persons of the Jewish faith. An Eruv must have a continuous clearly defined boundary. Its perimeter may be defined by existing permanent boundaries, natural or manmade, such as railways and the frontage of houses.

8.1.3 The proposed Eruv would include Hendon, Golders Green and Hampstead Garden Suburb, together with areas of Childs Hill, Cricklewood, East Finchley, Finchley and Mill Hill. The area of the Eruv relies, for the majority of its perimeter, on existing boundaries such as the Northern Line, the M1 Motorway, the British Rail St Pancras line and neighbouring buildings. Where the perimeter is breached by a road a post and wire "gateway" is required. It is only for the erection of these posts and wire constructions that planning permission is required. In all there are 38 locations, requiring the erection of 85 poles, to give a total perimeter of approximately 11 miles. All poles are located on land under the "control" of the London Borough of Barnet.

8.2

CONSULTATION ON THE PLANNING APPLICATION

- 8.2.1 Following receipt of the planning application consultation was carried out with residents in the immediate vicinity of proposed posts, local residents organisations and amenity groups. In addition advertisements were placed in the local press in August 1992. Further consultation was undertaken and an advertisement placed in the local press, following receipt of amended plans in December 1992. A third advert was placed in local papers in January 1993 to publicise the receipt of amended plans affecting the location of proposed post and wire constructions at six roads. Apart from availability at Barnet House, plans were deposited in the following libraries: Hendon, Church End, Golders Green, Childs Hill, East Finchley, Hampstead Garden Suburb and Mill Hill. The consultation undertaken exceeds the statutory requirements laid down in the General Development Order.
- 8.2.2 As a result of the consultation exercise, 5 petitions have been received. 4 of these were reported previously to this Committee under Standing Order 71. (See reports to the Committee on 11th November and 16th December 1992).
- 8.2.3 31 individual residents in, and in the near vicinity of, Wildwood Road have submitted a petition objecting to the construction of an Eruv in Wildwood Road, because they believe it will be detrimental to the environment.
- 8.2.4 72 residents of Brent Terrace have signed a petition stating that they strongly object to the establishment of an Eruv involving change to the environs of Brent Terrace.
- 8.2.5 42 residents of Hampstead Garden Suburb have submitted a petition indicating their total opposition to the proposed Eruv on two grounds.
1. The poles would introduce an unacceptable degree of visual blight into the area from which everyone will suffer even though the structures will have been erected to serve the interests of only one religious group.
 2. The proposal would cause serious disturbance to social harmony in the area. Deep offence and hostility would ensue if religious hardware of this kind were to be erected on public roads and open spaces.

- 8.2.6 107 residents have signed a petition stating their full support for the proposed Eruv which, they consider, will be of immense benefit to the Jewish Community. The signatories hope that the Committee "will vote in favour of the proposal and support this worthy application".
- 8.2.7 The fifth petition contains 3,450 signatures and reads "We the undersigned, each eligible to vote in Barnet, support the establishment of an Eruv in North West London."
- 8.2.8 A joint letter dated 11th November 1992 has been received from 20 residents which raises issues over what constitutes material planning considerations, precedent, and the ruling following Steinberg versus Secretary of State relating to the consideration of development in Conservation Areas. A second joint letter dated 4th February 1993 from the same residents has also been received. Copies of both of these joint letters are attached in Appendix B.
- 8.2.9 806 letters of representation have been received.
- 474 letters have been received stating general support for the planning application. The reasons are summarized as follows:
1. Posts and wires would be unobtrusive.
 2. Impact on environment negligible.
 3. No objection on planning grounds.
 4. Introduction of an Eruv would have no adverse impact on the community.
 5. An Eruv would be of great benefit to the many Jewish people living in the area.
 6. An Eruv would greatly assist the infirm, elderly and disabled, who need to use wheelchairs or walking aids, and those with young children.
 7. Posts and wires would not impair views, create a hazard nor detract from the character of the neighbourhoods through which the Eruv will pass.
 8. Most major cities in the world, where there are Jewish communities, have Eruvs, and there appear to be no detrimental effects.
- 8.2.10 188 letters have been received, including 1 joint letter from 20 residents, and a second joint letter from 18 residents objecting to the application on general grounds. The reasons for objection are as follows:
1. Visually obtrusive in the general street scene.
 2. Delineation of territorial boundary leading to a provocative and overpowering situation for residents.
 3. Views of Barnet residents should take precedence over a minority community of Orthodox Jews.

4. A ghetto will be created.
5. Wires should be buried beneath ground.
6. Unnecessary additional street furniture.
7. Additional poles will lead to increased safety hazards, e.g. to the blind and road users.
8. Increased security risk to properties adjacent to new poles.
9. Invasion of space for non-Orthodox Jews and Gentiles alike.
10. Regular inspection of poles will be needed to ensure continuation of wire.
11. Will attract vandalism and unnecessary racial hatred.
12. Setting of an unacceptable precedent for all religious groups.
13. Natural features should be used to delimit area.
14. No benefit to community at large.
15. Encouragement of positive discrimination.
16. Religious fundamentalists should not be allowed to impose their beliefs and intimidate the rest of the community.
17. Insufficient depth has been allowed to take each Eruv post which will cause stability problems, and conflict with the service lines and cables underground.
18. Threat to birds and wildlife from dangerous wires.
19. Danger to road users and pedestrians. Consideration should be given to the partially sighted and disabled.
20. Unnecessary proliferation of street furniture.
21. Detrimental to the character and appearance of the Hampstead Garden Suburb Conservation Area.
22. Reminiscent of Nazi Germany.
23. Precedent for further Eruvs.
24. The city Corporation has unequivocally refuted its consent for the proposed fence construction in Golders Hill Park.
25. Consent has not been given by the Department of Transport.
26. Posts have no precise functional design.
27. Influential orthodox Rabbis have expressed their opposition.
28. Create permanent visual blight.
29. Size of scheme is objectionable.
30. Proposed installation of permanent private religious symbols on the public highways is a historic anathema.
31. Conditional or temporary consents will be exploited as a stepping stone to achieve the desired objective.
32. The Eruv might alter the demographic mix of the area, housing would be advertised as being "within the Eruv".
33. The permanent establishment of fixtures having only symbolic religious significance on publicly dedicated highways, set a precedent and is a concern to all road users.

34. In spite of a Jewish Community being long established in the Borough, an Eruv has not been required before.
35. Poles would not be insignificant. Would be on the same scale as telegraph poles.
36. The current investigation by the Local Government Ombudsman should be concluded before any decision is made on the planning application. (The Ombudsman has sought the Councils' preliminary comments on this complaint. The Chief Executive has responded saying that the Council is satisfied that the matter has been dealt with properly and that there has been no maladministration. If the Ombudsman were to formally investigate the complaint it could well be several months before he announced his decision. The Council has a duty to determine the planning application and this should not be delayed whilst the complaint is considered.)
37. Any member of the Eruv Committee and those swayed by strong sectarianism should not vote on the application.
38. All of the Eruv boundary should be notional.
39. Withdrawal of the freedom of movement on public land.
40. Object to claim that my property is a notional communal property.
41. What provisions would be made to safeguard the Eruv from attack, vandalism and to ensure the Eruv is intact on the Sabbath?
42. Will attract inter-racial and inter-religious problems.
43. Violation of the principle of democratic government.
44. Posts would make narrow pavements narrower.
45. Arrogant to suggest that, for non-Orthodox Jews, the issue is simply one of poles and wires.
46. Secret ballot should be undertaken to ascertain the support for the Eruv.
47. The occupiers of Nos 39, 47 and 66 Pattison Road object to the erection of posts and wire in Pattison Road and the undesirable precedent this would set.
(Following negotiation with the applicant the post and wire construction proposed at Pattison Road has been withdrawn from the application.)

8.2.11

49 letters and one joint letter from 11 residents were received objecting to the proposal in relation to its impact on the Hampstead Garden Suburb Conservation Area. Their contents may be summarised as follows:

1. Adverse impact on the appearance of Hampstead Garden Suburb Conservation Area.
2. The Eruv would be divisive to the existing harmony of the community and be contrary to the original principles of the Suburb.
3. Small minority are inflicting their views on the majority.

4. Fails to preserve or enhance the Conservation Area.
5. Who is to pay for the erection of the poles.
6. Cause anti-semitism.
7. Turn area into a ghetto.
8. Set a precedent for other faiths to erect similar boundaries.
9. Alternative method to poles and wire such as underground cables.
10. Traffic dangers.
11. Attract vandals.
12. Detrimental impact on wildlife, in particular birds.
13. Who is to decide on positioning of poles?
14. Would damage the appearance of the Heath.
15. Has split the Jewish community.
16. Impact on townscape.
17. Planning Policy Guidance Note 1 (published by the Department of the Environment) states that only in exceptional circumstances are personal reasons material to an application.
18. Planning Policy Guidance Note 12 states that "the authorities will wish to consider the relationship of ...proposals to needs and problems including their impact on different groups in the population".
19. Not what Dame Henretta Barnett had in mind when she designed the Suburb.
20. Cause irritation and hostility amongst Suburb Residents.
21. Views of the majority should be given sufficient weight.
22. Threat of vigilante groups.
23. Erecting poles will destroy the very beauty through which many see their God.
24. Should not be allowed on public land shared by people with a variety of beliefs and needs.

8.2.12 Given below is a summary of letters received from the Hampstead Garden Suburb Trust, local residents associations and other consultees

The Hampstead Garden Suburb Trust:

1. Do not oppose the plans.
2. Recognise potential divisiveness which has begun to surround the proposal.
3. May be practical problems over the maintenance of the poles and their connecting wires. Also could be easily vandalized.
4. If permission is granted it would be difficult to refuse similar requests from other religious and ethnic minorities.

Hampstead Garden Suburb Conservation Area Advisory Committee:

1. The erection of poles and wire constructions along residential roads in the Conservation Area is unacceptable and we recommend refusal.

Hampstead Garden Suburb Residents' Association:

1. Not possible to adequately represent residents' views as there is no unanimity as to what our response should be.
2. None of the poles are actually on Suburb land.

The Finchley Society:

1. Objections to increased proliferation of street furniture.
2. Prejudice the visual amenities of all the localities.
3. Set a dangerous precedent.
4. Hope that the application is refused.
5. Concerned that the use of monofilament nylon would present a hazard to birds.

Claremont Residents' Association:

1. Strong feeling among the residents in Brent Terrace against the establishment of an Eruv.
2. Spaces between the houses in Brent Terrace are used for access and by children at play. A wire stretched between the houses would be highly dangerous and would result in accidents.
3. Cannot guarantee Eruv wire would remain intact for any length of time due to vandalism.
4. Application is a gross invasion of privacy and should not happen.

The Park Triangle Residents Group:

1. Divisive.
2. If principle of segregation is accepted this may cause resentment amongst other minority groups.
3. Undesirable precedent.
4. Needs should be accommodated internally.
5. To allow the Eruv would be a great mistake.

Garden Suburb Ward Branch of the Hendon South Conservative Association:

1. The Committee is totally opposed to the Council giving permission for the installation of an Eruv in Barnet.

British Telecom:

1. No objections providing British Telecom's overhead and underground plant is not affected.
2. Require that its overhead plant would not be crossed and that a distance preferably equivalent to the height of any adjacent British Telecom plant be made between this plant and the Eruv poles.
3. Require that the free "Dial Before You Dig" service available via the operator be used prior to work commencing, to locate and mark underground plant.

Thames Water Utilities:

1. No objection to the planning application.
2. All due care and attention should be taken when working in close proximity to Thames Water Utilities outside stop valves on the pavements.
3. Applicant should ensure that the proposed works are not situated over a public sewer, and the Local Authority's Drainage Section should be consulted in this respect.

Royal Society for the Protection of Birds:

1. Fine wire would constitute a significant hazard to flying birds.
2. Cross wires should be of a similar thickness to a standard clothes line. Visibility could be improved by the use of reflectors.

London Ecology Unit:

1. Unable to comment due to apparent negligible impact on the Borough's nature conservation interest.

English Nature:

1. Poles should be solid or capped to prevent animals becoming trapped within them.
2. Wire should be of sufficient thickness to be visible to flying animals.
3. Wire should be biodegradable or resistant to degradation by physical processes.

The British Humanist Association:

1. Common land should be used for common good.
2. "Gateways" would be used by very few and maybe physically hazardous.
3. The application should be refused.

Letters have been received from the Mayor of the City of Los Angeles, U.S.A. and the Mayor of the City of Moorabbin in the southern section of Melbourne, Australia.

The Mayor of Los Angeles, Tom Bradley, writes:

It is with great pleasure that I took action some years ago which helped the members of Beth Jacob Congregation to celebrate the Sabbath more comfortably and meaningfully, simply by supporting their petition to erect an Eruv. The action was not without controversy here in Los Angeles, but the ultimate result was most gratifying. The fears expressed by those who were initially opposed to the Eruv never materialized.

I hope that you will help the observant Jews in your community enjoy the observation of the Sabbath.

The Mayor of the City of Moorabbin, Barry Neve, writes:

An Eruv has been in existence in the southern section of Melbourne for over four years and the City of Moorabbin is the largest Municipality within the boundaries of the Eruv.

In Melbourne the Eruv consists of overhead power lines, several installed posts and natural boundaries.

I believe that some concerns have been raised in London as to the Eruv creating divisiveness, being a magnet for anti-semitic vandalism and an environmental threat.

Our experience does not support these concerns at all.

The Eruv has, I am told, basically been of significant benefit to some members of the Jewish community and a non-issue for others.

I should add that I am not aware that any local authority within the Eruv has experienced any problems whatsoever since its establishment.

I trust that the information provided will assist your Council's decision making process.

8.2.13 Correspondence received from Councillors.

1. Councillor Frank Davis questions the accuracy of a supporting document supplied by the applicant to members of the Public Works and Town Planning and Research Committee, and has supplied a list of 11 Rabbis who oppose the Eruv.
2. Councillor Tim Sims is concerned that the application be dealt with speedily in view of its effects on relations within the community. The provision of poles is contrary to the Borough aim to reduce signs, visual and physical obstructions.
3. Councillor Doreen Neale is concerned about maintenance costs in future years and the burden this may place on poll tax payers, danger to birds. Poles may become eyesores, dangerous in windy weather and would be detrimental to the people of Barnet.

8.3 PLANNING CONSIDERATIONS

- 8.3.1 Whilst members of the Committee are very likely to be aware that the proposed Eruv has aroused strong feelings within the community both for and against, and the Committee will undoubtedly recognise that fact, many of the reasons cited have no direct relevance to planning and in reaching a decision on this application the Committee should only take into account material planning considerations. The Council

has a general statutory duty to make appropriate arrangements with a view to securing that its functions are carried out with due regard to the need to eliminate unlawful racial discrimination and promote equality of opportunity and good relations between persons of different racial groups. However, the Committee should not attempt to evaluate or examine religious, social or ethnic issues not related to Town and Country Planning and must disregard non-planning considerations in whatever form they may be raised. Paragraph 23 of Planning Policy Guidance Note 1 (General Policy and Principles) issued by the Department of the Environment in March 1992 reads as follows:

"In principle....any consideration which relates to the use and development of land is capable of being a planning consideration. Whether a particular consideration falling within the broad class is material in any given case will depend on the circumstances (Stringer v MHLG 1971). Material considerations must be genuine planning considerations i.e. they must be related to the purpose of planning legislation which is to regulate the development and use of land in the public interest. The consideration must also fairly and reasonably relate to the application concerned (R v Westminster C.C. ex parte Monahan 1989). Much will depend on the nature of the application under consideration, the relevant policies in the development plan and the surrounding circumstances".

8.3.2 The Committee will be aware that strong feelings are generated but the function and purpose of the Eruv is not in itself a material planning consideration. The Committee is not asked to decide if it is for or against an Eruv in principle. It is only the erection of the posts (and wire) which require planning permission. The planning considerations relate to the impact of these posts on the local environment including trees, the visual amenities of the occupiers of residential and other premises and their acceptability in terms of the free flow of traffic and public safety along the highways. The establishment of the Eruv would not result in any material change of use of land within its boundaries for which planning permission is required. Essentially it is a notional concept similar to a parish boundary or other administrative divisions which are not normally visible on the ground.

8.3.3 In respect of highway matters the Controller of Engineering Services makes the following observations:
"The Public Works Committee considered the establishment of an Eruv in the Hendon and Golders Green areas of the Borough on 28th April 1992 and 30th June 1992.

The earlier report outlined the basis on which the United Synagogue Eruv Committee requested the establishment of an Eruv, and the importance that it held for them. The Committee requested further details and resolved that a meeting be arranged so that Members of Public Works and Town Planning and Research Committee could meet representatives of the United Synagogue Eruv Committee who would be able to answer questions on a number of important issues.

The second report to Public Works Committee in June was in the nature of an update, and followed the meeting between Members and the Eruv Committee, which took place on 3rd June 1992.

The Committee agreed, in principle, to the establishment of the Eruv and the granting of a licence for an initial period of one year only, renewable on a annual basis, to the United Synagogue Eruv Committee. The licence would be granted under the powers set out in Sections 178 and 181 of the Highways Act 1980 (now section 50 of the New Roads and Street Works Act 1991), and would be subject to a number of conditions.

All posts would be located on the back edge of the footpath. This accords with the Councils general policy which aims to locate all street furniture in this position to minimise danger on the public highway. The posts would not be detrimental to the free flow of traffic and general safety along the highway and are acceptable in highway terms."

8.3.4 Regarding the local environment, five of the locations would be within the Hampstead Garden Suburb Conservation Area. Section 72 of the Listed Buildings Act 1990 places a duty on local planning authorities when exercising statutory powers in respect of any buildings of land in a conservation area, to pay special attention to the desirability of preserving or enhancing the special character or appearance of the area. In 1992, the House of Lords, when giving judgment in South Lakeland District Council V Secretary of State for the Environment clarified that the requirements of section 72 could be met not only by a positive contribution to preservation, but also by development which left the character or appearance of the area unharmed. This rejected an approach followed by the lower courts subsequent to the 1988 High Court decision in Steinberg V Secretary of State for the Environment which held that there had to be a positive contribution to preserving or enhancing the Conservation Area.

8.3.5 A group of residents has written a series of letters to Members raising various points concerning this application. Copies of those letters are attached to

this report as Appendix B. Many of the points raised are of a legal nature. Insofar as those points are not dealt with elsewhere in the body of this report, the Controller of Legal Services comments as follows:

"The erection of the poles and wires constitutes operational development. There is no material change of use of the public highway. Whilst the local planning authority does have a wide ranging discretion as to what matters to take into account when deciding a planning application, those matters must be planning matters, i.e., relating to the use and development of the land.

It is accepted planning practice for the local planning authority to take into account the impact in planning terms on other sites or localities should the consequence of granting planning permission be applications for similar developments in those other sites or localities. This is usually seen in the context of applying a general planning policy. However, the local planning authority need to be acting on something more than bare fear of precedent.

The effect of development on private interests can be a material consideration, provided it serves a planning purpose or there are exceptional or special personal circumstances to be taken into account.

The local planning authority can take into account personal circumstances or personal hardship and the difficulties of business which are of value to the character of the community (invariably these issues relate to the applicant) in determining planning applications, but not so as to outweigh substantial planning considerations.

I am satisfied that there is power under highways legislation by which poles can be placed on the public highway. The Department of Transport initially looked at this question in a very narrow way and are now reconsidering. However, this is a separate matter from the issue of planning consent. The grant of planning permission does not remove the need to obtain any other consents that may be necessary and, accordingly, questions concerning the grant of a licence under highways legislation is not relevant to this Committee's deliberations. The Public Works Committee did not act beyond its powers in deciding in principle to granting conditional consents under highways legislation and there is no reason why this Committee cannot consider the application before it. As mentioned elsewhere in this report, the Council has a statutory duty to determine planning applications.

I am satisfied that there have been no breaches of the Access to Information provisions of the Local Government Act 1972 as amended."

8.3.6 Members of the Committee inspected the proposed locations of all of the poles and wire on 16th and 17th January 1993. Appendix A provides a site by site appraisal of each of those proposed locations, covering the material planning considerations and, where applicable, makes specific reference to the Conservation Area. Details of the site specific objections are given. The width of the wire is covered by condition 3 should planning permission be granted. A 3mm wire is similar to telegraph wire. Whilst it is possible to use thinner wire or nylon this would not necessarily be visible to birds and could therefore endanger them.

8.3.7 The following locations have been withdrawn from the proposal:
Between No.65 Hermitage lane and No. 85 Platts Lane NW2.
Between No's 47 and 66/68 Pattison Road NW2.
Brent Terrace NW2.
Golders Hill Park NW3.
With regard to the issues raised in the letter dated 4th February 1993 attached in Appendix B relating to Golders Hill Park, a perimeter fence proposed by the Corporation of London along Sandy Lane would, when constructed, provide a natural boundary for the Eruv. In the interim period the Eruv boundary would utilise existing fences around the northern perimeter of the park. As explained, the natural boundaries to the Eruv are not a planning matter. Correspondence between the Corporation of London and the applicant has been provided to the lead signatory of the letter.

9. LIST OF BACKGROUND OF PAPERS

9.1 The Controller of Development Services files: Eruv 1, 2, 3, 4.

9.2 Any person wishing to inspect these background papers should telephone 081-446 8511, ext.4983.

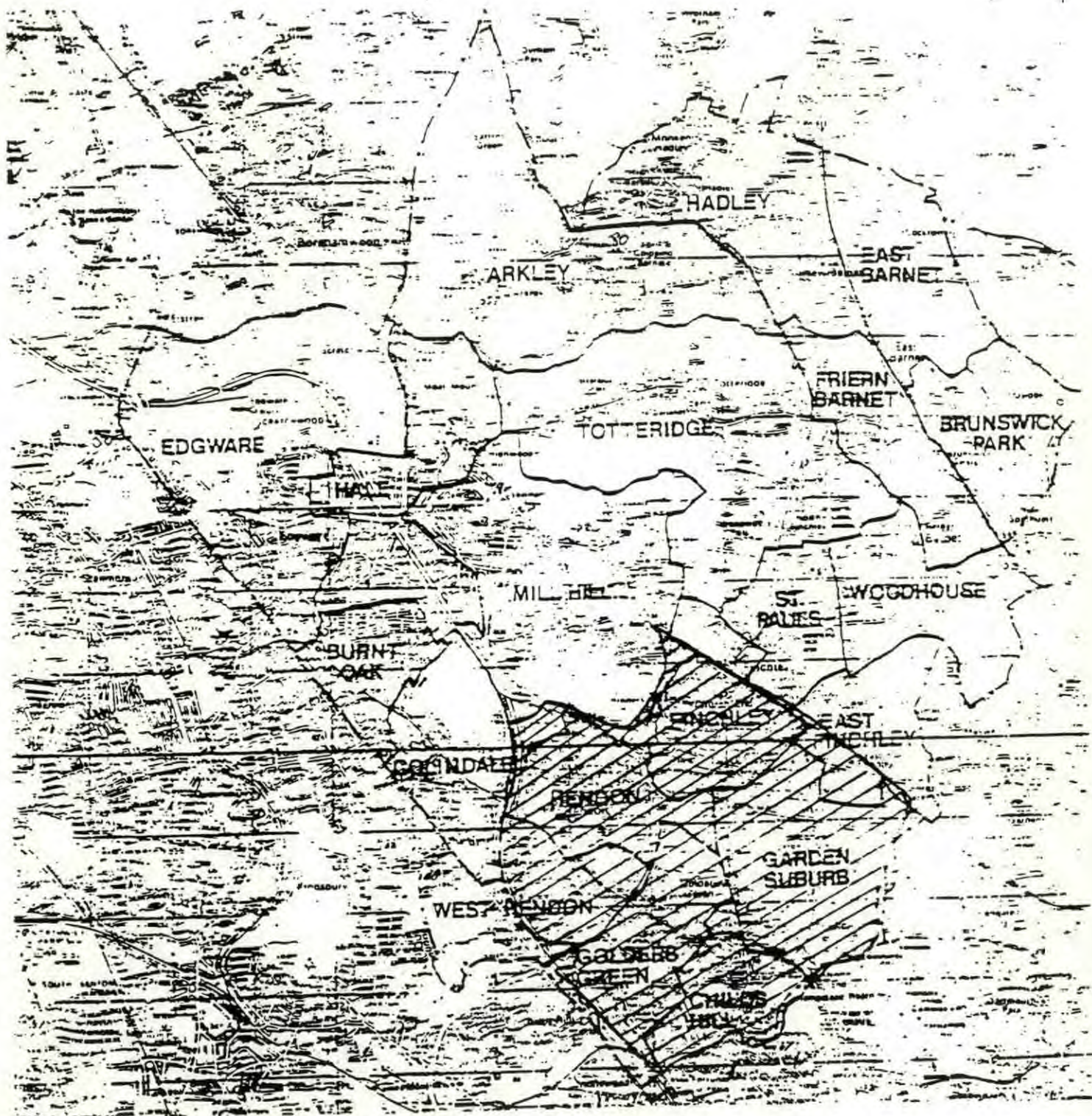
10. Authors

10.1 Technical Services Directorate - Deirdre McGurrian Tel. 081-446 8411, ext.4983.

10.2 MO-JL

APPENDIX A

**MAP OF BOROUGH SHOWING PROPOSED ERUV FOLLOWED BY DETAILED SITE
APPRAISALS**



AREA ENCLOSED BY PROPOSED ERUV

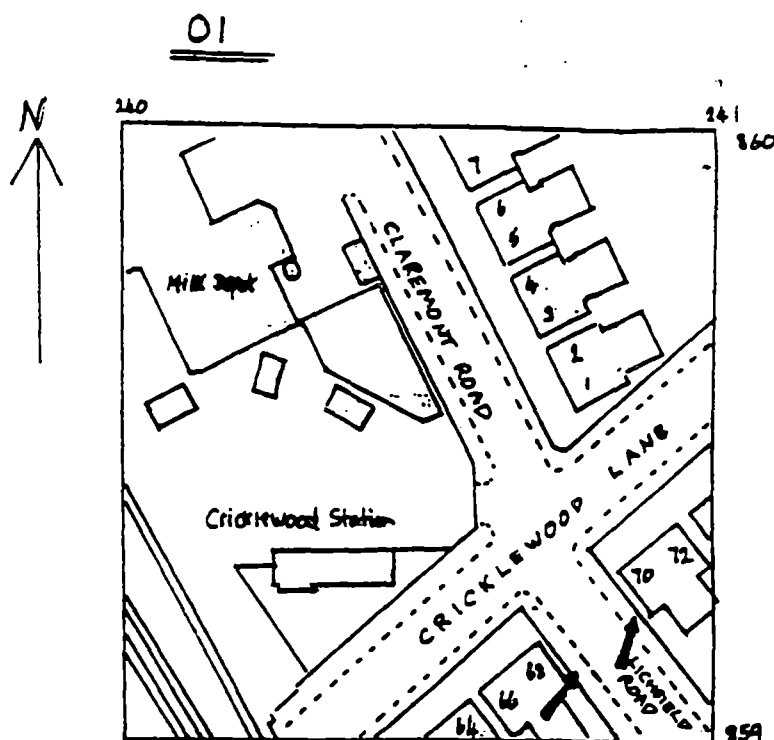
INDEX

Map Ref	Location	Postal Code	# Poles	Type	Span/m
01	Lichfield Road	NW2	2	medium	14
02	Farm Avenue	NW2	2	medium	22
03	Hendon Way	NW2	3	tall	31
04	Lyndale Avenue	NW2	2	medium	15
05A	Sunnyside	NW2	2	medium	14
05B	Ridge Road	NW2	2	medium	10
06	Finchley Road	NW2	2	tall	15
07	Devonshire Place	NW2	2	medium	11
08C	Hermirage Lane	NW2	2	medium	15
09	West Heath Road	NW3	2	medium	14
12	North End Road/Way	NW11	2	medium	18
13	Wilowood Road (pavement)	NW11	6	medium	250
14	Hamstead Lane	N6	2	medium	19
15	Avimer Road	N2	3	tall	30
16	Bancroft Avenue	N2	2	medium	11
17	Cherry Tree Hill	N2	2	tall	30
18A	East End Road	N2	2	medium	11
18B	Prospect Place (footpath)	N2	2	small	9
19	Church Lane	N2	2	medium	20
20	North Circular Road	N2	2	tall	23
21	Squires Lane	N3	2	medium	9
22	Regents Park Road	N3	2	tall	14
23	Devonshire Road	NW7	2	tall	30
24A	Great North Way (north)	NW4	2	1 tall & 1 small	41
24B	Great North Way (south)	NW4	2	1 medium & 1 small	17
25	Watford Way	NW4	3	tall	55
26	Colindeep Lane	NW4	2	medium	18
27	Station Road	NW4	2	medium	16
28	Park Road	NW4	3	medium	37
29A	Templehof Ave. River Brent	NW4	2	medium	10
29B	Templehof Ave. River Brent	NW4	2	medium	10
30	Templehof Ave/Tilling Road	NW4	2	medium	11
32	Childs Hill Walk (footpath)	NW2	2	small	11
33	Stanley Road (footpath)	N2	2	small	9
34	Ashley Lane (footpath)	NW4	2	small	7
35	Great North Way (footpath)	NW4	2	small	25
36	Great North Way, Coothall (footpath)	NW4	2	small	20
37	Brent Terrace (industrial estate)	NW2	2	tall	20
Total			84		942m

