

Comments for Planning Application 20/2988/FUL

Application Summary

Application Number: 20/2988/FUL

Address: The Hippodrome North End Road London NW11 7RP

Proposal: Use as a Place of Worship (D1 use) and for ancillary community uses, public conferences and performances

Case Officer: Dominic Duffin

Customer Details

Name: [REDACTED]

Address: [REDACTED]

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: Really worried that an area with very limited parking and many narrow roads should be allowed to convert a concert hall to a place of worship which will at certain times, every day, play host to large gatherings of people to an area which is traditionally only used by very small gatherings.

Already Golders Green Road and Finchley Road and North End Road have a paucity of parking areas which is very obvious to anyone walking in the area and this would be a massive intrusion to the residents - not to mention pollution and noise levels which would undoubtedly increase should a place of worship attracting so many people, be allowed to go ahead.

From [REDACTED]
Sent: Wed, 10 Feb 2021 18:12:49 +0000
To: Planning Consultation
Subject: Re: Message of support for consultation 20/2988/FUL

Thank you very much

[REDACTED]
[REDACTED] N12

Sent from my iPad

> On 10 Feb 2021, at 16:48, Planning Consultation <Planning.Consultation@barnet.gov.uk> wrote:

>

> [REDACTED]

>

> Please provide your full home address in order to be able to log your comments.

>

> Thank you

>

> Kind regards

>

> Yasmeen Khan

> Planning Technician

> Planning and Building Control

> London Borough of Barnet

> 2 Bristol Avenue, Colindale, London, NW9 4EW

> Tel: 0208 359 4628

> Barnet Online: www.barnet.gov.uk

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> Registered in England 08615172. Registered Office: 17 Rochester Row, London, England SW1P 1QT.

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> -----Original Message-----

> From: [REDACTED]

> Sent: 08 February 2021 07:29

> To: Planning Consultation <Planning.Consultation@Barnet.gov.uk>

> Subject: Message of support for consultation 20/2988/FUL

>

> To the Barnet Council Planning Committee

>

> This letter is written in relation to consultation 20/2988/FUL

>

> My name is [REDACTED], and I live at [REDACTED] N12. I'm writing to let you know, as a Barnet Council resident and/or [REDACTED] in the borough of Barnet, how much I support planning permission for our neighbours, the Markaz.

>

> I am proud that Barnet is a place for many different religious communities. As a [REDACTED], we have supported our friends the Somali Bravanese to regain a building, and we are proud to stand with the Markaz too. As you know, the Markaz community originate from Iraq, with many having to flee as refugees under Saddam Hussein's regime. For thirty years they have met as a community in Barnet.

>


> We are horrified that a lawyer who calls himself the 'Mosque Buster' has been hired by a group of residents to oppose the Markaz. We stand against hate in all its forms. We appreciate their travel plan which explains how people will visit the Markaz, and we're excited that a Barnet building with such historic and physical prominence will once again be used. Please consider this letter a sign of my support for the planning application.

>

>

> Yours

>

> 

>

>

> Sent from my iPad

>

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[REDACTED]

From: [REDACTED]

Sent: Wed, 10 Feb 2021 22:41:37 +0000

To: Planning Consultation

Subject: Message of support for consultation 20/2988/FUL

To the Barnet Council Planning Committee

This letter is written in relation to consultation 20/2988/FUL

My name is [REDACTED], and I live at [REDACTED], NW7 [REDACTED]. I'm writing to let you know, as a Barnet Council resident and [REDACTED] in the borough of Barnet, how much I support planning permission for our neighbours, the Markaz.

I am proud that Barnet is a place for many different religious communities. As a [REDACTED] [REDACTED] we have supported our friends the Somali Bravanese to regain a building, and we are proud to stand with the Markaz too. As you know, the Markaz community originate from Iraq, with many having to flee as refugees under Saddam Hussein's regime. For thirty years they have met as a community in Barnet.

We are horrified that a lawyer who calls himself the 'Mosque Buster' has been hired by a group of residents to oppose the Markaz. We stand against hate in all its forms. We appreciate their travel plan which explains how people will visit the Markaz, and we're excited that a Barnet building with such historic and physical prominence will once again be used. Please consider this letter a sign of my support for the planning application.

Yours

[REDACTED]

From [REDACTED]
Sent:Thu, 11 Feb 2021 09:54:54 +0000
To:Planning Consultation
Subject:Message of support for consultation 20/2988/FUL

To the Barnet Council Planning Committee

This letter is written in relation to consultation 20/2988/FUL

My name is [REDACTED], and I live at [REDACTED] N20
[REDACTED] I'm writing to let you know, as a Barnet Council resident and
[REDACTED] in the borough of Barnet, how much I
support planning permission for our neighbours, the Markaz.