Tall and Medium Posts Olive Green Finish
Small Posts Grey Finish

Location
O1
Lichfield Road
NW2

Post and wire construction
2 posts
5.5m tall
76mm diameter
Olive green finish



1:1250

TQ 2485 NW

Summary of specific objections

Planning appraisal

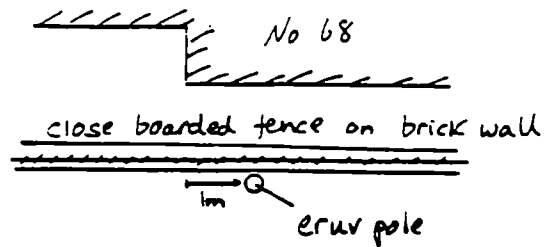
South west posts to be located 1m northwest of No.68's rear flank wall of main house. Posts would be sited to not obscure window on rear flank wall. North east post to be located parallel to rear of wooden "lean to". Post would not affect outlook from windows on rear flank wall. It is considered that the proposed posts would not be out of character in the general street scene of this part of Lichfield Road, in view of existing lamp posts and preponderance of traffic lights at the junction of Cricklewood Lane, Claremont Road and Lichfield Road.

01: LICHFIELD ROAD, NW2

SCHEMATIC SHOWING POSITION OF POSTS

1/ SOUTH WEST POLE

AT REAR OF PAVEMENT, c 15cm
FROM CLOSE-BOARDED FENCE
WHICH IS PERIMETER OF REAR &
SIDE GARDEN TO 68 CRICKLEWOOD
LANE, 1m NORTHWEST OF
REAR FLANK WALL OF MAIN HOUSE.

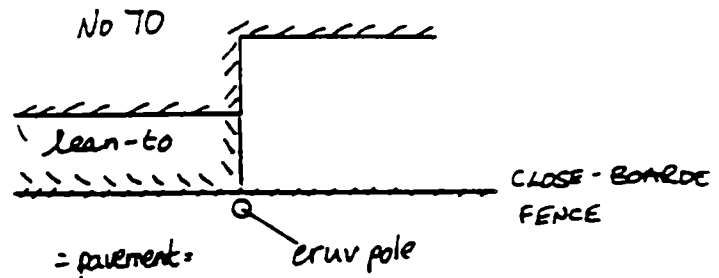


= pavement =

(view south west)

2/ NORTH EAST POLE

AT REAR OF PAVEMENT, c 15cm
FROM CLOSE-BOARDED FENCE
WHICH IS PERIMETER OF SIDE &
REAR GARDEN TO No 70 CRICKLEWOOD
LANE. IN LINE WITH THE SOUTH
EAST END OF THE WOODEN LEAN-TO
AT THE SIDE OF THE HOUSE



= pavement =

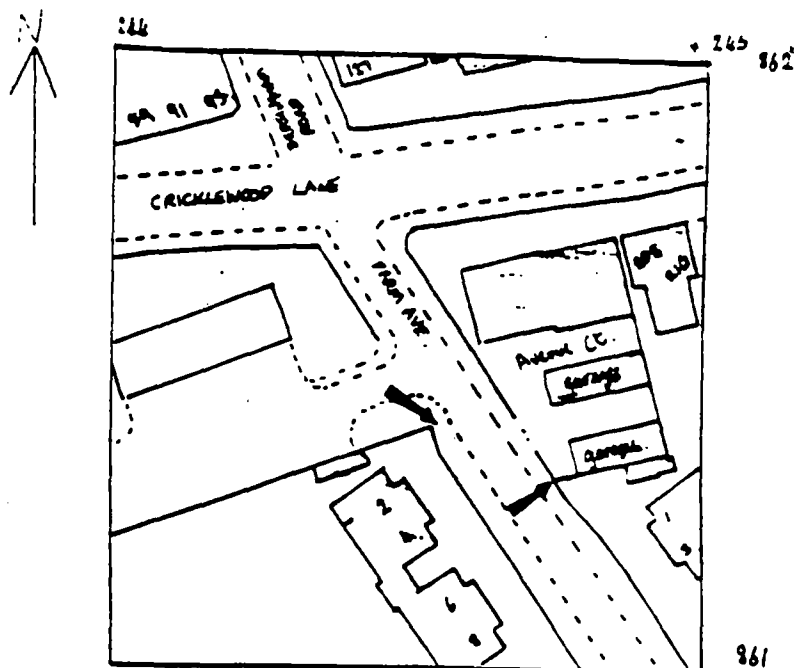
(view north east)

Location

O2
Farm Avenue
NW2

Post and wire construction

2 posts
5.5m tall
76mm diameter
Olive green finish



1:1250

TQ 2486 SW

Summary of specific objections

Occupiers at No.2 Farm Avenue:

1. The idea is a scheme to circumvent the laws of orthodox Judaism.
2. As Jewish refugees we arrived in England from Hitler's Europe. Everytime we leave our house we will be reminded of concentration camps and the division of areas for Jews and Non-Jews.
3. Sister survived Auschwitz and we are worried of her reaction when confronted with these posts and wires.
4. Horrified at scheme and urge permission be refused.

Occupier at 33 Farm Avenue:

1. A beautiful feature of the road is an uninterrupted view of trees bordering the pavement. Do not see why this amenity should be spoiled for the sake of a small minority.
2. As a Jew I have discussed this with others and know I am expressing the view of the majority.

Planning appraisal

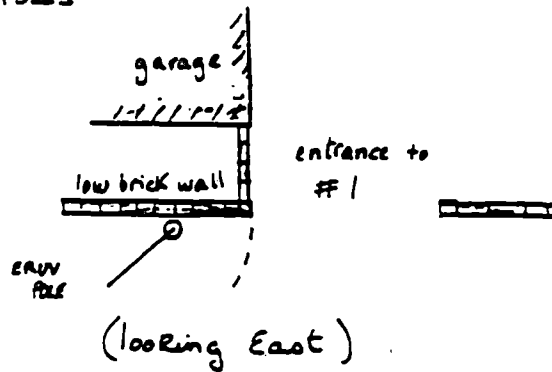
Posts proposed at end of privet hedge of No.2 Farm Avenue's boundary approx. 7m from No.2. Sited to minimise impact on visual amenities of residential occupiers in close proximity. The cherry tree outside No.2 would be unaffected. Post on east side proposed approx 1m from corner of low brick wall to Avenue Court garages, which adjoins No.1 Farm Avenue's driveway. Post would be located approx. 16m from No.1 Farm Avenue. Visual intrusion to occupiers in close proximity would be negligible. Other than lamp posts there is little street furniture. However, it is considered that the proposed posts would not be detrimental to the character of the area and, positioned at the back edge of the pavement, would not obstruct the view of existing trees in the road.

02 : FARM AVENUE NW2

SCHEMATIC SHOWING LOCATION OF POLES

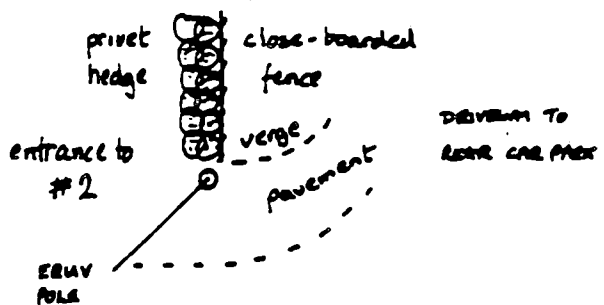
1/ WEST POLE

AT REAR OF PAVEMENT, c 1m
FROM CORNER OF LOW BRICK
WALL WHICH ADJOURS FLANK
WALL OF No 1's DRIVEWAY.

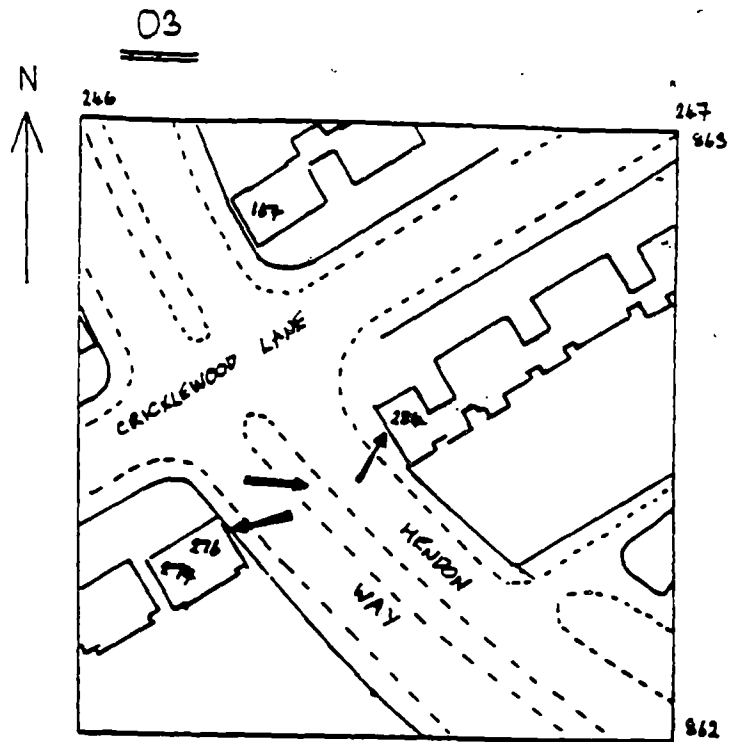


2/ EAST POLE

AT REAR OF PAVEMENT,
DIRECTLY AT THE END
OF THE PRIVET HEDGE
WHICH FORMS THE
NORTHERN PERIMETER OF
#2, FROM AVE.



Post and wire construction
3 Posts
6.5m tall
114mm diameter
Olive green finish



1:1250

TA 2486 SE

Summary of specific objections

Planning appraisal

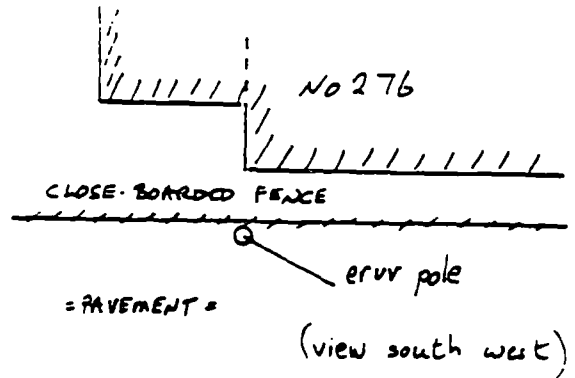
One post on central reservation next to existing lamp post. Post proposed on south-western side of pedestrian island. The posts proposed on either side of the trunk road next to no's 276 and 284 Hendon Way are sited behind the front building lines of the properties in order not to be visually intrusive to occupiers. The post on the south-west side would not obscure No.276's flank windows. In view of the profusion of street furniture in this part of Hendon Way it is considered that the posts would be acceptable and would not be out of character with the general street scene.

Q3 HENDON WAY, NW2

SCHEMATIC SHOWING LOCATION OF POSTS

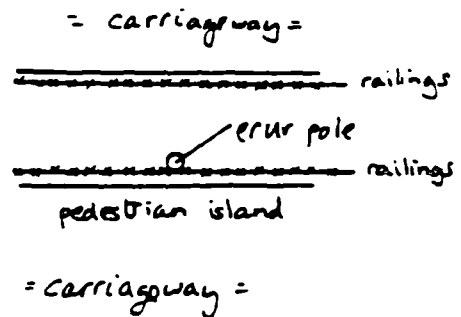
1/ SOUTH WEST POLE

WITHIN 15cm OF THE CLOSE-BOARDED FENCE WHICH FORMS THE PERIMETER OF THE GARDEN TO NO. 276 CRICKLEWOOD LANE IN LINE WITH THE REAR WALL OF THE HOUSE (excluding THE SINGLE STOREY PROJECTION).



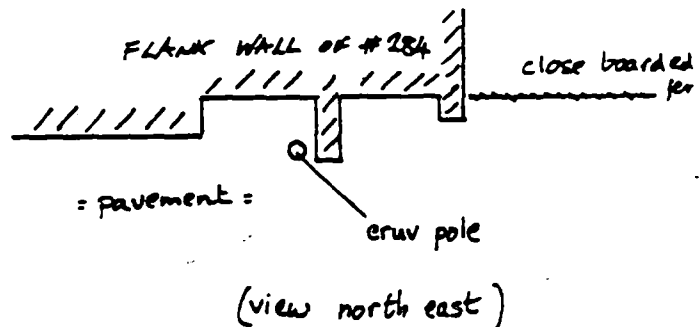
2/ CENTRAL RESERVATION POLE

THE CENTRAL RESERVATION COMPRISES A PEDESTRIAN ISLAND BETWEEN TWO RAILINGS. THE POLE WILL BE ADJACENT TO ONE RAIL WITHIN THE PEDESTRIAN ENCLOSURE.



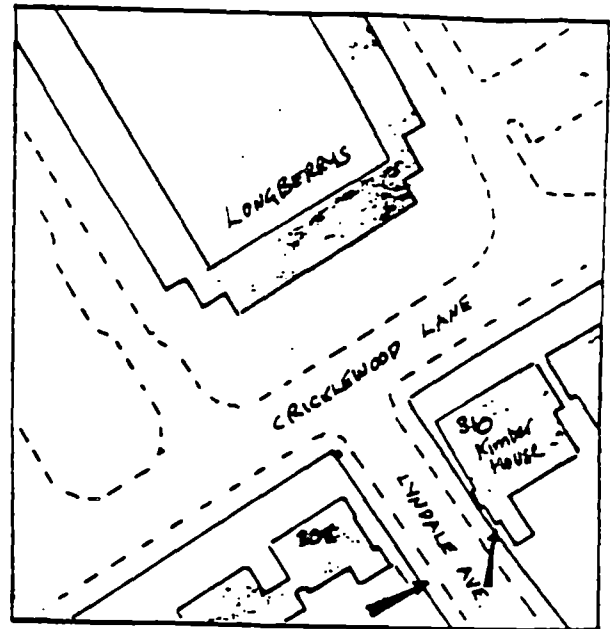
3/ NORTH EAST POLE

AT REAR OF PAVEMENT, ADJACENT (<15cm) FLANK WALL OF 284 CRICKLEWOOD LANE, BESIDES MAIN BRICK ABUTMENT AT REAR OF HOUSE.



Location

O4
Lyndale Avenue
NW2

Post and wire construction

2 posts
5.5m tall
76mm diameter
Olive green finish

1:1250

TG 2486 SE

Summary of specific objections

Objections from occupiers of
308 Cricklewood Lane:

1. Posts an eyesore and visible from house.
2. Posts could endanger us or our property through accident, vandalism, or inadequate maintenance.
3. Accident could be caused by wire breaking.
4. Encourage fouling by dogs.
5. Blot on landscape and reduce value of our property.
6. Post would flout our rationalist and humanist convictions.
7. If posts were moved to the Finchley Road end of Lyndale Avenue posts and wire would not be required as "break" is less than 19ft.
8. Posts should be outside houses of those who want them.
9. Threat to security and encourage burglaries.
10. The posts and wire would be fully visible from Longberrys and its residents should have been consulted.

Planning appraisal

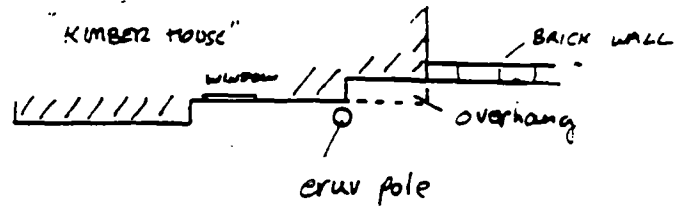
The post on the south-eastern side would be located to the rear of No.308 Cricklewood Lane's single storey rear projection. It is considered that the high pitched roof to the rear projection would provide a degree of screening to the rear of the property and thereby minimise visual intrusion. The post on the north-eastern side of Lyndale Avenue would be located to the rear of Kimber House and would be located a sufficient distance from the flank window at ground floor level. In view of existing street furniture the posts would not be out of character in the street scene.

Contd.

SCHEMATIC SHOWING LOCATION OF POSTS

1/ EAST POLE

AT REAR OF PAVEMENT, 15m FROM FLANK WALL OF "KIMBERG HOUSE", c 15m FROM FRONT ELEVATION ON CRICKLEWOOD LANE AT THE EDGE OF THE OVERHANG SUPPORT FOR THE SECOND FLOOR.

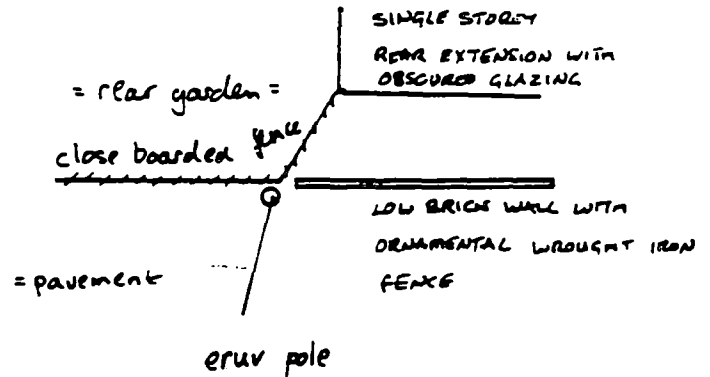


= pavement =

(view north east)

2/ WEST POLE

AT REAR OF PAVEMENT, 15m FROM CLOSE BOARDED FENCE TO THE REAR GARDEN OF 308 CRICKLEWOOD LANE c 20m FROM FRONT ELEVATION.



(view south west)

Summary of specific objections

11. No justification for permanent wire as Eruv is only required intact on Sabbath. We are expected to tolerate the symbolic closure every day.

12. Prohibit any disturbance to our land during erection of posts.

13. Failed to state which structures of our property would be used for boundary. This should have been included in application.

14. No part of our property may be used as Eruv boundary.

15. Residents have the right to know principles and demographic data on which boundary is based.

16. Posts and wire at Lyndale Avenue cannot be justified on religious grounds as includes Cricklewood Lane, which has a low Jewish population, within the Eruv and excludes Lyndale Avenue, which has a high Jewish population.

17. The Eruv Committee could have found a non-provocative solution to the problem of dispensing with religious observances if it were motivated only by religion and not by behavioral territoriality.

18. The number of people who would benefit from the proposed Eruv is unknown.

19. The number of Barnet's residents who would find the symbolic significance of the posts and wire offensive is unknown.

20. Would the Council be acting ultra vires by giving visible public recognition to an Eruv as a territorial communal domain permitting the erection of privately owned posts on public land and the suspension of wires over the public highways.

Summary of specific objections

21. Can the council:

a) give the land to the Eruv Committee for the erection of the posts free of charge or for rental.

b) legally sanction the inclusion of properties, private streets and open spaces within the boundary without consulting with, and obtaining consent, from the owners.

c) Legally sanction the use of fences and walls as part of the boundary without consulting with, and obtaining consent, from the owners.

d) give planning permission for the proposal without stating publicly how it would deal financially with a major loss of members, disbanding or bankruptcy of the committee, or failure of the committee to meet its obligation with regard to maintenance or the need for any reason to have posts and wires removed.

22. Should the Council not consider possible effects and implications of the application, such as the escalation of present communal discord, copycat applications by other religious, ethnic, eccentrics, political extremists or environmentalist groups, exploitation of disharmonies by political extremists, public disorder, spontaneous or planned violence, applications in other boroughs with Barnet cited as a precedent.

23. Can Council act so undemocratically as to ignore the interests of the majority of Barnet's residents by failing to inform everyone in the borough of the issues and implications involved.

Cont.

Summary of specific objections

24. If application is approved we would need to move. The eyesore of posts and wires, possibilities of communal discord and violence fired by the physical symbols of territoriality would reduce the value of our property.

25. Having served Barnet's residents in the medical and educational fields, we feel that we are owed a better retirement prospect than that with which we are now threatened.

26. Urge that the local Ombudsman's findings on the Towers be taken into account as this shows the need for great caution in granting planning permission for contentious proposals.

Occupiers of No.1, Flat 1 Kenver House, 4,8,13 and 31 Lyndale Avenue object to the proposal on the following grounds:

1. Object to any posts being erected at either end of Lyndale Avenue.
2. Object to any posts that indicate our home falls within or outside the Eruv.
3. All unsightly street furniture should be kept to a minimum and only then for the society or general information of the community.
4. Will create racial tension and anti semitism.
5. Money should be spent on a sleeping policeman instead.
6. The post so close to Kenver House is an invitation to climb onto the flat roof.
7. Object to erection of religious poles on public land adjacent to 1 Lyndale Avenue.
8. Unnecessary proposal which is a waste of Barnet's money.
9. Damage in erection of posts to newly laid pavement.
10. Do not wish to encourage trouble from any religious group.
11. Creation of a ghetto.

Contd.

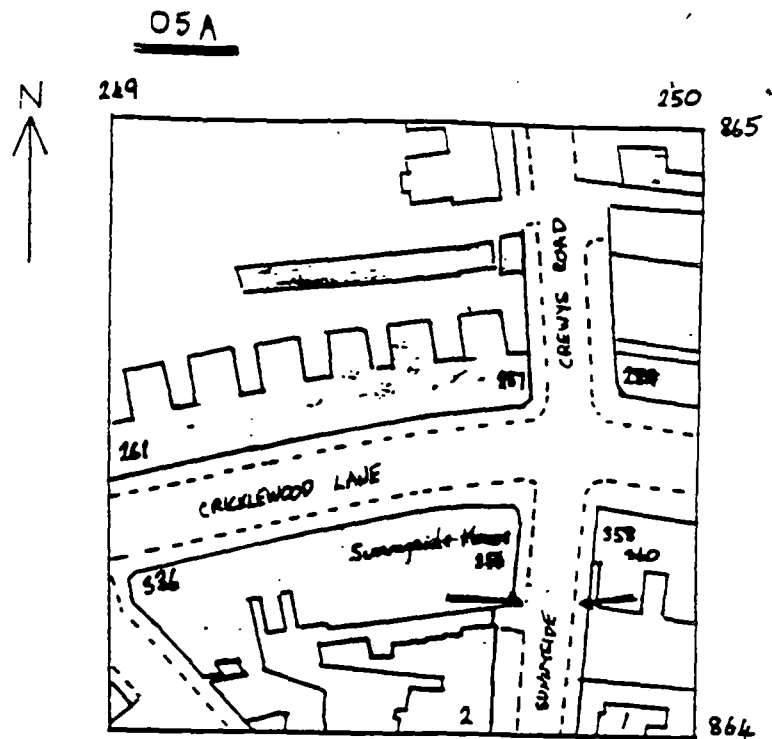
Summary of specific objections

The Lyndale Avenue Residents Association raises the following objections:

1. Structures would be unsightly and unacceptable by aesthetic criteria.
2. Structures would have no utilitarian function, such as lighting.
3. Demarcation of an area "a jointly owned domain" is offensive to other groups.
4. Suggestive of a ghetto, and therefore abhorrent to those who have chosen to make their homes in open, non-denominational, part of the world.
5. Purpose is not to permit observance of strict religious rules but to manipulate them.
6. Concept is intended to affect the landscape of a massive area and yet is proposed by a minority group.
7. A dangerous precedent would be created.
8. To grant permission would be to reject all contemporary planning criteria.

Location
O5A
Sunnyside
NW2

Post and wire construction
2 posts
5.5m tall
76mm diameter
Olive green finish



1:1250

TQ 14 86 SE

Summary of specific objections

The occupier of No.1 Sunnyside objects to proposal for the following reasons:

1. An unwise precedent.
2. Pavements have enough posts and other hazards such as broken paving.
3. Would encourage segregation and a ghetto mentality, and may result in the National Front targeting the area.
4. Only tiny minority of the Jewish community want an Eruv.
5. The Synagogue is unlikely to be able to meet commitments to maintain the poles.

Planning appraisal

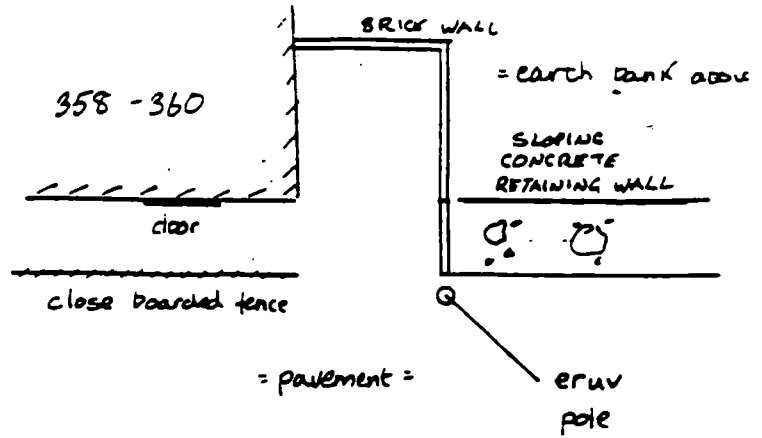
Post on western side of Sunnyside located to rear of Sunnyside House, adjacent to column supporting staircase. In view of this it is considered that the proposed siting would not cause further loss of outlook to occupants of Sunnyside House or No.2 Sunnyside. Post on the east side of Sunnyside would be located to the rear of No.358 Cricklewood Lane. The posts would not be out of character in the street scene in view of existing lamp posts in Sunnyside and an existing telegraph pole, located approx. 40m from the proposed posts with wires spanning from it to nearby houses.

05 A : SUNNYSIDE

SCHEMATIC SHOWING LOCATION OF POSTS

1/ EAST POLE

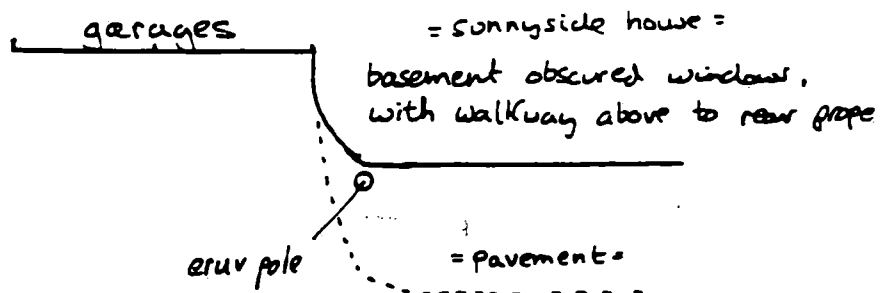
AT REAR OF PAVEMENT, 15cm FROM
BRICK AND CONCRETE RETAINING WALLS
TO SOUTH OF DRIVEWAY AT THE REAR
OF 358-360 CRICKLEWOOD LANE.



(view east)

2/ WEST POLE

AT REAR OF PAVEMENT, 15cm FROM
CONCRETE WALL OF SUNNYSIDE
HOUSE JUST NORTH OF THE
DRIVEWAY TO THE GARAGES.

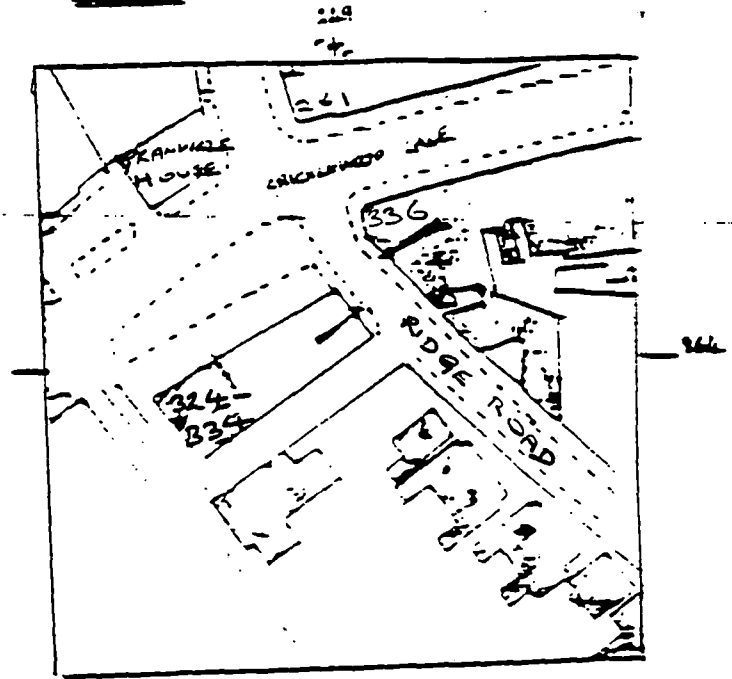


(view west)

05B

Location
O5B
Ridge Road
NW2

Post and wire construction
2 Posts
5.5m tall
76mm diameter
Olive green finish



Summary of specific objections

Planning appraisal

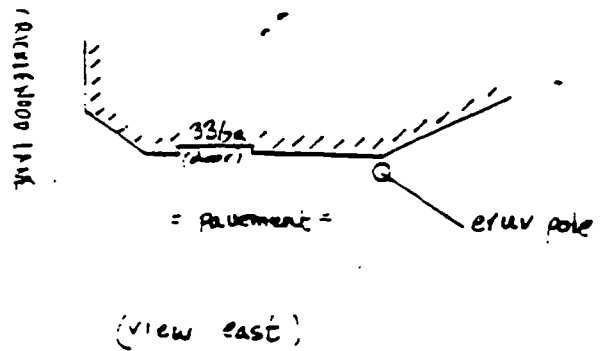
Post on the west side of Ridge Road would be located next to the close boarded fence surrounding a small car park which fronts onto Ridge Road and Cricklewood Lane. Post would be diagonally behind a lamp post. Post on the east side would be positioned next to 336 Cricklewood Lane's flank wall, to the south of the building's waste pipes. The 2 posts and wire would not be detrimental to the character of this part of Ridge Road.

OSB: RIDGE ROAD NWL

SCHEMATIC SHOWING LOCATION OF POSTS

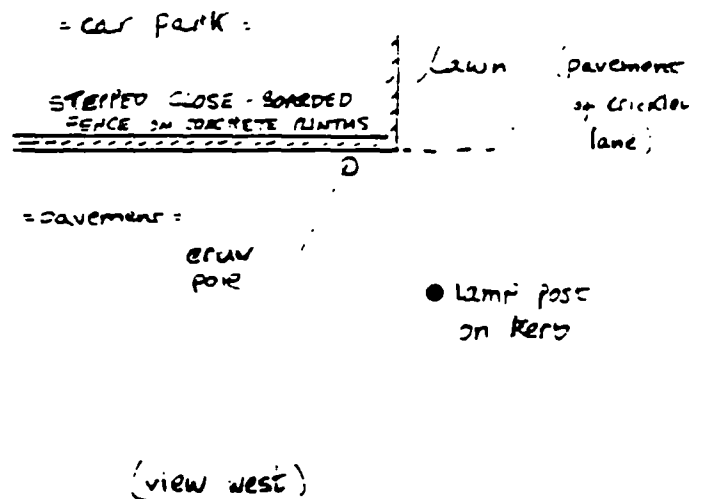
1/ EAST POLE

AT REAR OF PAVEMENT WITHIN 15cm
OF SIDE WALL OF 336 CRICKLEWOOD LANE.



2/ WEST POLE

AT REAR OF PAVEMENT WITHIN 15cm
OF CLOSE-BOARDED FENCE SURROUNDING
SMALL CAR PARK ADJACENT TO
324-334 CRICKLEWOOD LANE

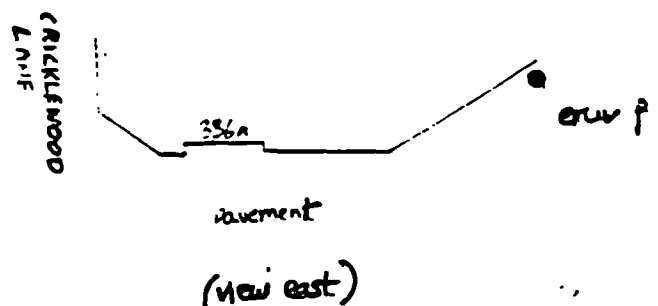


OSB

RIDGE ROAD NW2

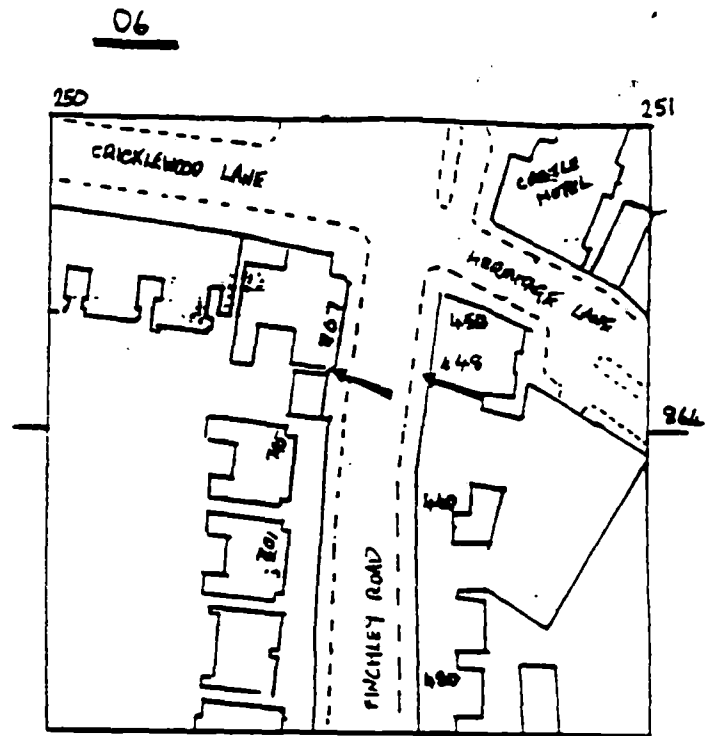
AMENDMENT JANUARY 1993

REPOSITIONING OF EAST POLE TO AVOID DRAINPIPE, FLANK WINDOWS
AND ADVERTISING HOARDING.



Location
O6
Finchley Road
NW2

Post and wire construction
2 posts
6.5m tall
114 diameter
Olive green finish



1:1250

TQ 2586 SW

Summary of specific objections
Business occupants of 450
Finchley Road:

1. Concerned that posts are not sited outside our shop windows causing visual obstruction. Best place would be immediately between No.s 450 and 448.
2. Would it not be sensible to use existing lamp posts.

Planning appraisal

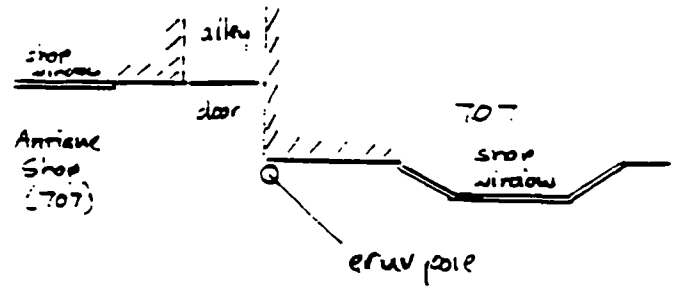
Following objection to siting of post directly in front of No.450 amended plans have been received indicating location of post between No.s 448 and 446. Both posts would be sited between commercial properties in order to minimise visual impact on existing shop fronts. This part of Finchley Road has a profusion of lamp posts, traffic signs and traffic lights. The siting of the posts would be acceptable and would not be out of character in the general street scene.

06 : FINCHLEY ROAD NW2

SCHEMATIC SHOWING LOCATION OF POSTS

1/ WEST POST

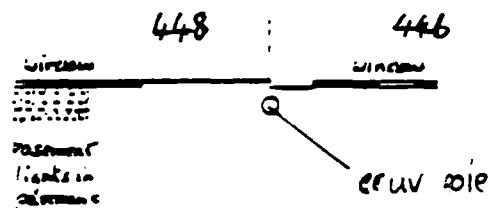
AT REAR OF PAVEMENT, 15 cm FROM CORNER
OF TOT FINCHLEY ROAD BETWEEN R.H. SHOP AND
L.H. ANTIQUE SHOP'S SIDE DOOR TO ALLEY



(view west)

2/ EAST POLE

AT REAR OF PAVEMENT, c15cm FROM
WALL OF TERRACE OF SHOPS, ON PARTY
LINE BETWEEN 448 (MICHAEL HARRIS)
AND 446 (JUST AROUND THE CORNER RESTAURANT)



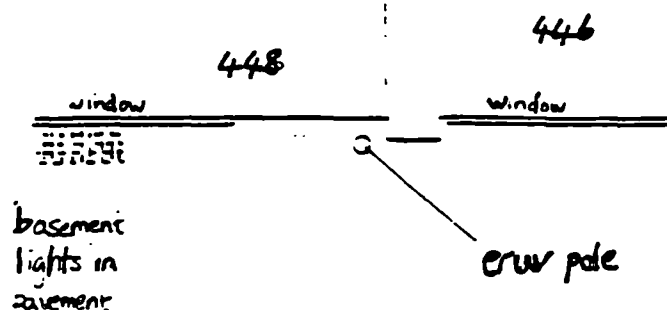
(view east)

06 FINCHLEY ROAD NW2

AMENDMENT JANUARY 1993

SCHEMATIC SHOWING LOCATION OF EAST POST.

AT REAR OF PAVEMENT, 15cm FROM
WALL OF TERRACE OF SHOPS, TO THE
NORTH OF PARTY LINE BETWEEN
448 (MICHAEL HARRIS) AND 446
(JUST AROUND THE CORNER RESTAURANT)



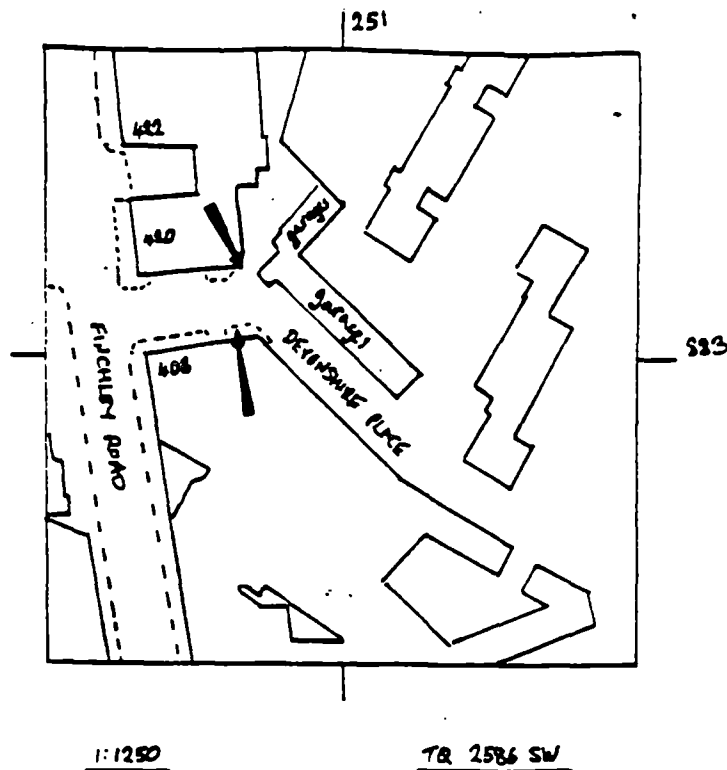
07

Location

07
Devonshire Place
NW2

Post and wire construction

2 posts
5.5m tall
76mm diameter
Olive green finish



Summary of specific objections

Granix Developments, owners of Heathwest object to the proposed siting of the post at No. 420 Finchley Road.

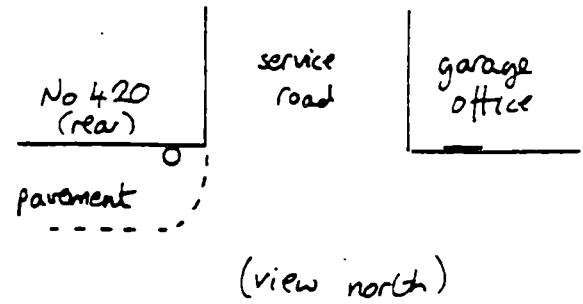
Planning appraisal

420 Finchley Road ("Heathwest") is a currently vacant office development. 408 Finchley Road accommodates a number of commercial uses. The posts would be sited in an unobtrusive location and would not obstruct access to the service road to the rear of Heathwest. The posts would be set approx. 17m up Devonshire Place and would not therefore intrude on the street scene of this part of Finchley Road. Furthermore the posts would not be unduly visible from the residential flats in Devonshire Place due to a sharp bend in the road.

SCHEMATIC SHOWING LOCATION OF POSTS

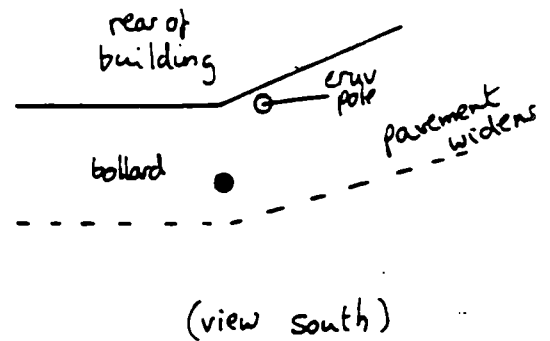
1/ NORTH POST

AT REAR OF PAVEMENT, c 15cm FROM CORNER OF 420 FINCHLEY ROAD "METTM WEST" - SERVICE ROAD LEADING TO PARKING AND CAR REPAIR WORKSHOP, WITHIN 1m OF FLANK WALL.



2/ SOUTH POST

AT REAR OF PAVEMENT, c 15cm FROM BRICK WALL JUST WEST OF THE STEEL BOLLARD WHICH IS WITHIN THE PAVEMENT, WITHIN 1m OF THE ANGLED CORNER



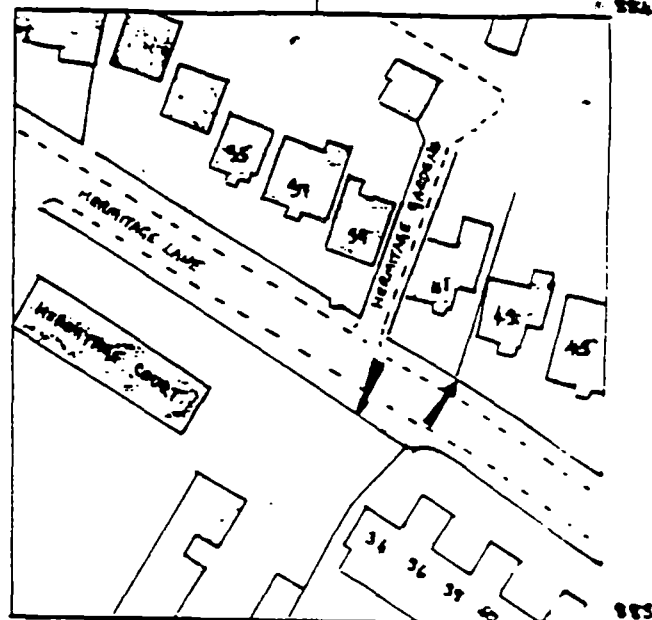
08C

NW2

2 posts

76mm diameter

Olive green finish



1:1252

TO THE

The occupiers of No.65 Hermitage Lane have no objection to the creation of an Eruv but object to the positioning of a pole outside their house.

1. The reduction in visibility of oncoming traffic caused by a pole.

2. The creation of a ghetto.
3. The waste of tax payers money.
4. Pole may obstruct drive to No.41. Post should be moved away from drive.
5. One lamp post on one side of No.41, do not want another post the other side.
6. Why is it necessary now to create an Eruv.
7. Will add to deluge of unsightly wires and poles already in the street. Creation of poles for religious purposes is unexcusable.
8. Posts will add to the already numerous problems for the old, blind and small children.

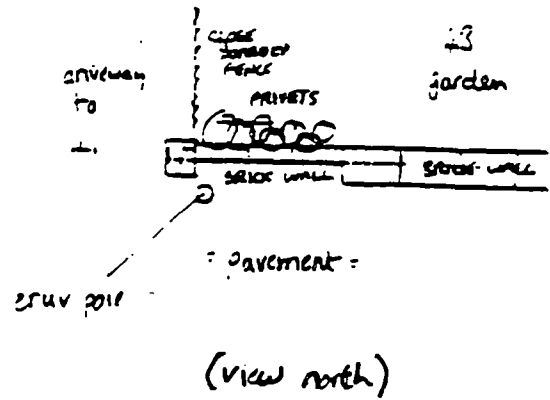
Planning application
Following negotiations with the applicant it is no longer proposed to erect a post directly outside No.65. Post on south side of Hermitage Lane would be located approx. 6m west of existing horsechestnut (covered by TPO). This would be sufficient distance to not affect spread of tree. Posts would be located sufficient distance, approx. 20m, from Hermitage Court to not affect visual amenities of residents. Post on north side would be located adjacent to the boundary of No.41 and No.43. The post would not affect the spread of beech tree in front garden of No.43. In view of existing lamp posts in the road the proposed posts would not be out of character in the street scene.

08C . HERMITAGE LANE NW2

SCHEMATIC SHOWING LOCATION OF POSTS

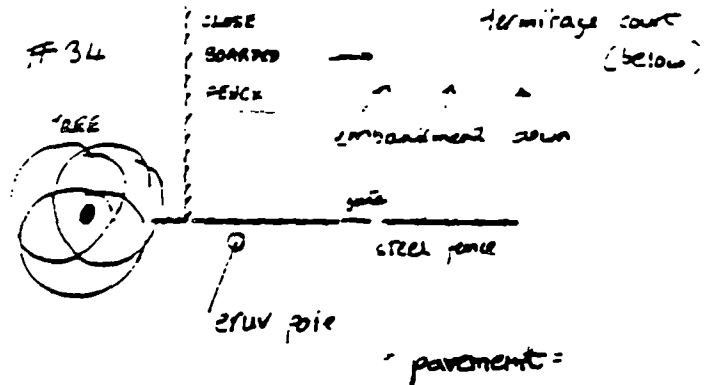
1. NORTH POLE

AT REAR OF PAVEMENT, 15 cm
FROM BRICK WALL AT FRONT OF 43
HERMITAGE LANE, TO THE EAST OF
ENTRANCE DRIVE TO No. 41.



2. SOUTH POLE

AT REAR OF PAVEMENT, TO THE
WEST OF THE LARGE (OAK) TREE
WHICH STANDS AT THE BOUNDARY OF
34 HERMITAGE LANE (CLOSE BOARDED
FENCE) AND THE EMBANKMENT DOWN
TO HERMITAGE COURT.

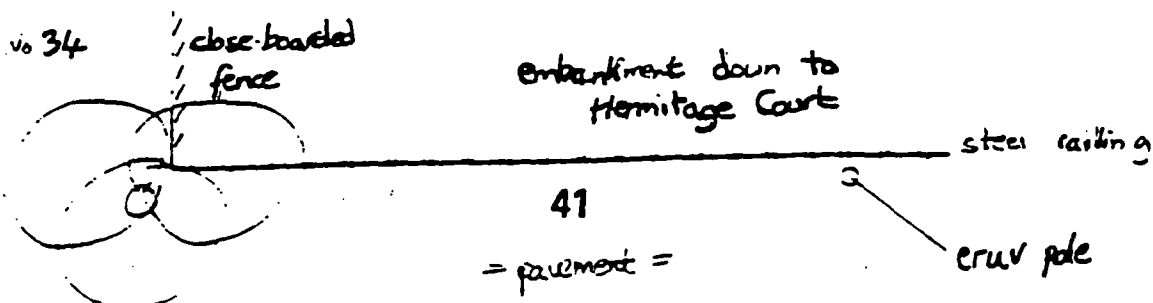


08C : HERMITAGE LANE NW2

AMENDMENT JANUARY 1993

SCHEMATIC SHOWING LOCATION OF SOUTH POLE

AT REAR OF PAVEMENT, 6m TO THE NORTH WEST
OF THE LARGE OAK TREE WHICH STANDS AT
THE BOUNDARY OF No 34 HERMITAGE LANE.

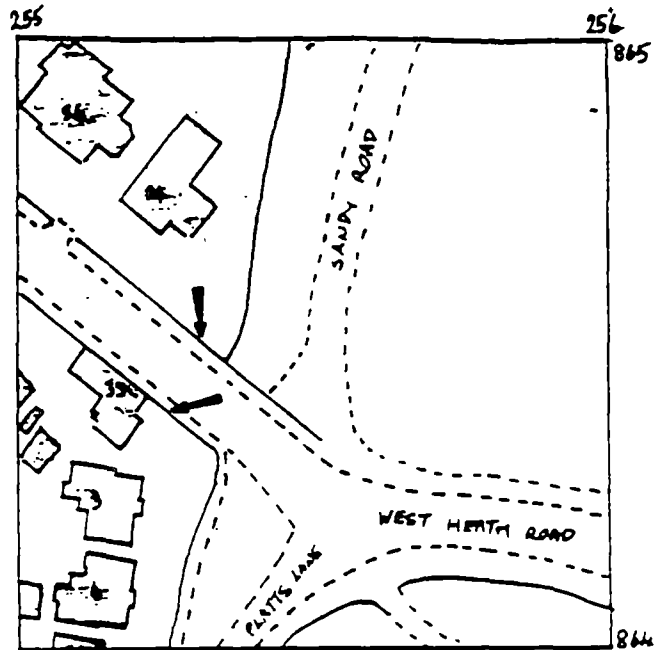


Location

09
West Heath Road
NW3

Post and wire construction

2 posts
5.5m tall
76mm diameter
Olive green finish

1:1250TA 2586 SESummary of specific objections

The occupier of No. 62 South Hill Park objects to the proposed posts and wire which will not preserve or enhance the character of the road, but will spoil it.