I am proud that Barnet is a place for many different religious communities. As a [REDACTED], we have supported our friends the Somali Bravanese to regain a building, and we are proud to stand with the Markaz too. As you know, the Markaz community originate from Iraq, with many having to flee as refugees under Saddam Hussein's regime. For thirty years they have met as a community in Barnet.

We are horrified that a lawyer who calls himself the 'Mosque Buster' has been hired by a group of residents to oppose the Markaz. We stand against hate in all its forms. We appreciate their travel plan which explains how people will visit the Markaz, and we're excited that a Barnet building with such historic and physical prominence will once again be used. Please consider this letter a sign of my support for the planning application.

Yours

[REDACTED]

Comments for Planning Application 20/2988/FUL

Application Summary

Application Number: 20/2988/FUL

Address: The Hippodrome North End Road London NW11 7RP

Proposal: Use as a Place of Worship (D1 use) and for ancillary community uses, public conferences and performances

Case Officer: Dominic Duffin

Customer Details

Name: [REDACTED]

Address: [REDACTED]

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: I have three reasons for objecting to the Hippodrome becoming a Mosque.

My first reason is that the building is a listed building that was meant to be used for artistic space for all and not for any religious sect, be it Christian, Muslim, Jewish or any other. It is a charming building at the heart of Golders Green and it would be a great shame to spoil it.

My second reason is parking. It is very difficult to park in Golders Green at the moment and with the influx of many more cars of people coming to visit the Mosque the situation can only become more exacerbated.

There is some parking at the Hippodrome but not enough for all the Mosque's visitors and the narrow streets around Golders Green will become congested with people trying to park.

As it is at the moment, many residents say that they sometimes can't get into their own driveways because of poor parking.

Ambulances have enough difficulty getting through Golders Green now and many more vehicles can only worsen the situation.

My third reason is because of air pollution. This is a subject that we are hearing about more and more. The effect of air pollution on our health and even more so on our children's is very worrying and having lots more cars coming into the area does not seem like a good idea. We should be trying to lessen the number of cars in our area rather than inviting more.

This is why I am objecting to the Hippodrome becoming a Mosque,

Comments for Planning Application 20/2988/FUL

Application Summary

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Address: The Hippodrome North End Road London NW11 7RP

Proposal: Use as a Place of Worship (D1 use) and for ancillary community uses, public conferences and performances

Case Officer: Dominic Duffin

Customer Details

Name: [REDACTED]

Address: [REDACTED]

Comment Details

Commenter Type: Member of the Public

Stance: Customer made comments in support of the Planning Application

Comment Reasons:

Comment: The application relates to a change from one use to a similar one. There is also outstanding the appeal against the enforcement notice relating to the 2007 permission.

In both the enforcement notice and the current planning application the significant difference appears to be that the 2007 permission authorised use as a church and the current application is for use as a place of worship. It is well known that the place of worship is for Muslims instead of Christians. You would not expect that to be objectionable from a planning perspective.

I would ask the officers and committee members to assure themselves that in considering the matter they would make the same decision if the proposal was for a change of use from an Islamic place of worship to a Christian one.

The property is next door to Golders Green underground and bus stations. In addition there are within a few yards of the property several buses serving the area and beyond. It is difficult to think of any other location outside central London with better public transport links. That will reduce the need for on street parking and in any event the religious and community nature of the building will have remained constant since 2007 when permission was previously granted.

For the record, I am Jewish and so have no direct interest in the property.

[REDACTED]
Sent: Thu, 11 Feb 2021 11:06:23 +0000

To: Planning Consultation

Subject: Re: Message of support for consultation 20/2988/FUL

[REDACTED], n19 [REDACTED]

Thanks

[REDACTED]

[REDACTED]

> On 11 Feb 2021, at 10:54, Planning Consultation <Planning.Consultation@barnet.gov.uk> wrote:

>

> [REDACTED]

>

> Please provide your full home address in order to be able to log your comments.

>

> Thank you

>

> Kind regards

>

> Yasmeen Khan

> Planning Technician

> Planning and Building Control

> London Borough of Barnet

> 2 Bristol Avenue, Colindale, London, NW9 4EW

> Tel: 0208 359 4628

> Barnet Online: www.barnet.gov.uk

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> -----Original Message-----

> [REDACTED]

> Sent: 09 February 2021 18:38

> To: Planning Consultation <Planning.Consultation@Barnet.gov.uk>

> Subject: Message of support for consultation 20/2988/FUL

>

> To the Barnet Council Planning Committee

>

> This letter is written in relation to consultation 20/2988/FUL

>

> My name [REDACTED]. I'm writing to let you know how much I support planning permission for our neighbours, the Markaz.