Planning appraisal

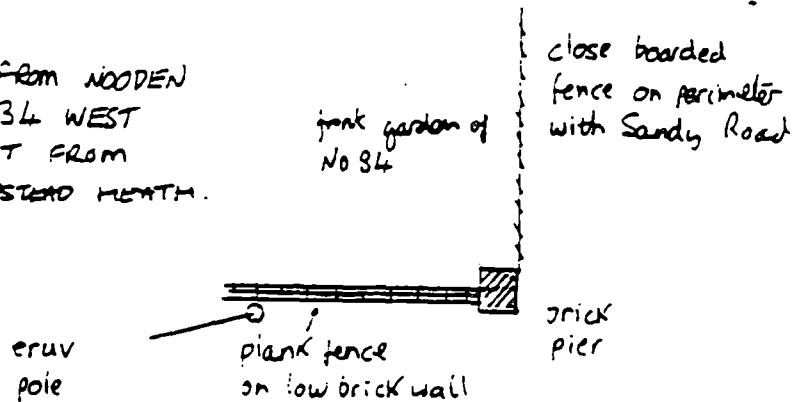
Post on south side would be located adjacent to close boarded fence enclosing No.33 West Heath Road next to pedestrian gate. Lamp post in close proximity. Post would not obscure existing street sign. Degree of screening would be offered by a variety of foliage within boundary of No.33. Post on north side would be approx. 5m from junction with Sandy Road. Posts would not affect spread of nearby beech and maple trees (both included in TPO).

09 WEST HEATH ROAD NW3

SCHEMATIC SHOWING LOCATION OF POSTS

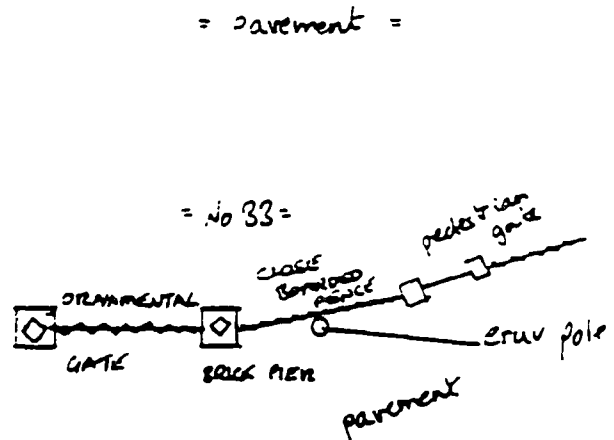
1/ NORTH POST

AT REAR OF PAVEMENT, 15cm FROM WOODEN GARDEN FENCE IN FRONT OF 34 WEST HEATH ROAD, 5m NORTH WEST FROM CORNER WITH SANDY ROAD / HAMPSHIRE HEATH.



2/ SOUTH POST

AT REAR OF PAVEMENT, 15cm FROM CLOSE-BOARDED FENCE WHICH FORMS THE FRONT GARDEN BOUNDARY TO NO 33 WEST HEATH ROAD (THE LODGE) MIDWAY BETWEEN THE PEDESTRIAN GATE AND THE NORTH PIER OF THE (UNUSED) ORNAMENTAL GATES

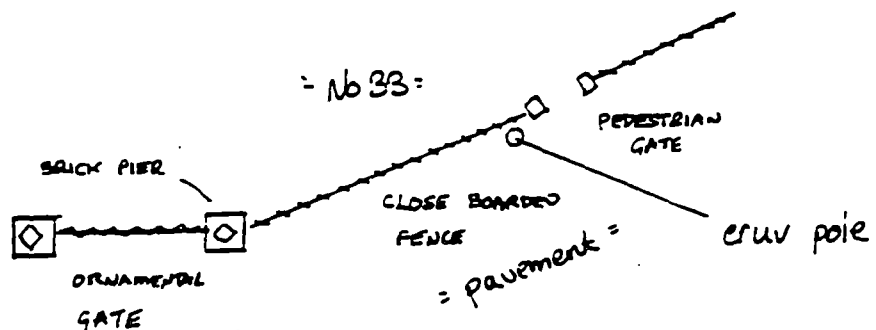


09 : WEST HEATH ROAD , NW3

AMENDMENT JANUARY 1993

SCHEMATIC SHOWING LOCATION OF SOUTH POLE

AT REAR OF PAVEMENT, ADJACENT TO CLOSE-BOARDED FENCE WHICH FORMS THE FRONT-GARDEN BOUNDARY TO NO 33 WEST HEATH ROAD (THE LODGE) JUST SOUTH EAST OF THE PEDESTRIAN GATE.

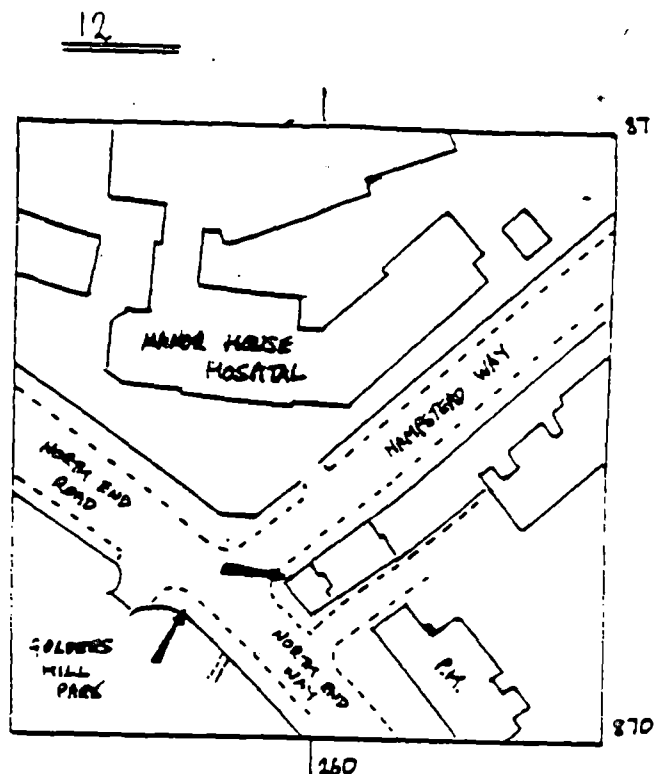


Location

12
North End Road/Way
NW11

Post and wire construction

2 posts
5.5m tall
76mm diameter
Olive green finish



1:1250

TQ 2587 SE

TQ 2697 SW

Summary of specific objections

Occupier of "Elmwood" makes the following objections:

1. View from flats would be spoilt.
2. Unacceptable concentration of poles.
3. Should be no damage to tree.
4. Crossing should be further north, perhaps from Ivy House to Manor House Hospital.

Occupier of 62 South Hill Park objects as:

1. Proposed posts will adversely affect the appearance and setting of Golders Hill Park.
2. Posts and wire will not enhance or preserve the character of the road, but will spoil it.

Occupier of 15 The Vale object to the post and wire which would ruin the view of the beautiful park.

Corporation of London object to the proposed pole outside Golders Hill Park which will detract from the existing view of the park and should be re-located away from the park.

Planning appraisal

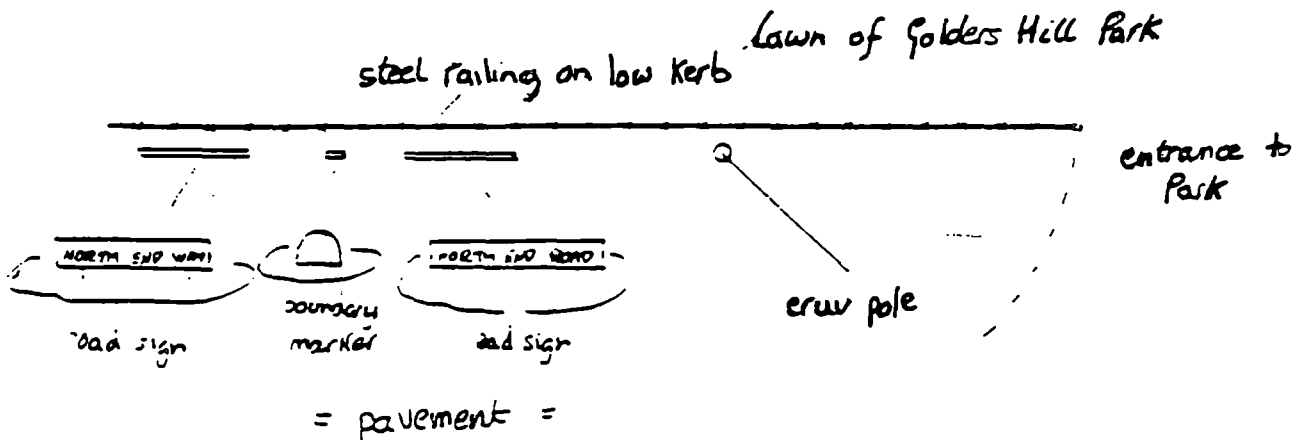
North-west post would be located next to side boundary wall to "Elmwood", approx. 15m from corner. Post would be located beyond spread of maple tree on Hampstead Way and therefore not effect it. Post on south-west side would be located 2.5m north of "North end Road" sign and next to existing lamp post. Road contains a number of lamp posts and traffic signs. Considered that 2 additional posts with wire spanning between would not detract from the character of the area.

12 NORTH END WAY / ROAD NW11

AMENDMENT JANUARY 1993

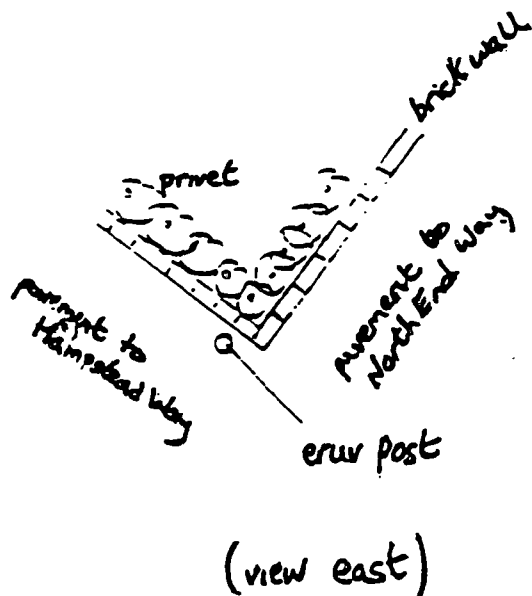
SCHEMATIC SHOWING LOCATION OF SOUTH-WEST POLE

AT REAR OF PAVEMENT, 2.5 m NORTH WEST OF
ROAD SIGN BEARING LEGEND "NORTH END ROAD"
ADJACENT TO PARKS PERIMETER STEEL FENCE.



21 NORTH EAST POLE

AT REAR OF PAVEMENT, c15cm
FROM BRICK WALL AND c15cm
FROM CORNER OF HAMPSHIRE
WAY AND NORTH END WAY.



Location

13
Wildwood Road
NW11

Post and wire construction

7 posts
5.5m tall
76mm diameter
Olive green finish

Summary of specific objections

The occupiers of 215 Hampstead Way, Wyldes Close Corner, 5 and 6 Turners Wood, 1 Wildwood Rise, 8, 13, 56, 64 Wildwood Road 6 Bigwood Road, 70 Northway, 3 Brumer Close, 8 Meadway, 62 South Hill Park, 15 The Vale and 5,6 and 10 Constable Close raise the following objections:

1. Proposal would cause trouble and is unwise.
2. Detrimental to the Conservation Area.
3. Hazard to the wheelchair and poorly sighted.
4. Pandering to the needs of minority group for 1 day in each week.
5. Eyesore.
6. Attract graffiti and vandalism.
7. Visibly intrusive, cause zigzag effect.
8. Detrimental to the heath.
9. Create orthodox Jewish zone.
10. Not sympathetic to the original appearance of the Suburb.
11. Street clutter.

Contd.

Planning appraisal

Within Hampstead Garden Suburb Conservation Area.

Post proposed at corner of "Wyldes Close Corner". The property is set well back from the road and is on a substantially higher ground level. In view of this and the dense foliage at the boundary of the property, it is considered that the post would not be detrimental to the visual amenities of the occupier. Posts would be located equidistant between existing lamp posts along main part of Wildwood Road. An additional post would be required at the acute bend in the road, close to Wildwood Close, to avoid the wire spanning across the road. Both this post and the post proposed next to existing telegraph pole at the junction with Wildwood Rise would be located forward of No.1 Wildwood Rise.

Contd.

13.

ALL ERUV POSTS SET AT REAR
OF PAVEMENT.

HAMPSTEAD HEALTH EXTENSION

supplementary
post: Jan. '99

HAMPSHIRE WEATH

1:1250

TQ 2687 SW

Summary of specific objections

12. Divisive.
13. Hazard to wildlife.
14. Desecrate Conservation Area.
15. Harmful to the appearance and amenities of the Heath extension.
16. Unacceptable blight on an unspoilt sylvan view.
17. Posts are not evenly spaced between the lamp posts, they are cluttered at one end and would look awful at this bend.

The occupier of 13 Wildwood Road supports the proposal which would be of benefit to his disabled father.

The Hampstead Garden Suburb Residents Association object to the erection of more poles along Wildwood Road which would be deplored on environmental grounds.

The Hampstead Garden Suburb Trust states that the posts between Wildwood Road and Wyldes Close might be unsightly and may not be in keeping in an outstanding Conservation Area.

The Corporation of London:

1. The proposed line of poles along Wildwood Road will detract from the existing view of the Heath and diminish its rural appearance.
2. The streets are already cluttered. Allowing more poles would only serve to make matters worse and would reduce the visual impact of the Heath.
3. Not essential for the poles to be in this position along Wildwood Road and they should not be on the Heath in any form.

Planning appraisal

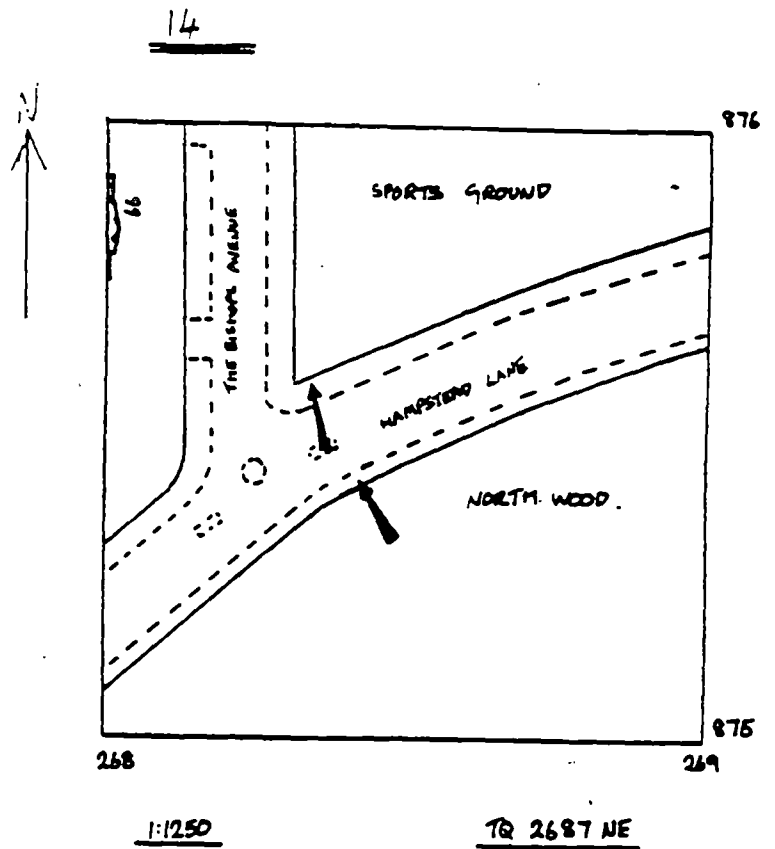
In view of the distance of the property from the pavement, approx. 15m, and an existing telegraph pole and lamp post in close proximity, it is considered that the posts would not be detrimental to the visual amenities of the occupiers. The posts, like the existing lamp posts, would be a visible feature when travelling along Wildwood Road. While they would result in additional street furniture, in view of their proposed location at the back edge of the pavement the posts would probably not be as prominent as the existing lamp posts. It is considered that the view to the woods from the open heath would largely remain unaffected since the poles would be seen against the backdrop of these woods. Similarly, the view from the woods to the open heath would largely remain unspoiled. There would be no effect on trees on the adjoining heath and the wire as proposed should not endanger bird life. In conclusion it is considered that there would be no harm to the overall character of the Conservation Area.

Location

14
Hampstead Lane
N6

Post and wire construction

2 posts
5.5m tall
76mm diameter
Olive green finish



Summary of specific objections

Planning appraisal

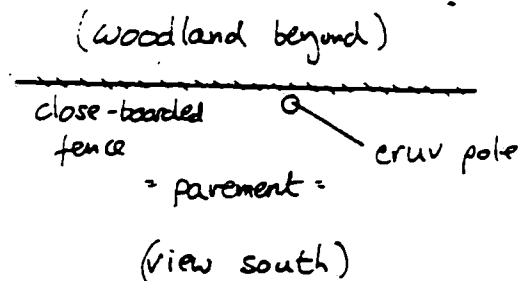
Within Hampstead Garden Suburb Conservation Area. The post on the northern side of Hampstead Lane would be located next to the close boarded fence which bounds "North Wood". The post and wire would not affect trees to the rear of the fence. The posts would be sited close to the mini-roundabout at the junction with The Bishop's Avenue between 2 existing traffic posts 3.5m high. The post on the northern side would be sited 0.5m east of a grit bin close to an existing lamp post. It is considered that the olive green finish on the posts would blend in suitably with this tree lined part of Hampstead Lane and would not have a detrimental affect on the character of this part of the Conservation Area and surrounding trees would not be affected.

14: HAMPSTEAD LANE NB

SCHEMATIC SHOWING LOCATION OF POSTS

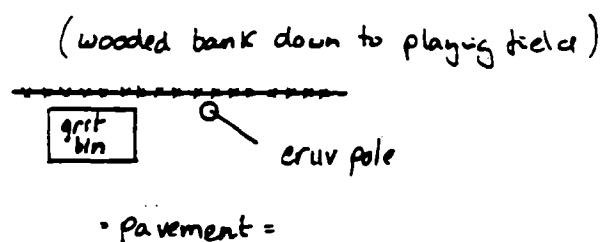
1/ SOUTH POLE

AT REAR OF PAVEMENT, 15cm FROM CLOSE
BOARDED FENCE WHICH BOUNDS "NORTH WOOD"



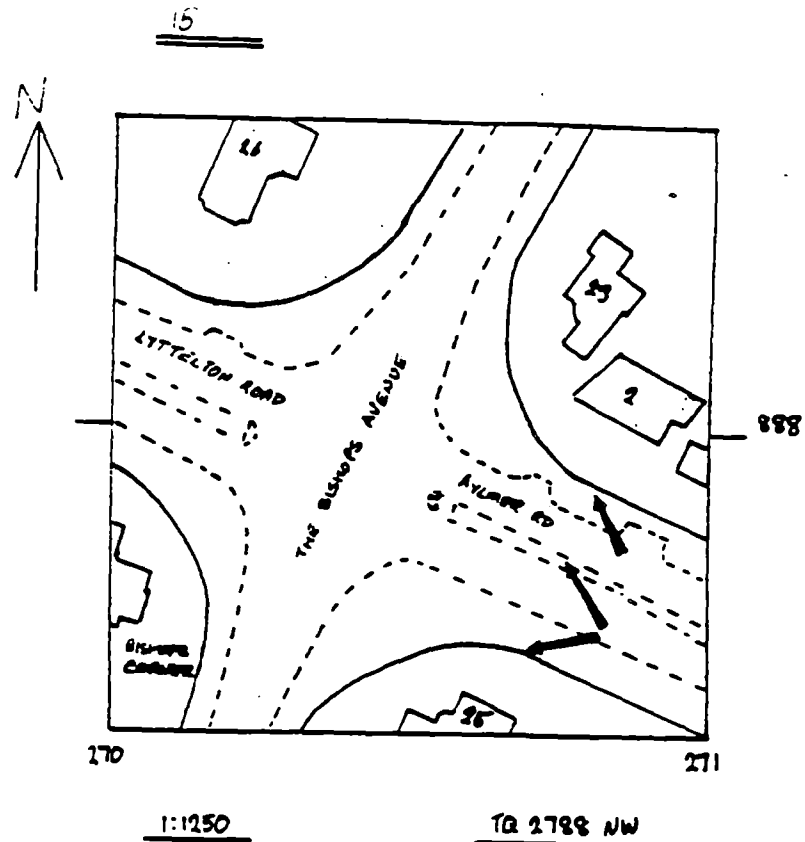
2/ NORTH POLE

AT REAR OF PAVEMENT, 15cm FROM
STEEL RAILINGS WHICH BOUND PLAYING
FIELDS, 0.5m WEST OF GRIT
BIN ON PAVEMENT.



Location
15
Aylmer Road
N2

Post and wire construction
3 posts
6.5m tall
114mm diameter
Olive green finish



Summary of specific objections

Planning appraisal

Within Hampstead Garden Suburb Conservation Area
One post would be located on the central reservation next to an existing lamp post. The post on the south side would be located approx. 10m from No.25 Bishop's Avenue. No.25 has a number of windows facing Aylmer Road. It is considered however, that the siting of the post would not be detrimental to the visual amenities of the occupiers in view of the substantial distance from the property and screening offered by trees within the boundary of No.25. The post on the northern side of Aylmer Road would be located approx. 11m from No.2 Aylmer Road. It is considered that this would be sufficient distance and would not be detrimental to the amenities of the occupiers. This part of Aylmer Road has a number of traffic lights and lamp columns approx. 12m in height, the proposed posts would not appear incongruous

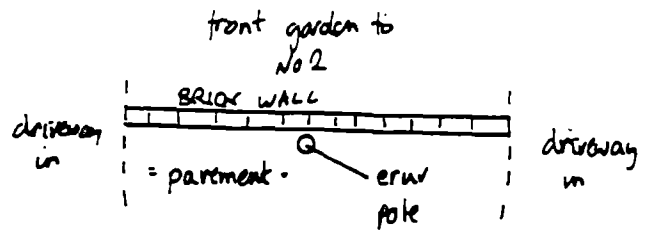
Contd.

15. AYLMER ROAD, N2

SCHEMATIC SHOWING LOCATION OF POSTS

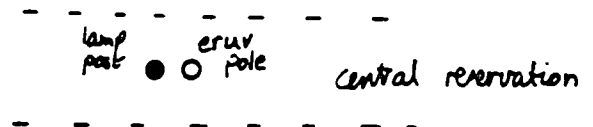
1/ NORTH POLE

AT REAR OF PAVEMENT, 15cm FROM FACE OF BRICK WALL WHICH FRONTS No 2, MIDWAY BETWEEN TWIN DRIVEWAY ENTRANCES



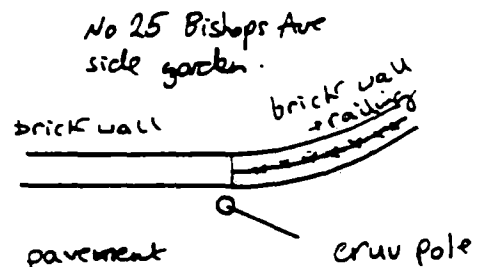
2/ CENTRAL POLE

ON CENTRAL RESERVATION, ADJACENT TO EXISTING LAMP-POST. COLINEAR WITH NORTH AND SOUTH POLE.



3/ SOUTH POLE

AT REAR OF PAVEMENT, 15cm FROM BRICK WALL WHICH FRONTS No 25 BISHOPS AVENUE.



n.b. for 15/1 and 15/3 there is a grass verge between the pavement and the carriageway.

Planning appraisal

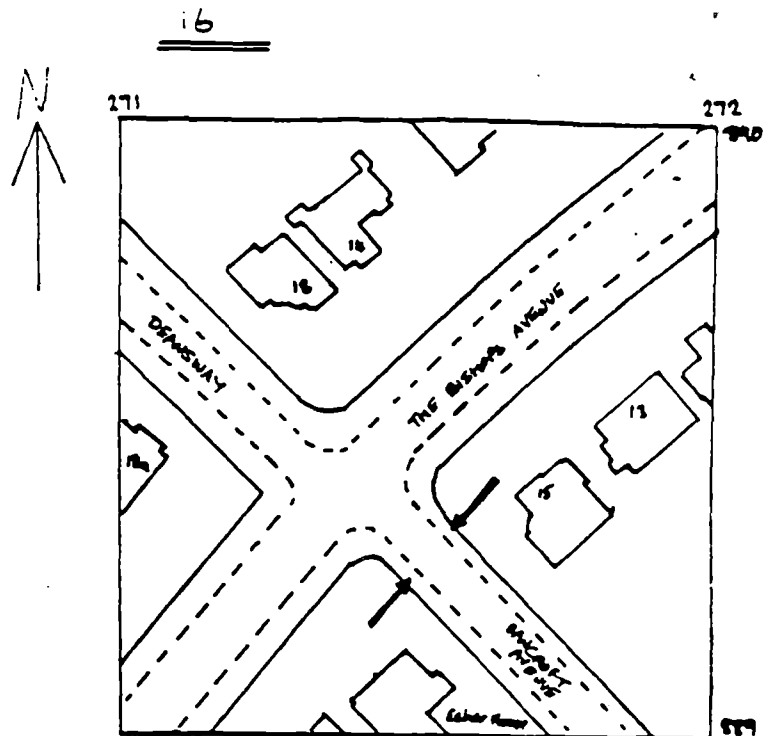
on the street scene and would not be detrimental to the character of this part of the Conservation Area.

Location

16
Bancroft Avenue
N2

Post and wire construction

2 posts
5.5m tall
76mm diameter
Olive green finish



1:1250

TQ 2788 NW

Summary of specific objections

The occupier of No.19 Bancroft Avenue objects to the proposal for the following reasons:

1. Poles and wire would be unaesthetic and an historically abhorrent eyesore to a co-religionist like myself.
2. Many of my Jewish neighbours seem unaffected by the absence of an Eruv.
3. Set a precedent for other boroughs.

Planning appraisal

Within Hampstead Garden Suburb Conservation Area

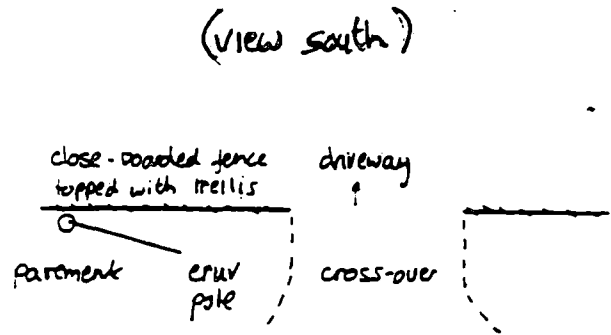
Post on south-western side would be located 4m from the vehicular crossover to Esher House, toward the Bishop's Avenue. Degree of screening provided by approx. 1.5m high close boarder fence, maple tree and foliage within the boundary of Esher House. Post on north-east side would be located directly opposite, approx. 3.5m forward of No.15 Bishop's Avenue's front building line, next to an existing lamp post. No.15 is currently vacant. The location of the post is considered acceptable in view of the distance from the property. It is considered that the posts would not be out of character in Bancroft Avenue and are located a sufficient distance from the junction with the Bishop's Avenue to not be intrusive on its street scene.

16: BANCROFT AVENUE, N2

SCHEMATIC SHOWING POSITION OF POSTS

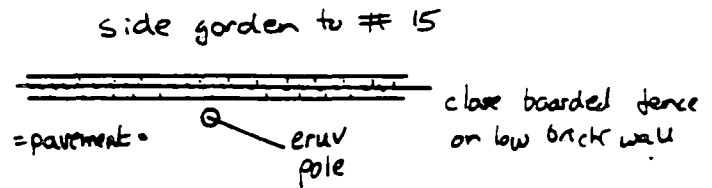
1/ SOUTH POST

AT REAR OF PAVEMENT, c. 15cm from
CLOSE BOARDED FENCE WHICH BOUNDS
"ESHER HOUSE", 4m SOUTH EAST
OF CROSS-OVER.



2/ NORTH POST

AT REAR OF PAVEMENT, c. 15cm from
LOW BRICK WALL AND CLOSE-BOARDED
FENCE WHICH BOUNDS 15 BISHOPS AVENUE.
PERPENDICULARLY OPPOSITE SOUTH POST



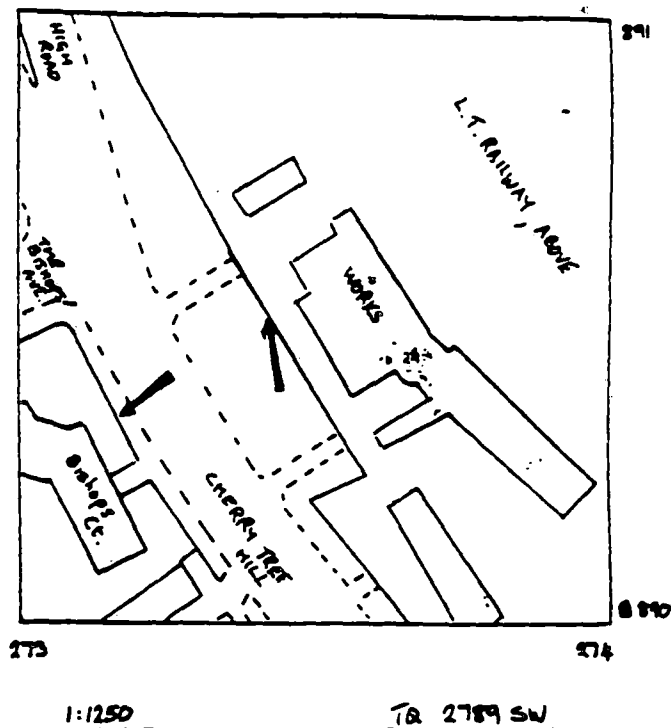
(view north)

Location

17
Cherry Tree Hill
N2

Post and wire construction

2 posts
6.5m tall
76mm diameter
Olive green finish



Summary of specific objections

Planning appraisal

Within Hampstead Garden Suburb Conservation Area
Post on western side would be located on the back edge of pavement fronting Bishop's Court. Bishop's Court is a 3 storey block with accommodation in the roof, due to changes in levels the ground floor is semi-basement and from Cherry Tree Hill appears to be 2 storey. The property is further screened from the road by conifer trees along the perimeter approx. 3.5m high. In view of these and the distance of approx. 5m between the block and the back edge of pavement it is considered that the siting of the post is acceptable and would not be out of character in this peripheral part of the conservation area. Post on eastern side would be located just south of an existing telegraph pole, outside London Transport electricity generating station. The post would be

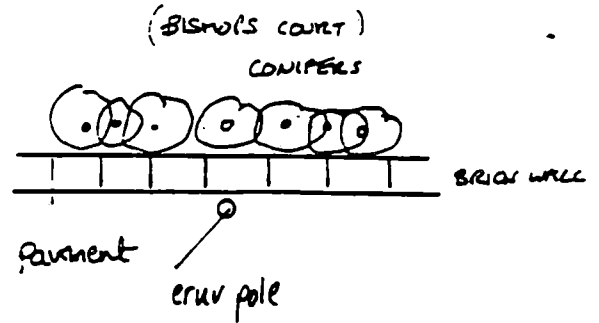
Contd.

17. CHERRY TREE HILL, N 2

SCHEMATIC SHOWING LOCATION OF POSTS

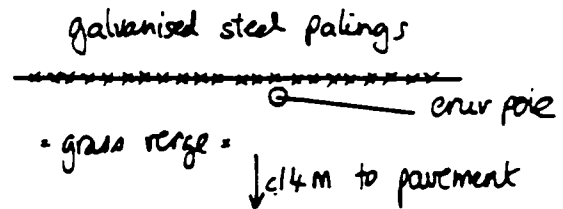
1) WEST POLE

AT REAR OF PAVEMENT, 15 cm FROM
BRICK WALL WHICH FRONTS BISHOPS
COURT, APPROX 15 m EAST OF
CORNER WITH BISHOPS AVENUE.



2) EAST POLE

ADJACENT TO GALVANISED STEEL
PALINGS, AT REAR OF WIDE GRASS
VERGE; IN FRONT OF INDUSTRIAL
BUILDINGS



Planning appraisal

set approx. 15m from the road, to the rear of an expansive green verge. In view of its location the post would not be a prominent feature on the street scene.

Location

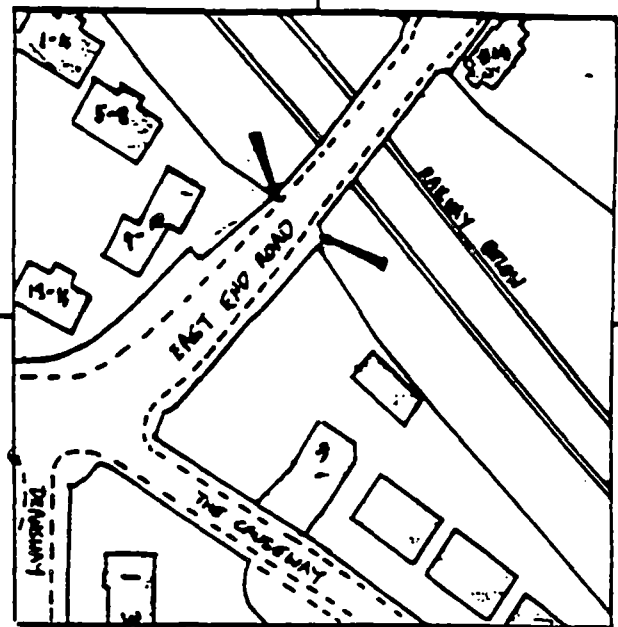
18A
East End Road
N2

Post and wire construction

2 posts
5.5m tall
76mm diameter
Olive green finish



394



1:1250

TA 2184 SE
TA 2784 SW

Summary of specific objections

The occupiers of No's 1b and 2c Everdale Court, Causeway, object for the following reasons:

1. Infringement on people and privacy.
2. Visually intrusive.
3. Unsightly and prominent.
4. Attract graffiti.

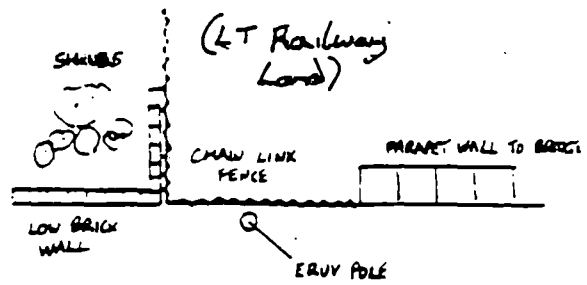
Planning appraisal

Post on west side would be located just north of an existing lamp post. Post on east side would be located 1.5m south of parapet wall to bridge adjoining close boarded fence fronting grass verge. Posts would be located sufficient distance from residential properties to not be detrimental to amenities. A degree of screening would be offered by trees on east side and posts would not be out of character in view of 2 lamp posts currently located on west side of road in close proximity to proposed siting of posts, and telegraph post with wires spanning to nearby houses located to the corner of the Causeway with Deansway.

SCHEMATIC SHOWING LOCATION OF POLES

1/ WEST POLE

AT REAR OF PAVEMENT, 15cm FROM CHAIN LINK FENCE WHICH JOINS THE BRICK PARAPET OF THE BRIDGE TO THE LOW BRICK WALL SURROUNDING SHRUBS 1 m SOUTHWEST OF THE PARAPET WALL



(Looking West)

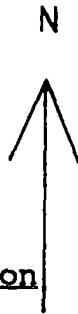
2/ EAST POLE

AT REAR OF PAVEMENT, 15 cm FROM CLOSE BOARDED FENCE WHERE IT CHANGES DIRECTION, APPROX 1.5m SOUTH EAST OF PARAPET WALL

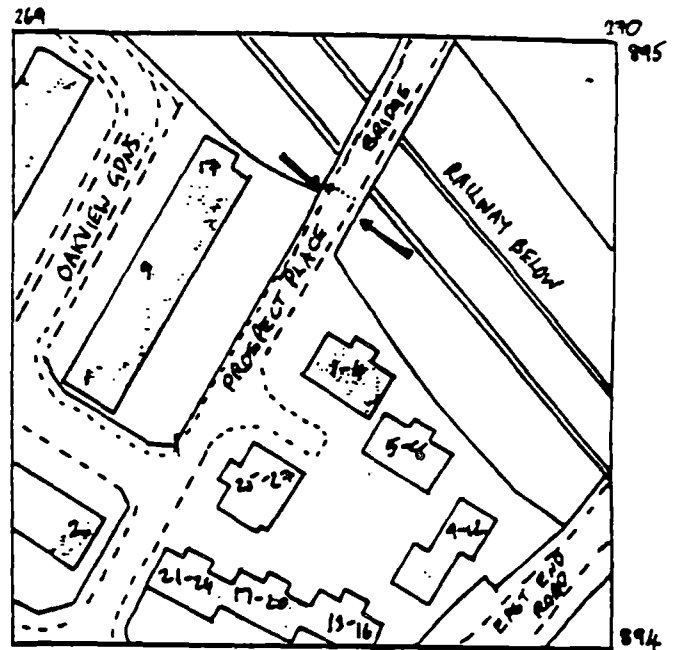


(Looking East)

Location
18B
Prospect Place
N2



Post and wire construction
2 posts
3.5 tall
76mm diameter
Grey finish



1:1250

TQ 2689 SE

Summary of specific objections

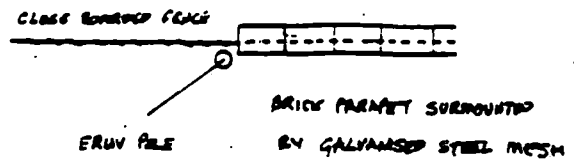
Planning appraisal

Posts would be located directly to the rear of brick parapet wall, surmounted by steel mesh fence. Post on west side would be located to the rear of the garden fence of No.17 Oakview Gardens, approx. 11m from the property. In view of the distance it is considered that the post would not be detrimental to the occupiers of adjoining properties. The post on the east side would be located approx. 3m north of an existing lamp post, which is approx. 5m in height. It is considered that the posts would not detract from the character of this part of Prospect Place and are acceptable.

SCHEMATIC SHOWING LOCATION OF POLES

1/ WEST POLE

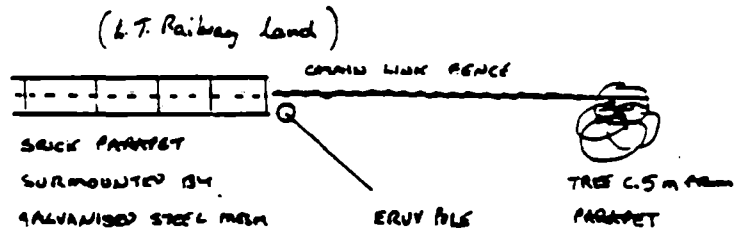
15 cm SOUTH OF BRICK PARAPET WALL OF BRIDGE, IN FRONT OF CLOSE-BOARDED WOODEN FENCE WHICH IS THE REAR PERIMETER OF 1-17 OAKVIEW GARDENS. THE POLE IS SET AT THE REAR OF THE GRASS VERGE BEYOND THE PAVEMENT / FOOTPATH



(Looking West)

2/ EAST POLE

15 cm SOUTH OF BRICK PARAPET WALL OF BRIDGE, IN FRONT OF CHAIN LINK FENCE WHICH IS THE PERIMETER OF THE L.T. RAILWAY LAND. THE POLE IS SET AT THE REAR OF THE GRASS VERGE BEYOND THE PAVEMENT / FOOTPATH



(Looking East)

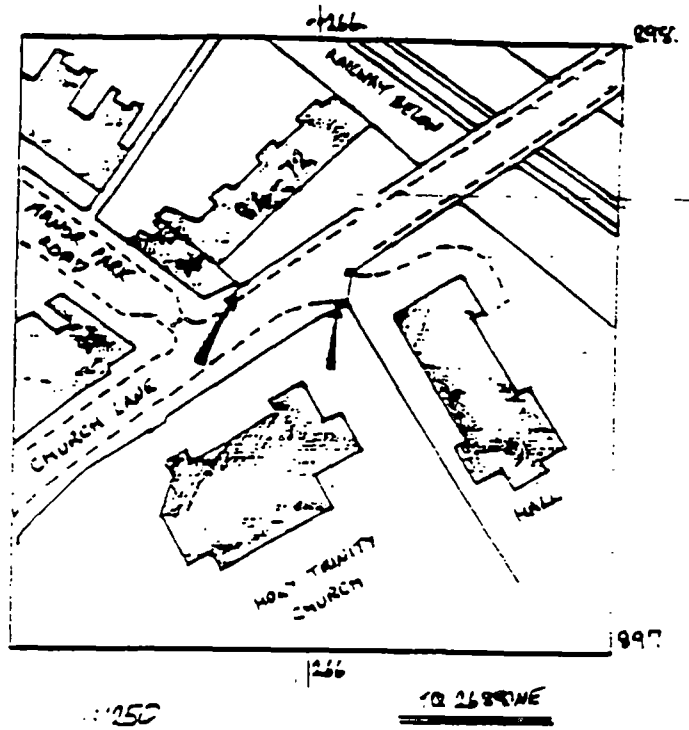
Location

19
Church Lane
N2



Post and wire construction

2 posts
5.5m tall
76mm diameter
Olive green finish



Summary of specific objections

Hasler, Brennan, & Henshaw Partnership, on behalf of their clients at 67A Church Lane, make the following objections:

1. North-east post would be located adjoining proposed access with planning approval.
2. The sketch plan provided is incorrect as it shows post located outside No.88 rather than 84 Church Lane.

Occupiers of 32 Tinity Toad and 84 Church Lane raise objections to:

1. Already a number of poles and street furniture.
2. Safety hazard.
3. Sketch plan is incorrect.
4. Unwanted intrusion upon the community.
5. Eyesore.
6. Should consider the environment for the majority of residents.

The Finchley Society object to further visual distraction from Holy Trinity Church to the detriment of the listed building.

Planning appraisal

Post on north-east side of Church Lane would be located next to vehicular access to Church Lane to the rear of pavement. Pavement is approx. 4m deep at this point. Post would be adequately screened when viewed towards bridge, by dense foliage in Church foregrounds. Post would be located close to existing telegraph poles and lamp posts. Location would not interfere with proposed plans to widen vehicular access to church hall. Post on south-west side would be located on boundary of No's 86 and 84, by the side of No.84's low boundary wall. Post would not obscure No.86's shop front. Pavement is approx. 1.5m deep at this point. Proposed location by side of boundary wall would not obstruct the free flow of pedestrians or restrict further the pavement area.

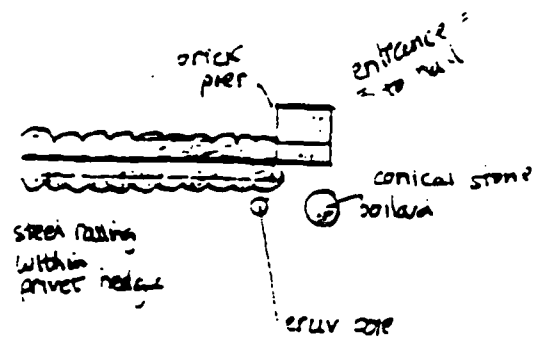
Contd.

19: CHURCH LANE, N2

SCHEMATIC SHOWING LOCATION OF POLES

1/ NORTH-EAST POLE

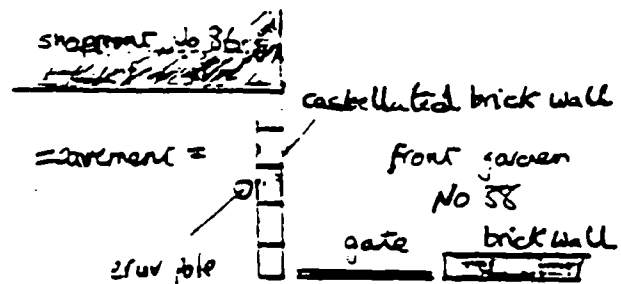
TO THE NORTH OF THE CONICAL STONE SOLARD WHICH IS SET IN FRONT OF THE BRICK PIER WHICH DEFINES THE NORTH SIDE OF THE ENTRANCE ROAD TO THE CHURCH HALL ADJACENT TO THE HEDGE/ STEEL RAILING. AT THE REAR OF THE PAVEMENT WITHIN 15cm OF FENCE AND 2.5m OF SOLARD



(looking south - 225°)

2/ SOUTH WEST POLE

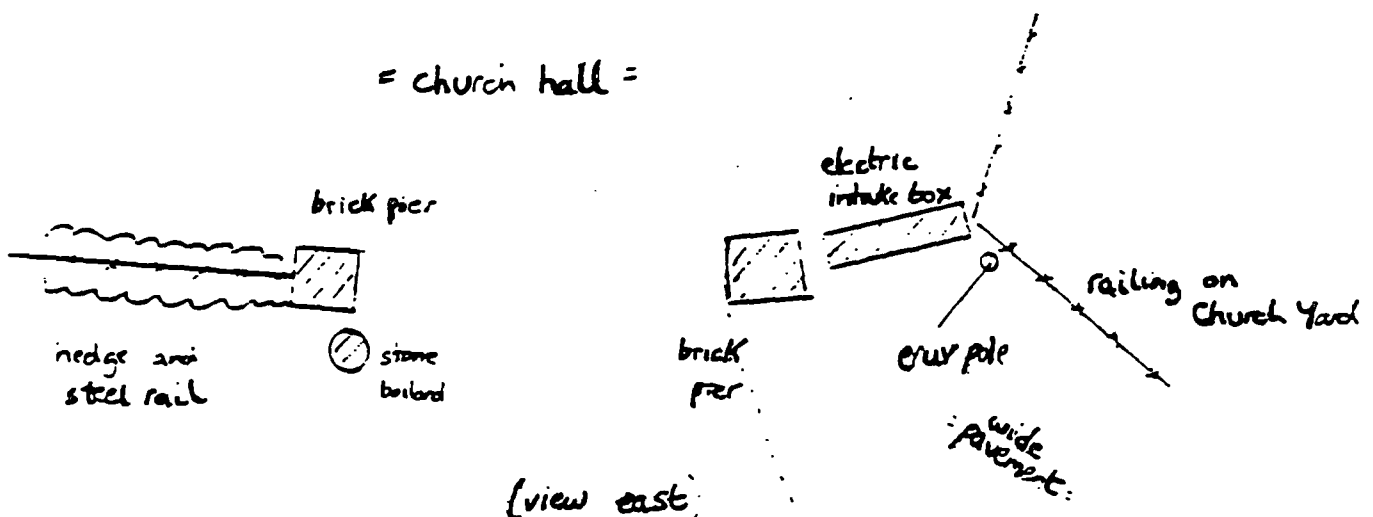
adjacent to low, castellated brick wall to the south west of the front garden of No 56.
- 15m from wall and 1m from front corner by gate.



19: CHURCH LANE N2

AMENDMENT JANUARY 1993

SCHEMATIC SHOWING LOCATION OF NORTH EAST POLE



TO THE SOUTH OF THE SOUTH BRICK PIER OF THE ENTRANCEWAY TO THE CHURCH HALL ADJACENT TO THE ELECTRICAL WIRE BOX AND CHURCH YARD RAILING.

Planning appraisal

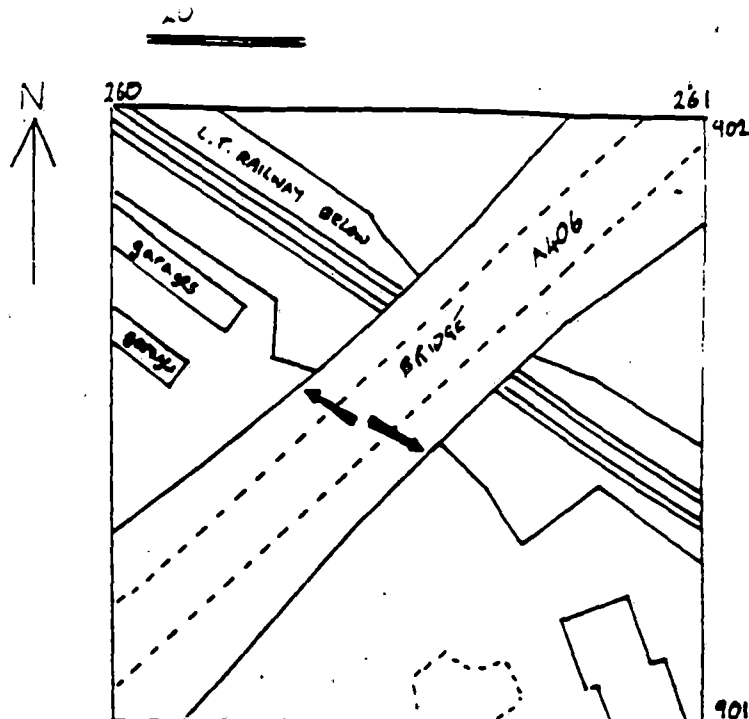
In view of existing lamp posts, traffic signs and 2 telegraph poles and wire spanning between them, it is considered that the proposal would not be out of character in this part of Church Lane. The Holy Trinity Church which is a listed building is well set back with mature vegetation around its boundary. The setting of the listed building would not be affected.

Location

20
North Circular Road
N2

Post and wire construction

2 posts
6.5m tall
114mm diameter
Olive green finish



1:1250

TQ 2690 SW

Summary of specific objections

Planning appraisal

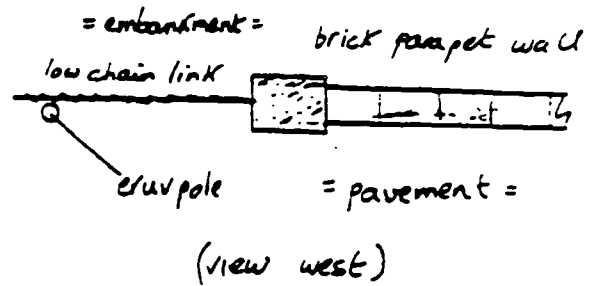
Posts would be located 3m south of parapet walls to bridge over railway line. No residential properties in the rear vicinity. Existing lamp posts and traffic signs over the bridge. It is considered that the two additional posts would be acceptable.

20: NORTH CIRCULAR ROAD, N2

SCHEMATIC SHOWING LOCATION OF POSTS.

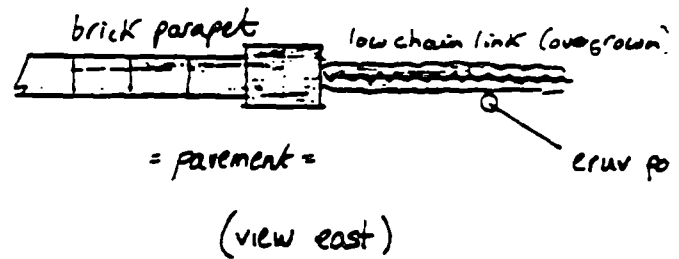
1/ WEST POLE

3m FROM PARAPET WALL OF BRIDGE OVER
UNDERGROUND RAILWAY LINE, DIRECTLY
ADJACENT TO CHAIN LINK FENCE AT
VERY REAR OF PAVEMENT



2/ EAST POLE

3m SOUTH OF PARAPET WALL OF BRIDGE
DIRECTLY ADJACENT TO CHAIN LINK FENCE
(OVERGROWN WITH IVY ETC) AT VERY
REAR OF PAVEMENT.

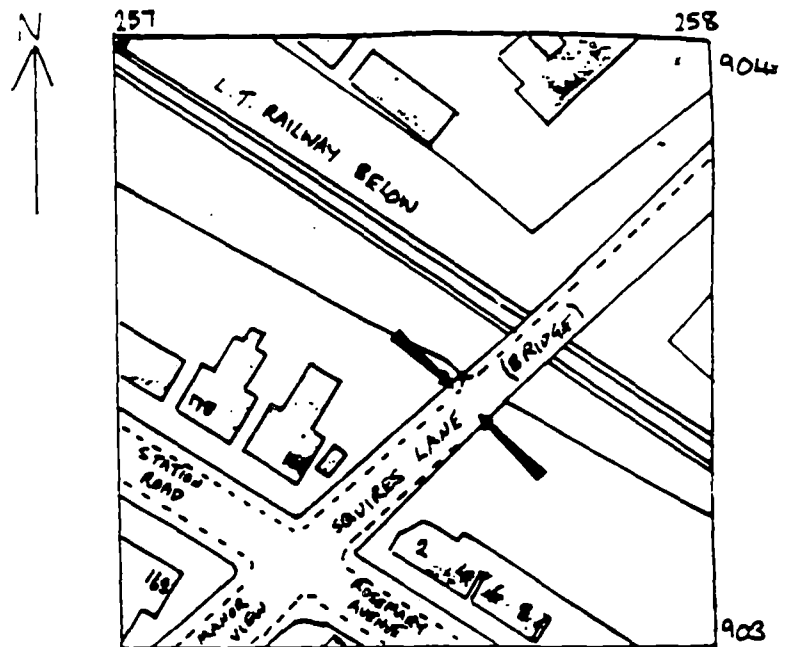


Location

21
Squires Lane
N3

Post and wire construction

2 posts
5.5m tall
76mm diameter
Olive green finish



1:1250

TO 25° 10' SE

Summary of specific objections

Planning appraisal

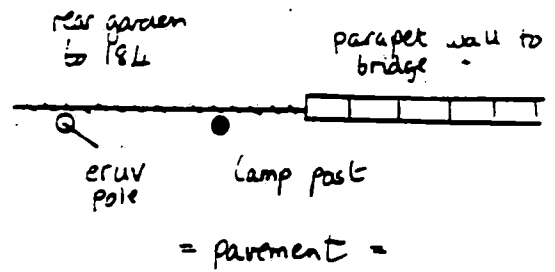
Post on north-west side of Squires Lane would be located approx. 2m south of existing lamp post, next to the close boarded fence enclosing No. 184 Station Road's rear garden. The post would be located approx. 17m from No.184. It is considered that in view of the distance and the location of the lamp post, that the post would not be detrimental to the amenities of the occupiers. Post on south-east side would be located just south of bridge at the point where the pavement widens to accommodate pedestrians, approx. 20m from No.2 Rosemary Avenue, next to close boarded fence which encloses No.2's rear garden. Considered that proposed post would not be detrimental to the residential amenities of the occupiers of No.2. Posts would not be out of character in street scene due to number of lamp posts, a telegraph pole and stand pipe to sewer in close proximity.

21 SQUIRES LANE N3

SCHEMATIC SHOWING LOCATION OF POSTS

1/ NORTH WEST POLE

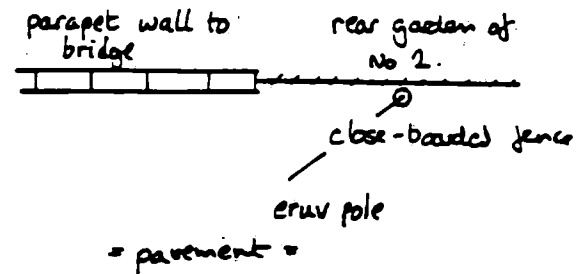
AT REAR OF PAVEMENT, 2m SOUTH WEST OF BRIDGE PARAPET, 15cm FROM CLOSE BOARDED FENCE WHICH BOUNDS THE BACK GARDEN OF 184 STATION ROAD



(view north west)

2/ SOUTH EAST POLE

AT REAR OF PAVEMENT, PERPENDICULARLY OPPOSITE N.W. POLE, 15cm FROM CLOSE-BOARDED FENCE WHICH BOUNDS THE REAR GARDEN TO 2, ROSEMARY AVENUE



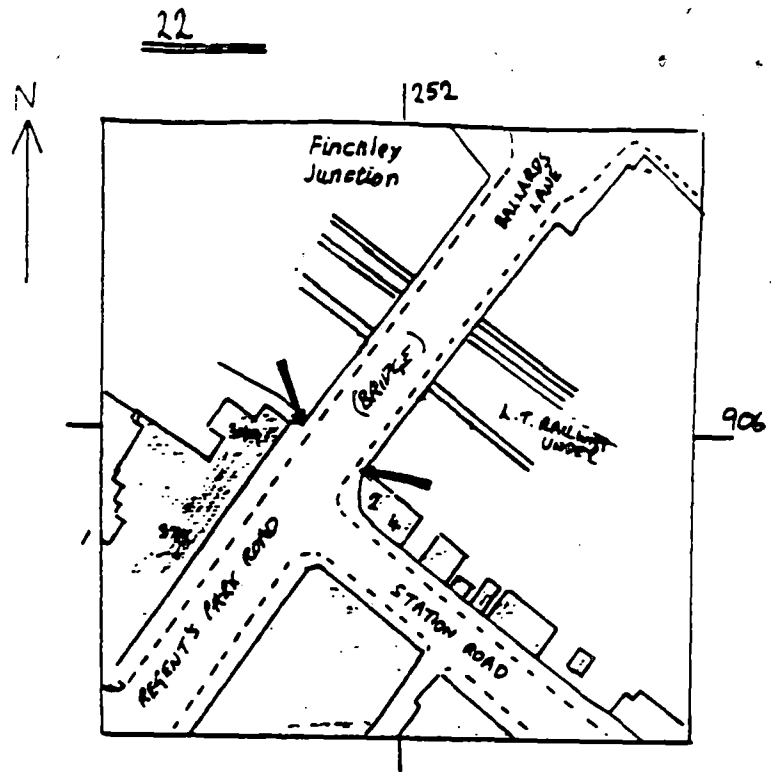
(view south east)

Location

22
Regents Park Road
N3

Post and wire construction

2 posts
6.5m tall
114mm diameter
Olive green finish



I: 1250

TQ 2590 NW

Summary of specific objections

The occupier of 2/4 Station Road makes the following objections:

1. Unsightly.
2. Spoil shop front.
3. Attract vandalism.
4. Hazard to birds.

The occupier of No. 8 Meadway object as poles would be harmful to the appearance and amenities of location which is already overloaded with street furniture.

Planning appraisal

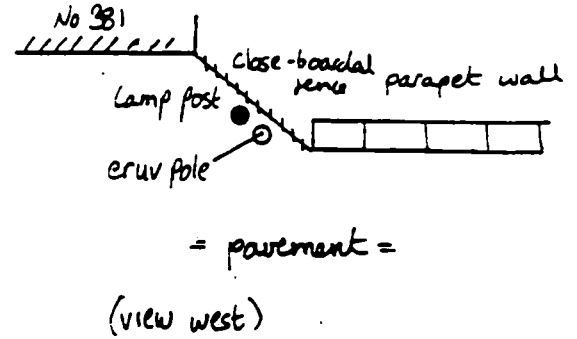
Post on west side would be located adjacent to an existing lamp post. Post would be located so as not to obscure No.381 Regents Park Road's window. Post on east side would be located between an existing lamp post and traffic sign. Post would not obscure shop window to No. 2 Station Road. This part of Regents Park Road has a number of lamp posts and traffic signs and it is considered that 2 additional posts would not be detrimental to the character of the road.

22: REGENTS PARK ROAD N3

SCHEMATIC SHOWING LOCATION OF POSTS

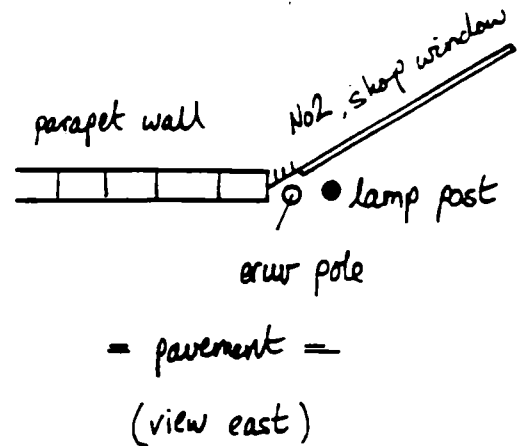
1/ WEST POLE

ADJACENT TO CLOSE BOARDED FENCE
WHERE IT TURNS IN FROM THE PARAPET WALL
PARALLEL TO THE PAVEMENT, AND
ADJOINS THE SHOP FRONT OF
381 REGENTS PARK ROAD.
NEXT TO THE LAMPPOST



2/ EAST POLE

ADJACENT TO THE END OF THE
PARAPET WALL IN THE EXTREME
LEFT HAND CORNER OF THE SHOP
FRONT, 2 STATION ROAD, JUST NORTH
OF THE LAMPPOST.

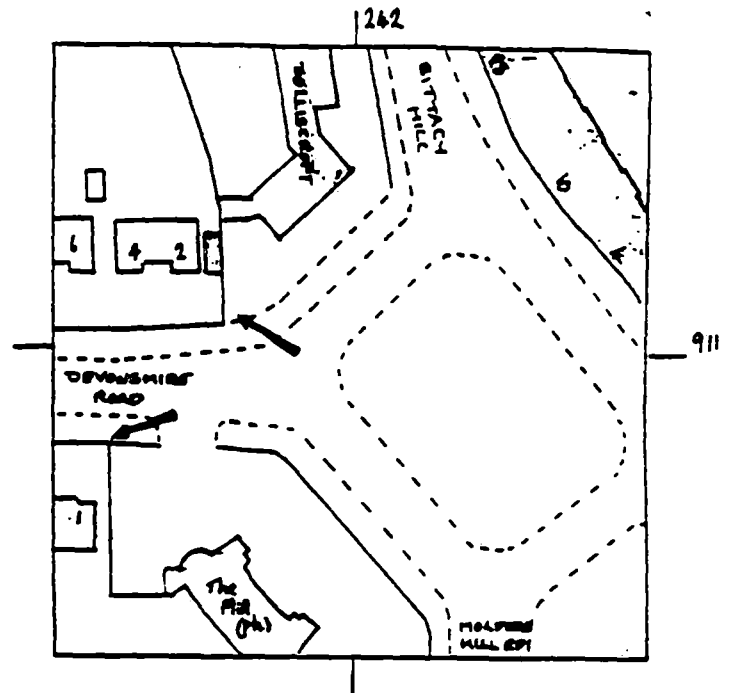


Location

23
Devonshire Road
NW7

Post and wire construction

2 posts
6.5m tall
114mm diameter
Olive green finish

Summary of specific objections

Occupier of No.6 Devonshire Road objects for the following reasons:

1. Strongly object to erection of posts in front of my house, right in my line of vision.
2. Imposition that I must be inconvenienced by certain section of society.
3. You can employ a person to push a pram and therefore obviate the need for carrying keys.

Planning appraisal ^{L1950} TB 2491 SW

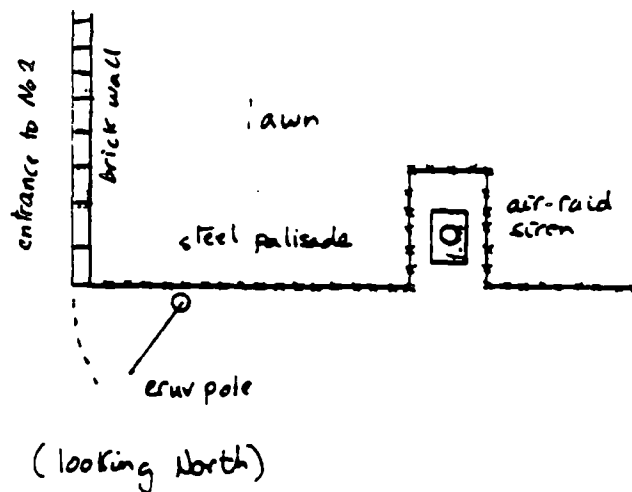
Post on south side of the road would be located in front of low brick wall to public house next to No.1 Devonshire Road's privet hedge. Considered that location is acceptable and would not be detrimental to visual amenities of occupiers of No.1, particularly in view of screening offered by foliage on the boundary of No.1 with the public house. Post on north side would be located 1m east of No.2's flank wall adjacent to steel railings which bounds the lawn to "Dolliscroft". It is considered that the post would not be detrimental to visual amenities of occupiers of Dolliscroft in view of the distance from the block, over 10m, and a large air raid siren in close proximity to the proposed location of the post. This part of Devonshire Road contains a number of lamp posts and a telegraph pole with wires spanning to the nearby houses. In view of this the posts and wire construction would not be incongruous in the street scene.

23: DEVONSHIRE ROAD NW7

SCHEMATIC SHOWING LOCATION OF POLES

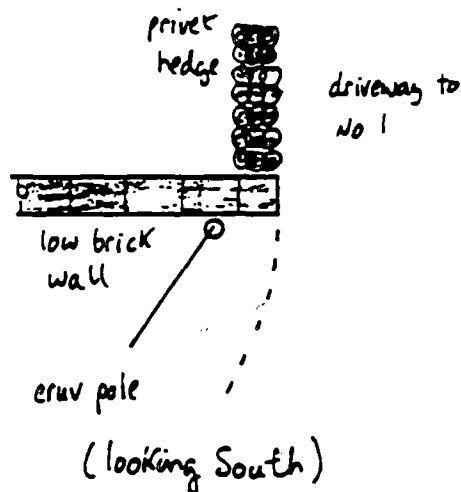
1/ NORTH POLE

AT REAR OF PAVEMENT, c. 1m
EAST OF BRICK WALL ON FLANK
OF DRIVE INTO NO. 2, ADJACENT
TO STEEL RAILING WHICH BOUNDS
THE LAWN TO "DOLLISCROFT"



2/ SOUTH POLE

AT REAR OF PAVEMENT, c. 0.5m
TO THE EAST OF THE END OF
THE PRIVET FENCE WHERE
IT ABUTS THE LOW BRICK
WALL WHICH IS THE BOUNDARY
OF THE PUBLIC HOUSE.



Location

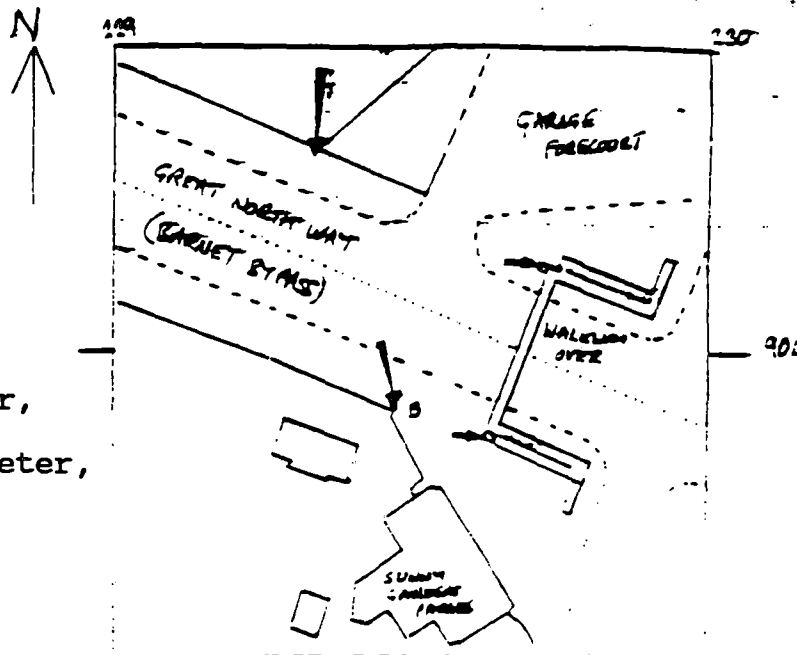
24A
Great North Way (North)
NW4

Post and wire construction

2 posts

1 post 3.5m tall, 76 diameter, grey finish.

1 post 6.5m tall, 114mm diameter, olive green finish.



1:150

TQ 2290 SE

Summary of specific objections

Northway Tyres object to the siting of the post at their site entrance, would prefer better location that would not obscure advertising stanchion.

Occupier of 143 Great North Way objects for the following reasons:

1. Do not wish to be part of a Jewish ghetto.
2. Forbid my home and garden being counted as part of the boundary.
3. Dangerous precedent, particularly in view of rise in nationalism.
4. Have enough street furniture.
5. Cannot hurt people to stay in their homes for just one day a week.

Planning appraisal

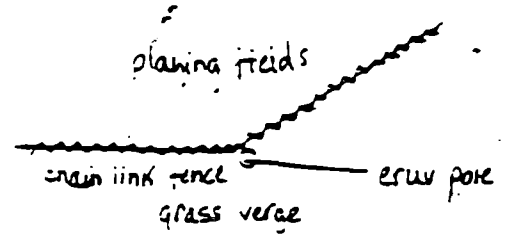
On north side of the Great North Way one post would be located to the west of the entrance to the garage. Considered that post would not obscure forecourt sign to oncoming traffic. Second post would be erected within the grass verge under walkway, enclosed by existing steel fence and crash barrier. Wire would be attached to the walkway. In view of the preponderance of lamp posts and traffic signs it is considered that the posts would blend in with the street scene and would not obscure any traffic signs.

24A GREAT NORTH WAY (north) NW4

SCHEMATIC SHOWING LOCATION OF POSTS

1/ NORTH WEST POST

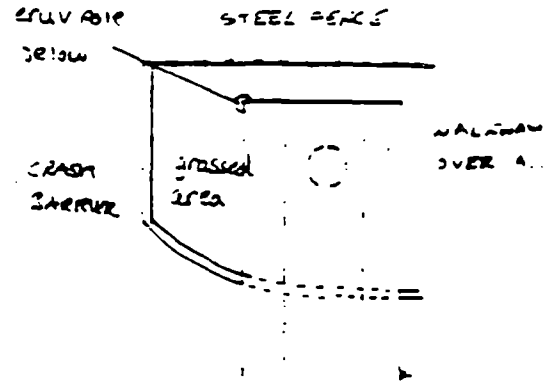
AT REAR OF GRASS VERGE TO WEST OF ENTRANCE TO GARAGE, AT THE CORNER OF THE IVY CLAD CHAIN LINK FENCE WHICH ENCLOSES CAPITAL PLAYING FIELDS



(view north)

2/ SOUTH EAST POST

ERUV WIRE ATTACHED TO WALKWAY, DIRECTLY ABOVE GRASSED VERGE, WITH POST ERECTED BELOW THE POST IS WITHIN THE GRASS VERGE ENCLOSED BY STEEL FENCE AND CRASH BARRIER (EXISTING)

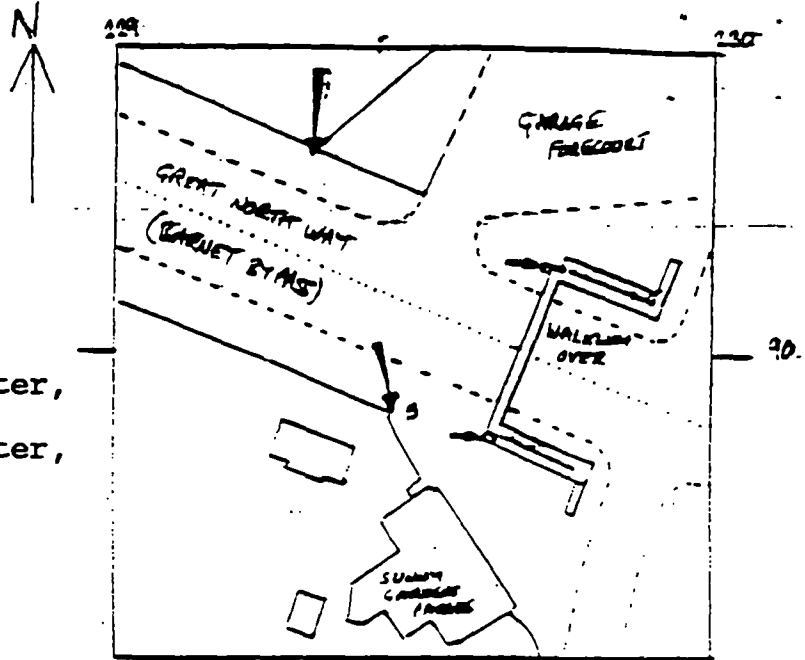


Location

24B
Great North Way (South)
NW4

Post and wire construction

2 posts
1 post 3.5m tall, 76mm diameter, grey finish.
1 post 5.5m tall, 76mm diameter, olive green finish.



1:1250

TQ 1290 SE

Summary of specific objections

Planning appraisal

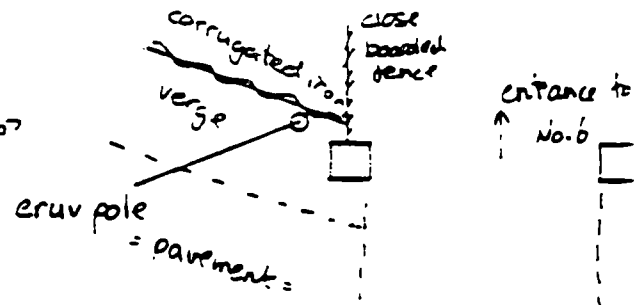
On south side of Great North Way one post would be located to the east of entrance to "White Lodge". Considered that post would not be detrimental to the visual amenities of the occupiers as post would be located at an angle to existing windows at a distance of approx. 7m. In view of the preponderation of lamp posts and traffic signs it is considered that the posts would blend in with the street scene.

2.1.8: GREAT NORTH WAY (south) NWL

(view east)

1/ WEST POST

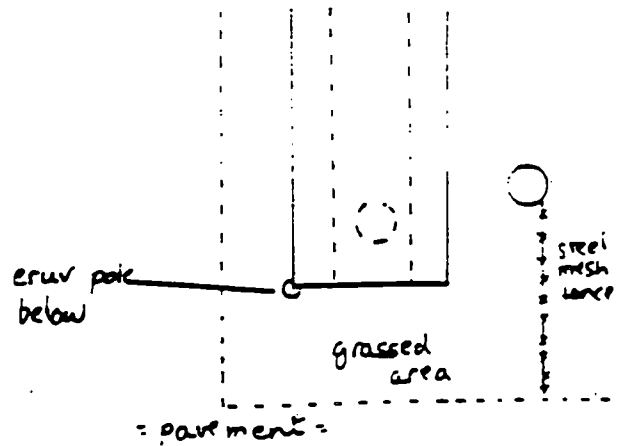
AT REAR OF PAVEMENT, TO THE EAST OF THE ENTRANCE TO NO 6 "WHITE LODGE", SET WITHIN THE GRASS VERGE ADJACENT TO THE CORRUGATED STEEL WALL



2. EAST POST

ERUV WIRE ATTACHED TO WALKWAY, DIRECTLY ABOVE GRASSED VERGE, WITH POST ERECTED. BELOW THE POST IS SET INTO THE GRASSED AREA EAST OF THE SUPPORT POST (STEEL TUBE).

(view south)

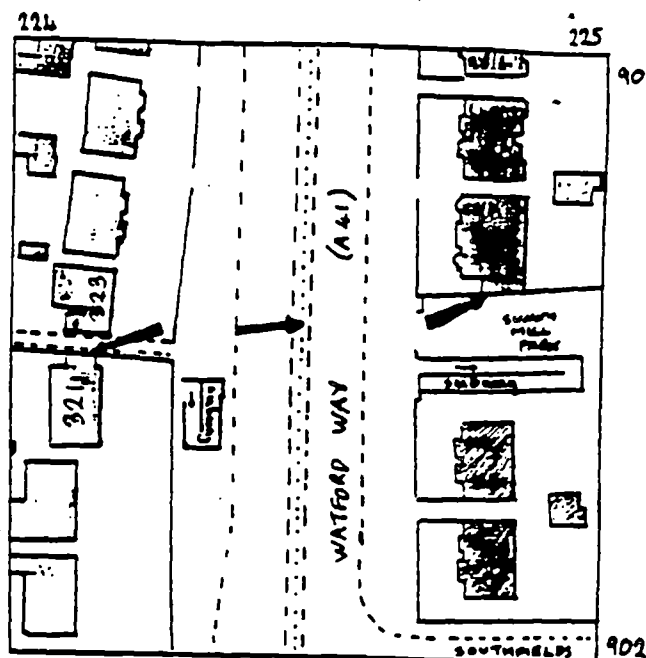


Location

25
Watford Way
NW4

Post and wire construction

3 posts
6.5m tall
116mm diameter
Olive green finish



111250

TQ 1590 SW

Summary of specific objections

Occupiers of 322, 323 and 324 Watford Way raise the following objections:

1. Sunnyhill Park is an area where birds nest and any loss through the young flying into the wire would be disastrous.
2. Poles already in situ are rusted and unattractive.
3. Poles should be erected outside the homes of those who want the Eruv.
4. Posts would encourage dogs to foul around the area.
5. Assume that the proposal is desired by a small extremist minority.
6. Would be detrimental and a aesthetic loss to the area.
7. Would set a precedent for all other religious communities.
8. Drawback for the sale of property.
9. Post would be an eyesore overlooking No.323.

Planning appraisal

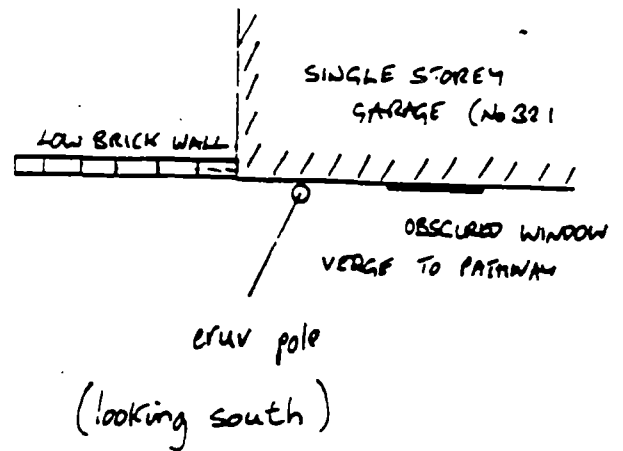
Post on west side would be located next to the flank wall of No.321's single storey garage. Post would not obscure flank window and located behind the front building line would not affect the outlook from No's 321 and 323. Post required on central reservation due to the width of the road. Post on east side of the Watford Way would be located next to single storey rear extension to No.322. As with post on west side, post would be located behind the front building line to the property and would not affect the outlook from the property. In view of the prolific number of lamp posts and traffic signs on the Watford Way it is considered that the posts would blend in with the street scene and would not be detrimental to the residential amenities of nearby properties.

25 WATFORD WAY NW4

SCHEMATIC SHOWING LOCATION OF POLES

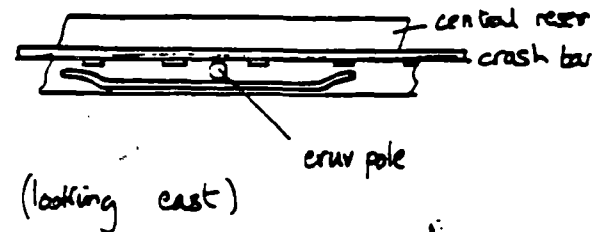
1/ WEST POLE

BY THE NORTH FLANK WALL OF THE SINGLE STOREY GARAGE OF NO 321 WATFORD WAY WHICH IS THE VERGE OF THE PEDESTRIAN PATHWAY BETWEEN 321 & 323 THE WINDOWS OF THE GARAGE, WHICH ARE WITHIN 1m OF THE POLE ARE OBLSCURED INTERNALLY



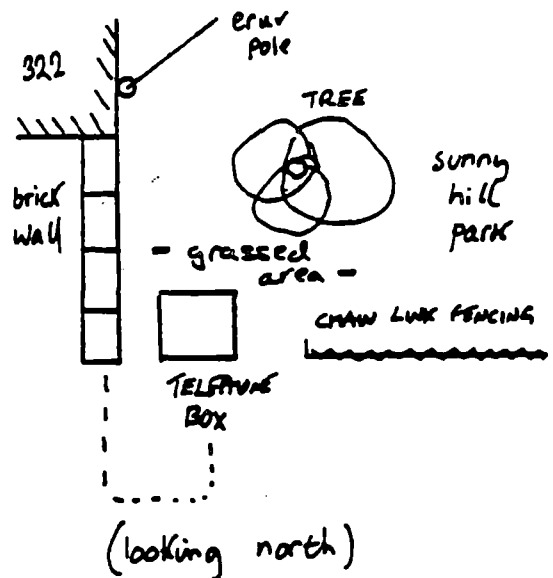
2/ CENTRAL POLE

ON CENTRAL RESERVATION WHICH COMPRISES A DT₁ TRUNK-ROAD BARRIER SURMOUNTED WITH MESH FENCE AND A MESH GUARD RAIL. THE POLE WOULD BE ENCLOSED IN ADDITIONAL BARRIERS TO DT₁ STANDARD



(3) EAST POLE

BY THE SOUTH FLANK WALL OF THE SINGLE-STOREY EXTENSION TO NO 322 WATFORD WAY, APPROX 1m BEYOND THE END OF THE BRICK WALL WHICH BOUNDS NWY HILL PARK

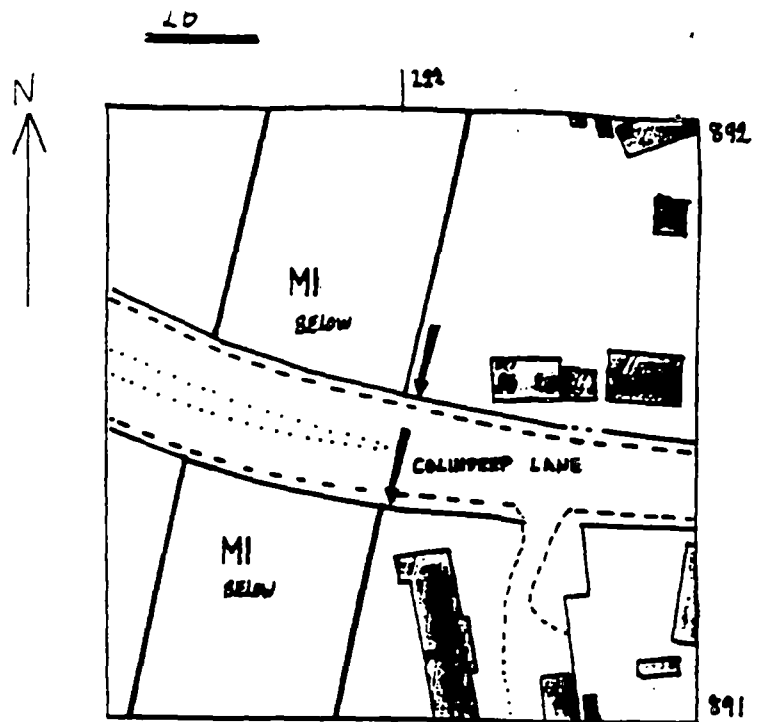


Location

26
Colindeep Lane
NW4

Post and wire construction

2 posts
5.5m tall
7.6mm diameter
Olive green finish



Summary of specific objections

The occupier of No.8 Meadway object as poles would be harmful to the appearance and amenities of location which is already overloaded with street furniture.

Planning appraisal

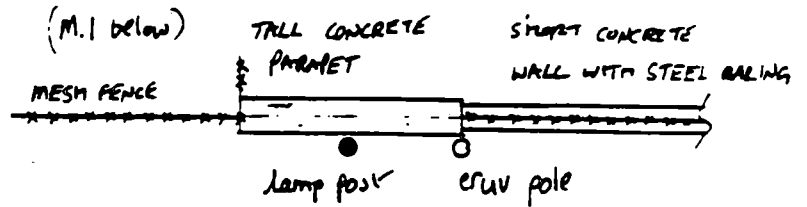
Post on north side of Colindeep Lane would be located just east of an existing lamp post, at boundary of land next to No.26 Colindeep Lane and the M1. Post would be located approx. 14m from No.26 and would be partially screened from the property by existing road sign. Post on south side of the road would be positioned just east of existing lamp post. Post would not be detrimental to the visual amenities of the occupiers of Endersleigh Court due to a steep bank and the resulting lower ground level of the block, and screening offered by trees and foliage within the boundary of the Court next to Colindeep Lane. Colindeep Lane has a number of traffic signs and lamp posts which are positioned at the back edge of the pavement. It is considered that 2 additional posts would not be detrimental to the character and appearance of the street scene.

26: COLINDEEP LANE, NW4

SCHEMATIC SHOWING LOCATION OF POSTS

1/ NORTH POLE

AT REAR OF PAVEMENT, 15cm FROM CONCRETE PARAPET WALL, AT THE POINT WHERE THE LEVEL OF THE WALL REDUCES AND A STEEL RAILING TOPS THE CONCRETE

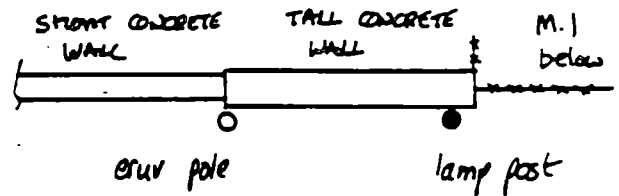


= pavement =

(view north)

2/ SOUTH POLE

AT REAR OF PAVEMENT, 15cm FROM CONCRETE PARAPET WALL, AT THE POINT WHERE THE LEVEL OF THE WALL REDUCES.



= pavement =

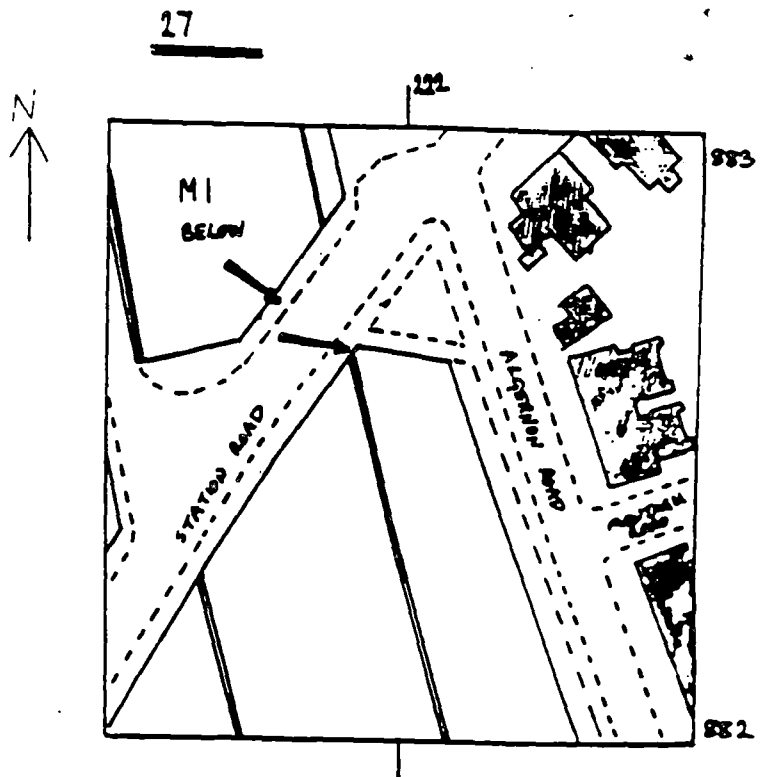
(view south)

Location

27
Station Road
NW4

Post and wire construction

2 posts
5.5m tall
76mm diameter
Olive green finish



1:1250

TA 2288 SW

Summary of specific objections

The occupier of No.138 Station Road raises the following objections:

1. Object to the erection of posts or wire near to my property.
2. Would be an eyesore and an unnecessary hazard. Could topple in high winds or the wires could break.
3. Do not consider these posts are essential to the majority of residents.

Planning appraisal

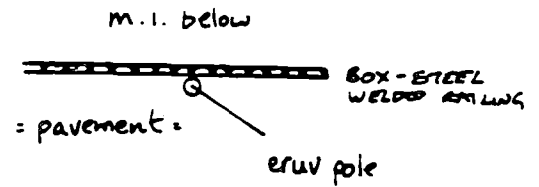
Post on east side would be located at the corner of footpath, leading from Algonquin Road to Station Road, and Bridge over M1. Lamp post positioned at corner of grass verge approx. 4m from proposed post. Post on west side would be located on the rear of the pavement on the bridge over the M1. This part of Station Road has a wide variety of street furniture such as lamp posts, a bus stop, traffic signs, and lamp posts on M1 which project over bridge. Two extra posts with wire between would not appear incongruous on the street scene.

27: STATION ROAD, NW4

SCHEMATIC SHOWING LOCATION OF POSTS

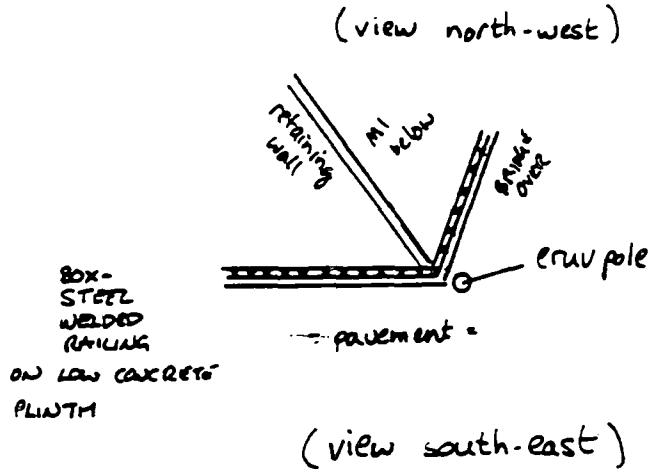
1/ WEST POLE

ON THE REAR OF THE PAVEMENT ON THE BRIDGE OVER THE M.I. PERPENDICULARLY OPPOSITE THE OBTUSE-ANGLED CORNER OF THE STEEL RAILINGS AS THEY TURN FROM STATION ROAD INTO ALGERNON ROAD.



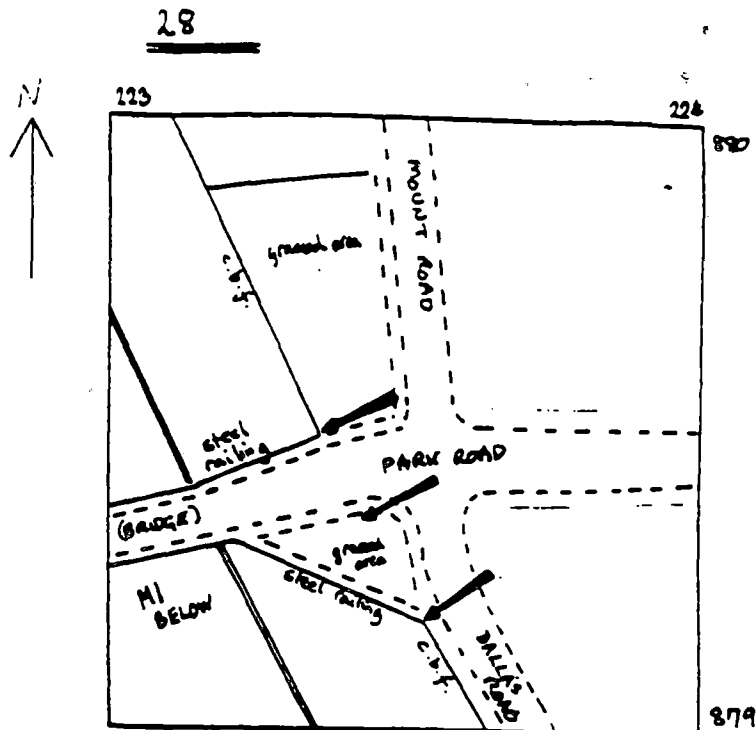
2/ EAST POLE.

ON THE REAR OF THE PAVEMENT ON THE BRIDGE OVER THE M.I. DIRECTLY OVER THE M.I.'S RETAINING WALL BELOW, COINCIDING WITH THE OBTUSE-ANGLED CORNER (AS ABOVE)



Location
28
Park Road
NW4

Post and wire construction
3 posts
5.5m tall
76mm diameter
Olive green finish



1:1250

TQ 2287 NW

Summary of specific objections

The occupier of No.1 Dallas Road objects for the following reasons:

1. Posts proposed opposite our property would be an eyesore.
2. Why allow a small minority to have their way.
3. Setting a precedence for other minority groups to demand similar rights.

Planning appraisal

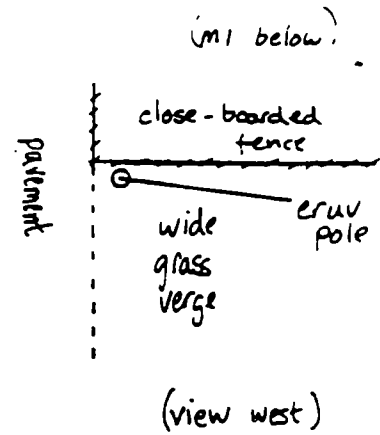
Posts on Dallas Road would be located at the junction of the close boarded fence and steel railings backing on to motorway embankment. This part of Dallas Road has a number of street trees which, when they come into leaf, will provide a degree of screening of the posts from the properties opposite. A Second post would be on the edge of the green triangle on Park Road, next to a lamp post. The third post would be positioned on the grass verge on the north side of Park Road next to close boarded fence. In view of existing lamp posts, traffic signs and street trees, the posts and wire spanning between, would not be dominant additional features and would blend in suitably with the street scene.

25: PARK ROAD, NWL

SCHEMATIC SHOWING LOCATION OF POSTS

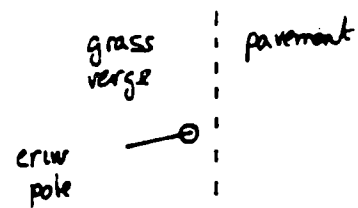
1/ NORTH POST

ON GRASS VERGE, DIRECTLY ADJACENT TO CLOSE-BOARDED FENCE PARALLEL TO MOTORWAY AT CORNER WITH PARK ROAD



2/ CENTRAL POST

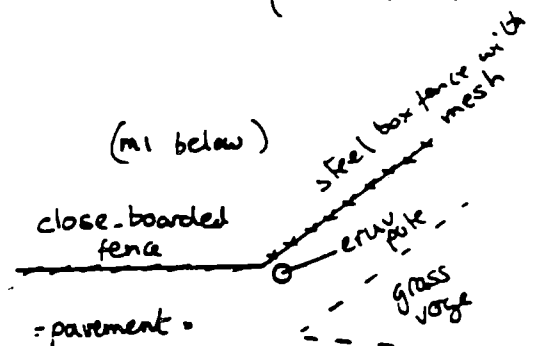
ON GRASS VERGE (TRIANGULAR) ON SOUTH WEST CORNER OF PARK ROAD / DALLAS ROAD JUNCTION. COLINEAR WITH NORTH AND SOUTH POLES.



(view west)

3/ SOUTH POST

AT REAR OF PAVEMENT, AT JUNCTION OF CLOSE BOARDED FENCE AND STEEL RAILING BACK ON TO MOTORWAY EMBANKMENT.



(view west)

29A, 29B

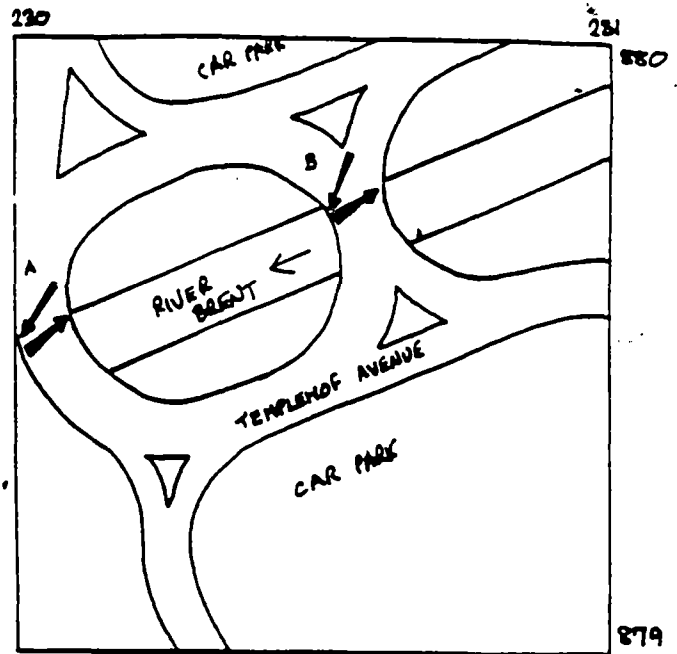
Location

29A & B
Templehof Avenue, River Brent
NW4



Post and wire construction

4 posts
5.5m tall
76mm diameter
Olive green finish



1:1250

TQ 2589 NW

Summary of specific objections

The National Rivers Authority has no objection to the proposed development.

Planning appraisal

4 posts would be situated on the back edge of the pavement on the 2 bridges over the River Brent. Area has a proliferation of lamp posts and traffic signs, therefore the proposed posts and wire would blend in suitably with the street scene. Wire is not required to span between the 2 bridges over the river.

29A: TEMPLEHOFF AVENUE, NWL & 29B: TEMPLEHOFF AVENUE, NWL

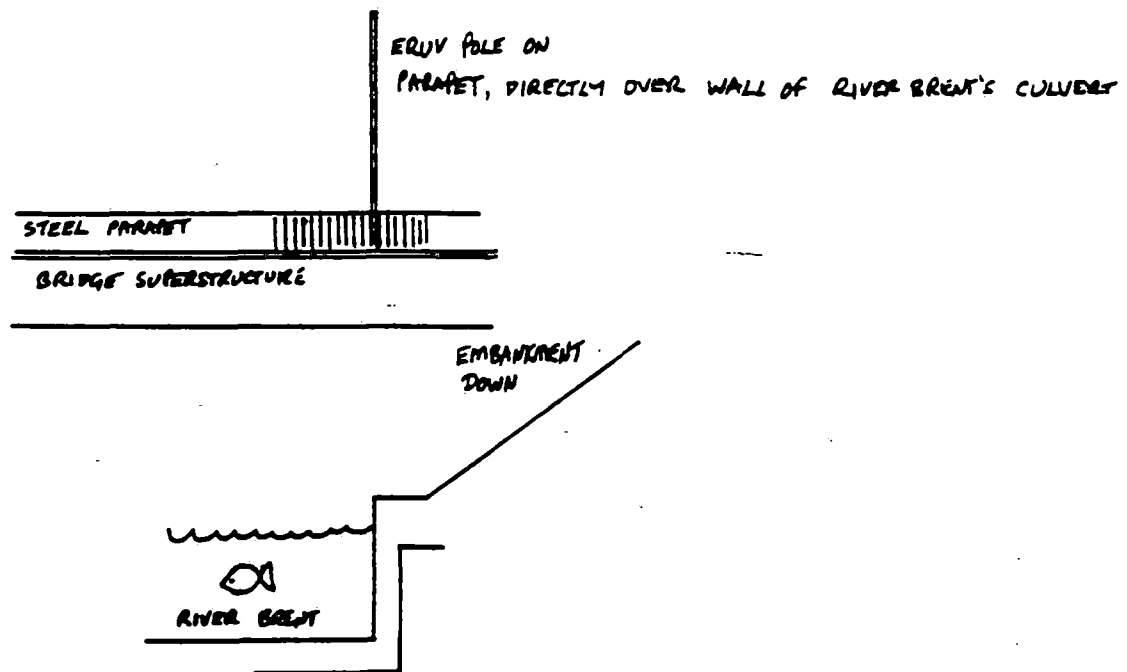
SCHEMATIC SHOWING LOCATION OF POSTS

ALL FOUR POSTS

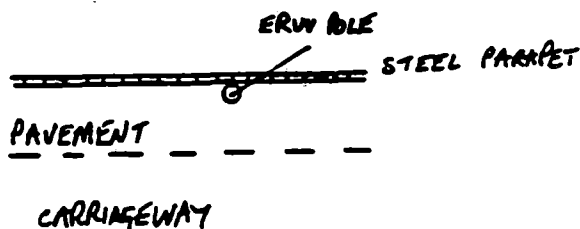
THE POSTS ARE SITUATED AT THE VERY BACK OF THE PAVEMENTS OF THESE TWO BRIDGES OVER THE RIVER BRENT.

THEIR LOCATIONS ARE DEFINED EXACTLY BY BEING DEAD-PLUMB OVER THE NORTH BANK OF THE RIVER BRENT WHICH RUNS IN A CONCRETE CULVERT.

A SECTION WILL THEREFORE APPEAR THUS:



IN PLAN

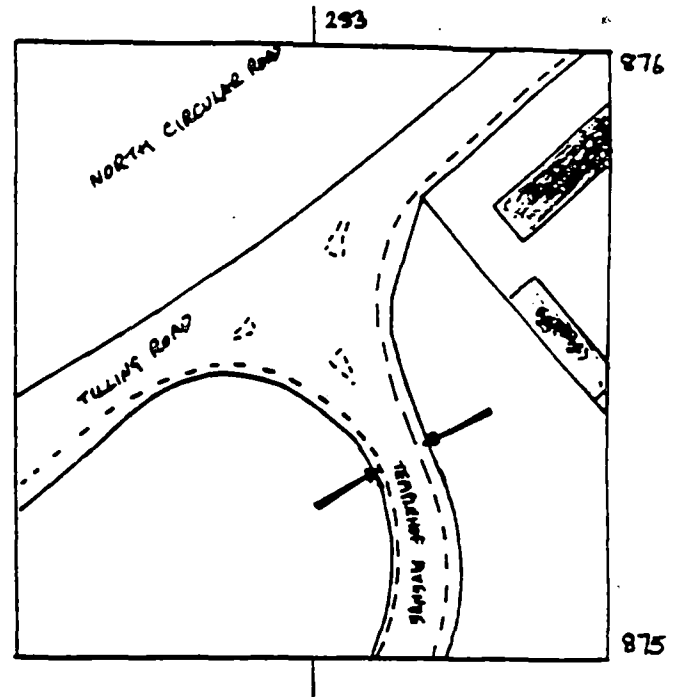


Location

30
Templehof Avenue/Tilling Road
NW4

Post and wire construction

2 posts
5.5m tall
76mm diameter
Olive green finish



1:1250

TQ 2587 NW

Summary of specific objections

Planning appraisal

2 posts, which would be located approx. 28m from the junction of Templehof Avenue with Tilling Road. This part of Templehof Avenue has a number of advert hoardings, lamp posts and one telegraph pole. Posts and wire would not be out of character with the street scene.

30: TEMPLEHOF AVENUE, NWL

SCHEMATIC SHOWING POSITION OF POST

1/ WEST POST

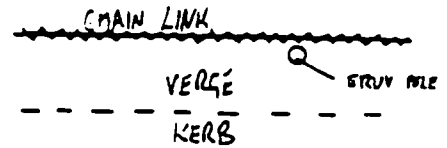
AT THE REAR OF THE VERGE WHICH IS BEYOND THE KERBSIDE - THERE IS NO PAVEMENT FOR PEDESTRIANS. DIRECTLY IN FRONT OF CHAIN LINK FENCE

2/ EAST POST

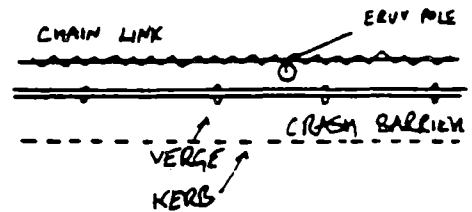
AS PER WEST - THE VERGE HERE, ON THE OUTER CIRCLE ALSO COMPRISES A VEHICLE CRASH BARRIER

BOTH POSTS WHICH ARE DIRECTLY OPPOSITE ONE ANOTHER ARE 25m FROM TILTING ROAD.

= SCRUB LINE =



(view west)



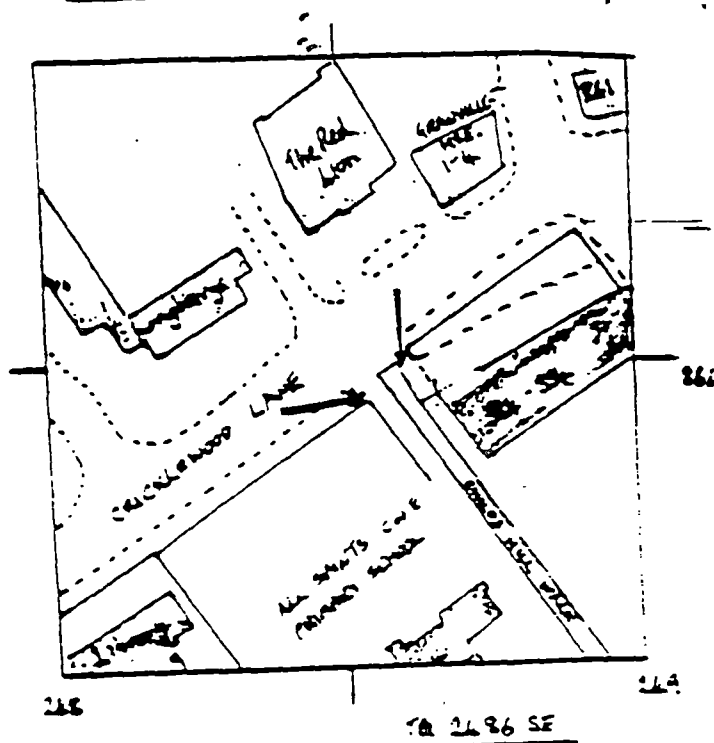
(view east)

Location

32
Childs Hill Walk
NW2

Post and wire construction

2 posts
3.5m tall
76mm diameter
Grey finish



Summary of specific objections

The Headteacher of All Saints Church of England School objects for the following reasons:

1. Proposed post and wire gateway would not be high enough for school meals lorries, emergency services, dust carts or delivery vans to have access to the school.
2. Wire would cross school property, this seems inappropriate for a school with different religious affiliations.
3. In the event of vandalism or accidental damage, wire would constitute a health and safety hazard and is unacceptable to the school.
4. Concern over the principle of the Eruv.
5. Creation of such an overt symbol of division runs contrary to the spirit of the school.
6. Foresee considerable discontent.

Planning appraisal

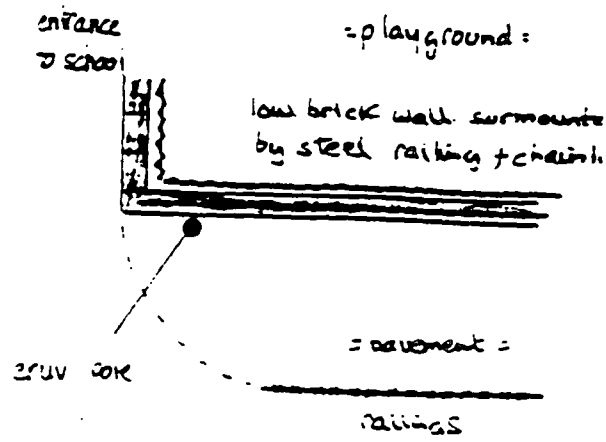
Post on west side of Childs Hill Walk would be located at the corner of the entrance to All Saints Church of England Primary School. Wire would span over entrance to school and Childs Hill Walk to post at the corner of Childs Hill Walk and front garden area to the adjoining block of flats. Degree of screening offered to flats by privet hedge along flank boundary. Wire would be at sufficient height to allow free access of refuse vehicles to the School. The posts and wire would not detract from the general character of the street scene.

32 CHILDS HILL WALK, NW2

SCHEMATIC SHOWING LOCATION OF POSTS.

1/ WEST POLE

adjacent to exterior perimeter fence of school, at very rear of pavement 0.5m south west of corner of driveway into school.

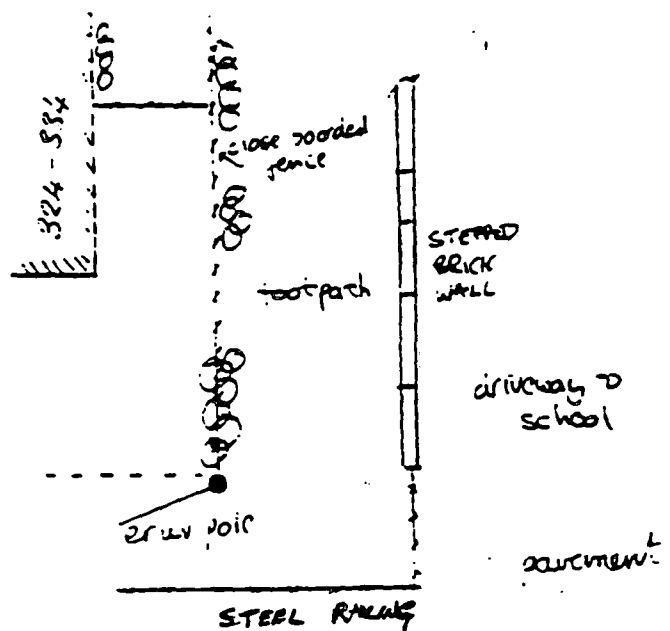


32 CHILDS HILL WALK NW2

AMENDMENT JANUARY 1993

EAST POLE MOVED NORTHWARDS TO BOUNDARY OF PAVEMENT
SO THAT THE WIRE RUNS PARALLEL TO THE PAVEMENT AND
AVOIDS OVER-RUNNING THE ENTRANCE TO ALL SAINTS C of E SCHOOL.

TO AVOID PROBLEMS WITH TALL DELIVERY
VEHICLES ENTERING ALL SAINTS SCHOOL
BOTH POSTS SHOULD BE MEDIUM TYPE

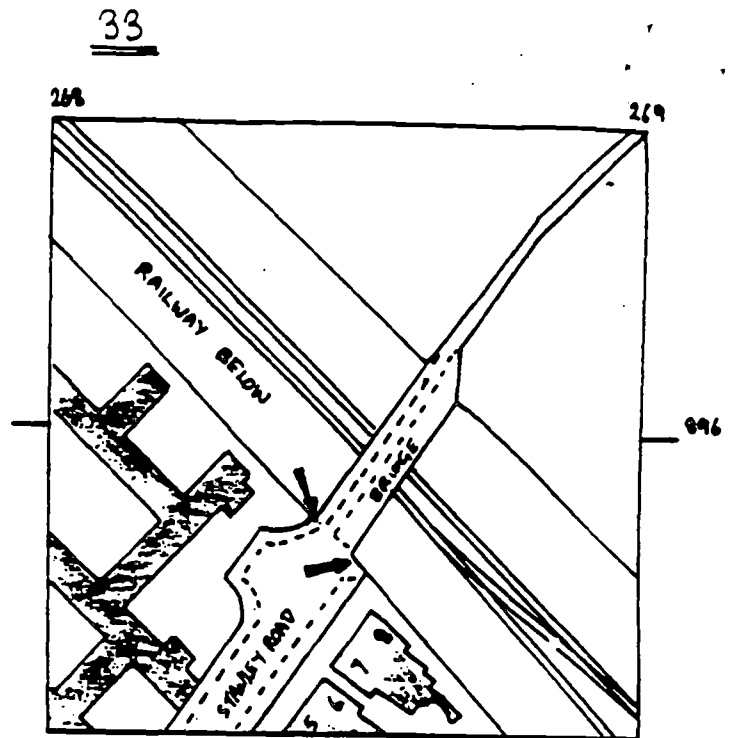


Location

33
Stanley Road
N2

Post and wire construction

2 posts
3.5m tall
76mm diameter
Grey finish



1:1250

TO 2689 NE

Summary of specific objections

Planning appraisal

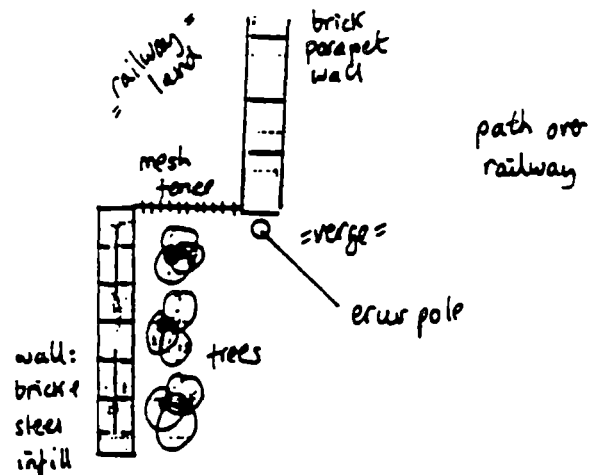
North-west post would be adjacent to end of brick parapet wall. Degree of screening offered by trees on boundary with residential development. Post would be of a similar colour to existing wire fence surmounting parapet wall. South-west post would be located adjacent to chain link fence which connects bridge parapet wall to No.8's front gate. It is considered that the proposed siting of the posts would be unobtrusive in the street scene and in view of a telegraph pole approx. 30m away with wires attached, and a lamp post opposite, would not be out of character in Stanley Road.

33: STANLEY ROAD, N2

SCHEMATIC SHOWING LOCATION OF POLES

1/ NORTH-WEST POLE

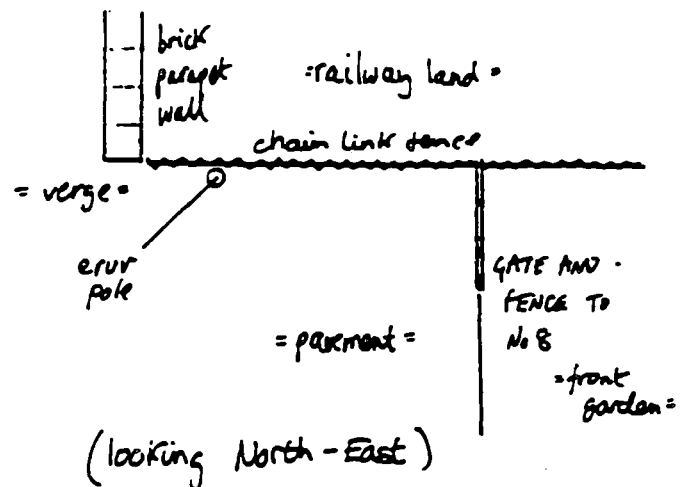
ADJACENT TO THE SOUTH WEST END OF THE BRICK PARAPET WALL (TO THE BRIDGE OVER THE RAILWAY), WITHIN 30CM OF THE WALL



(view looking North-West)

2/ SOUTH-EAST POLE

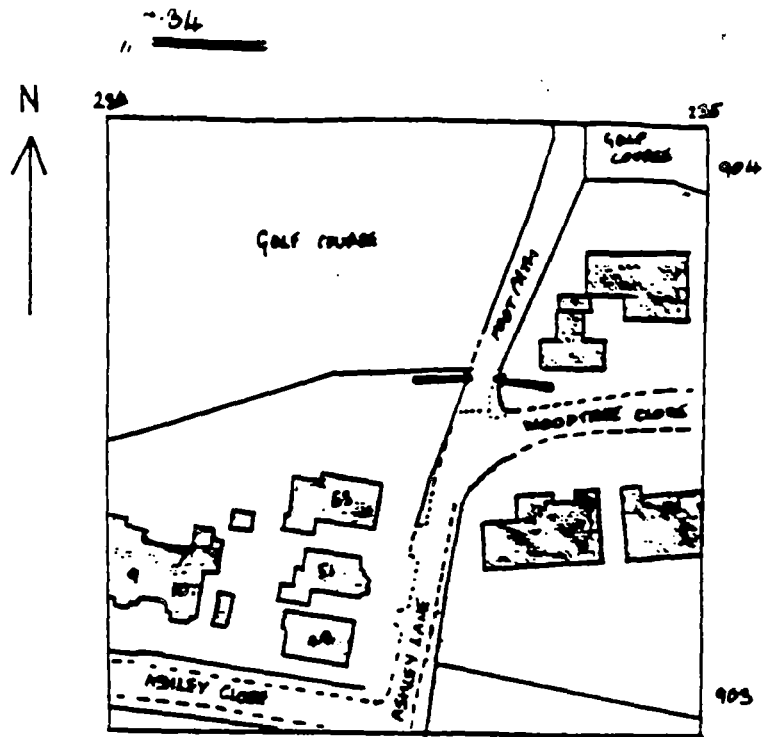
ADJACENT TO THE CHAIN LINK FENCE WHICH CONNECTS THE BRIDGE PARAPET WALL TO THE FRONT FENCE AND GATE OF NO. 8 STANLEY ROAD, 5m SOUTH EAST OF PARAPET



(looking North-East)

Location
34
Ashley Lane
NW4

Post and wire construction
2 posts
3.5m tall
76mm diameter
Wooden posts



1:1250

TR 2390 SW

Summary of specific objections

Planning appraisal

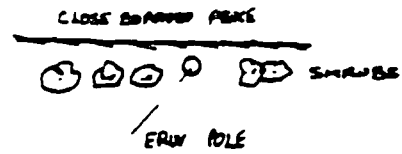
Posts would be located approx. 6m from Woodtree Close. Post on west side would be located next to close boarded fence which bounds No.53 Ashley Lane's garden. Post would be screened to a degree by and seen against a backdrop of existing trees and foliage. Post on east side would be located 1m north of brick wall, behind front building line to No.1 Woodtree Close's garage. Proposed position of posts would not be detrimental to visual amenities of nearby properties. Wooden posts would blend in suitably with the semi rural character of the footpath.

3/L : FOOTPATH AT THE NORTH END OF ASHLEY LANE, NW/L

SCHEMATIC SHOWING LOCATION OF POLES

1/ WEST POLE:

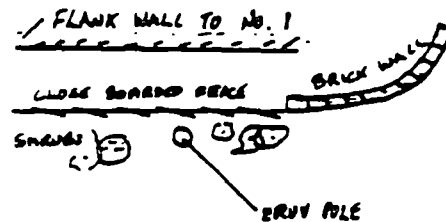
WITHIN SHRUB BORDER TO FOOTPATH,
15cm FROM CLOSE BOARDED WOODEN
FENCE WHICH FORMS THE PERIMETER
OF THE REAR GARDEN OF 53
ASHLEY LANE



(Looking West)

2/ EAST POLE:

WITHIN SHRUB BORDER TO FOOTPATH,
15cm FROM CLOSE BOARDED FENCE,
1m NORTH OF THE BRICK ORNAMENTAL
ENTRANCE WALL TO WOODTREES CLOSE
THE FENCE FORMS THE PERIMETER OF
THE SIDE PATHWAY TO WOODTREES
CLOSE



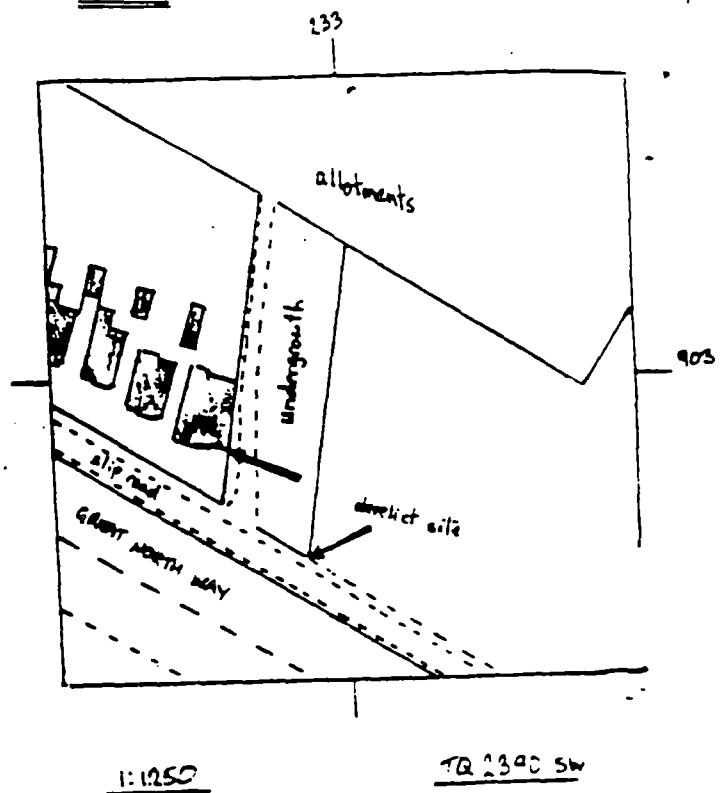
(Looking East)

Location

35
Great North Way
NW4

Post and wire construction

2 posts
3.5m tall
76mm diameter
Grey finish



Summary of specific objections

Planning appraisal

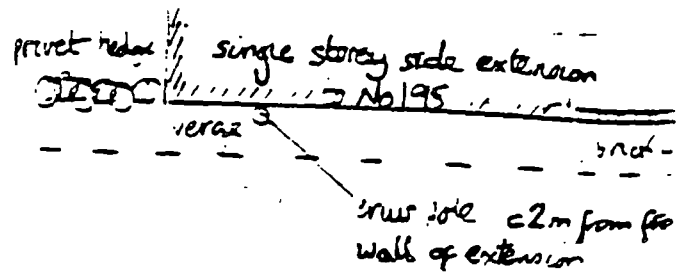
One post would be located approx. 15m east of path to the allotments. Second post would be located just to the rear of No.195 Great North Way's single storey side extension's front building line. Post would not obscure flank window to extension. Post indicating public footpath is located within No.195's front garden. Proposed siting of posts would not be detrimental to the visual amenities of the occupiers of No.195 and is acceptable.

35. GREAT NORTH WAY (NW4) FOOTPATH TO ALLOTMENTS

SCHEMATIC SHOWING LOCATION OF POTS

1/ West pole

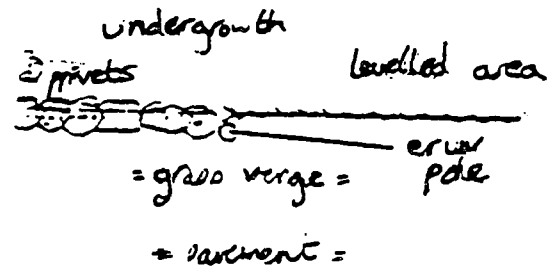
On verge of pathway to allotments, 5cm from flank wall of No 195 'Great North Way' (single storey extension)



2/ East pole

At rear of pavement to slip road within the grass verge where the chainlink fence of the development land meets the front privet at the point of the shrubbery

(view west)

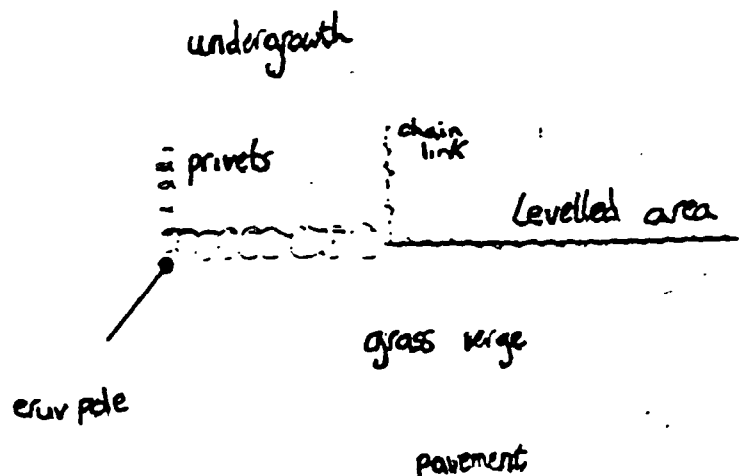


35

GREAT NORTH WAY NW4

AMENDMENT - JANUARY 1993

REPOSITIONING OF EAST POLE TO AVOID WIRE TRaversing
LOWER LEFT HAND CORNER (S.W.) OF PRIVATE LAND
POLE MOVED 4m WEST.

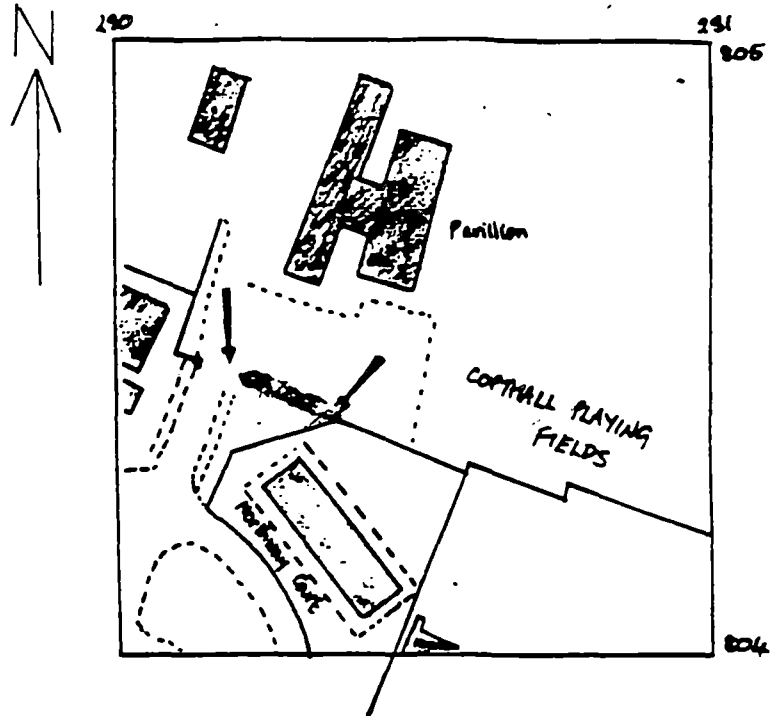


Location

36
Great North Way, Copthall
NW4

Post and wire construction

2 posts
3.5m tall
76mm diameter
Grey finish



1:1250

TA 29AD SW

Summary of specific objections

Planning appraisal

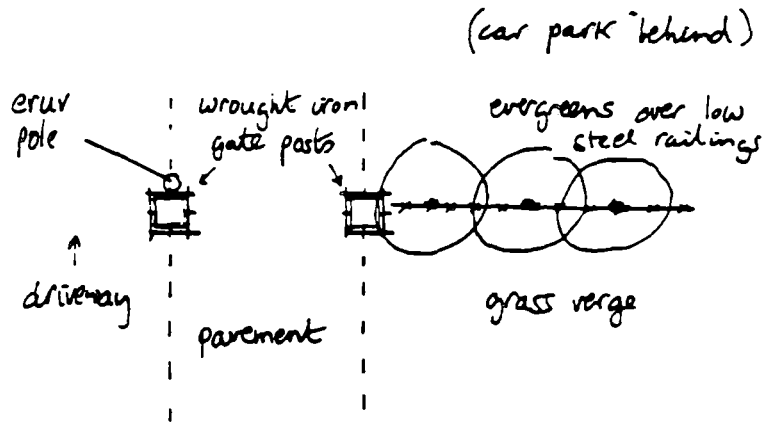
Posts on west side of the entrance to Copthall stadium would be located next to existing "No horse riding" sign and lamp post. Siting would be acceptable. Post on east side would be located at apex of concrete fence to the rear of Northway Court and Conifer trees. Post would be screened from properties in Northway Court by the conifer trees, proposed siting is therefore acceptable.

36 GREAT NORTH WAY (NW4) ENTRANCE TO COPTHALL PLAYING FIELDS

SCHEMATIC SHOWING POSITION OF POSTS

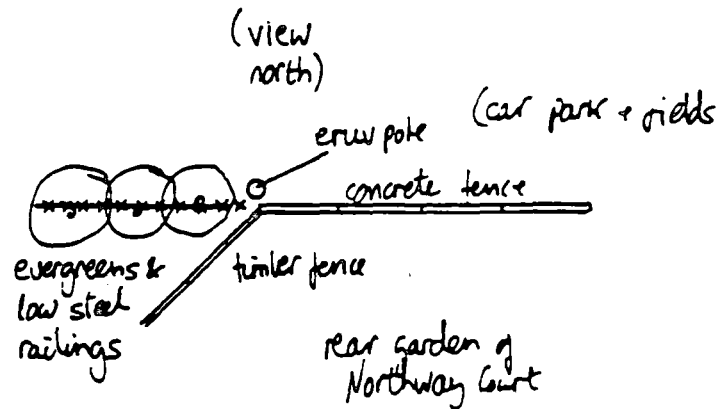
1/ WEST POLE

ADJACENT TO THE WEST WROUGHT IRON GATE POST TO THE PEDESTRIAN ENTRANCE TO COPTHALL PLAYING FIELDS.



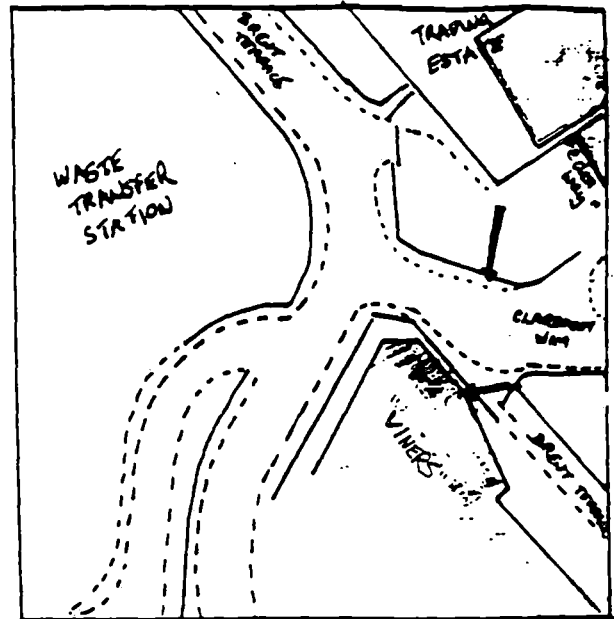
2/ EAST POLE

AT EAST EXTREMITY OF EVERGREEN AND STEEL RAILINGS AT THEIR JUNCTION WITH THE CORNER WALL (CONCRETE SLABS) OF "NORTHWAY COURT"



N
↑Location

37

Brent Terrace(industrial estate)
NW2Post and wire construction

2 posts

6.5m tall

114mm diameter

Olive green finish

1:1250TR 2387 SWSummary of specific objectionsPlanning appraisal

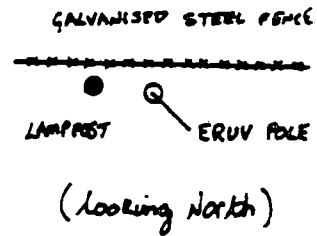
Post on the south side of Claremont Way would be located next to the perimeter fence to "Viners" warehouse. Post on north side would be next to an existing lamp post, positioned at the back edge of the pavement, next to steel fence which encloses "Edenway" offices. Post would not obstruct vehicular access to "Edenway" and the wire would be of a sufficient height to not interfere with the free flow of traffic into and out of the industrial estate.

37: BRENT TERRACE / CLAREMONT WAY, NW 2

SCHEMATIC SHOWING LOCATION OF POLES

1/ NORTH POLE:

AT REAR OF PAVEMENT, WITHIN 30 CM OF GALVANISED STEEL FENCE, 30 CM TO THE RIGHT OF LAMP-POST. FENCE FORMS FRONT PERIMETER TO "EDENWAY" OFFICES.



2/ SOUTH POLE

AT REAR OF PAVEMENT, WITHIN 30 CM OF CHAIN LINK FENCE WHERE IT ABUTS THE LOW BRICK WALL WHICH FORMS THE PERIMETER OF THE "VINERS" WAREHOUSE