>

> I am proud that Barnet is a place for many different religious communities. [REDACTED] we have supported our friends the Somali Bravanese to regain a building, and we are proud to stand with the Markaz too. As you know, the Markaz community originate from Iraq, with many having to flee as refugees under Saddam Hussein's regime. For thirty years they have met as a community in Barnet.

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> We are horrified that a lawyer who calls himself the 'Mosque Buster' has been hired by a group of residents to oppose the Markaz. We stand against hate in all its forms. We appreciate their travel plan which explains how people will visit the Markaz, and we're excited that a Barnet building with such historic and physical prominence will once again be used. Please consider this letter a sign of my support for the planning application.

>

>

> Yours

>

[REDACTED]

>

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From [REDACTED]
Sent: Thu, 11 Feb 2021 11:41:04 +0000
To: Planning Consultation
Subject: Re: Application reference number 20/2988/FUL

Good morning Yasmeen Khan,

Our home address is [REDACTED], NW4 [REDACTED]. Although our area is Hendon, we do most of our shopping in Golders Green and our HSBC bank is in Golders Green, as well as the buses we take to connect further.

Wishing you a beautiful sunny day,

[REDACTED]

On 11 Feb 2021, at 11:20, Planning Consultation
<Planning.Consultation@Barnet.gov.uk> wrote:

[REDACTED]

Please provide your full home address in order to be able to log your comments.

Thank you

Kind regards

Yasmeen Khan
Planning Technician
Planning and Building Control
London Borough of Barnet
2 Bristol Avenue, Colindale, London, NW9 4EW
Tel: 0208 359 4628
Barnet Online: www.barnet.gov.uk

<image001.jpg>

<image002.jpg>

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<image003.jpg>

From: [REDACTED]
Sent: 10 February 2021 09:21
To: Planning Consultation <Planning.Consultation@Barnet.gov.uk>
Subject: Application reference number 20/2988/FUL

Regarding application reference number **20/2988/FUL**

Location: Golders Green Hippodrome, London NW11 7RP

I object to the plan of using the Hippodrome as a mosque for the following reasons:

1. Golders Green and Hampstead Conservation Areas

The mosque will dominate the area and be completely out of character. It will be twice the size of Finsbury Park Mosque and comparable to Regents Park Mosque. The promoters have said they want it *"To be among the largest Islamic Centres in Europe"*.

This beloved Grade II listed building is an arts and performance space for all, not for just one part of the community. The application will get rid of concerts, conferences, drama and dance. It will irreversibly harm the building's artistic heritage, local character and people's amenities.

2. Congestion and Parking

At over 58,500 sq feet, and over 3000 seats, plus standing room, one of the *"largest Islamic Centres in Europe"* would attract cars from across the UK and Europe. Opening hours to 23.30 would force people to drive home. Traffic congestion and parking on yellow lines have been continuous problems, and residents' lives have been badly affected by illegal parking and obstruction. Promises to manage traffic completely failed. Congestion is already serious on this major route, and it would become impossible. This mosque would intensify toxic emissions, where twice the legal limit for NO2 has already been reached. This is the worst place the applicants could have chosen.

3. Disturbance

Residents reported constant disturbance until after midnight: car doors slamming, engines revving, and lack of consideration for people asleep. Planning conditions were imposed in 2007 for this reason: *"to safeguard the amenities of the area"*. The mosque ignored these conditions, such as opening hours, which would always be hard to enforce, e.g. during Ramadan and Muharram. Their use of the Hippodrome has broken planning control since 2017, and indicates that the use could not be controlled by planning conditions. The problem would likely worsen if this planning permission went through.

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From: [REDACTED]
Sent: Thu, 11 Feb 2021 12:34:13 +0000
To: Planning Consultation
Subject: Re: Application # 20/2988/FUL

[REDACTED] NW11 [REDACTED]

Sent from my iPhone

> On 11 Feb 2021, at 11:26, Planning Consultation <Planning.Consultation@barnet.gov.uk> wrote:
>
> □ Dear Madam
>
> Please provide your full home address in order to log your comments
>
> Thank you
>
> Kind regards
>
> Yasmeen Khan
> Planning Technician
> Planning and Building Control
> London Borough of Barnet
> 2 Bristol Avenue, Colindale, London, NW9 4EW
> Tel: 0208 359 4628
> Barnet Online: www.barnet.gov.uk
>
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>
>
>
>
>
> -----Original Message-----
> From: [REDACTED]
> Sent: 10 February 2021 11:43
> To: Planning Consultation <Planning.Consultation@Barnet.gov.uk>
> Subject: Application # 20/2988/FUL
>
> I am a resident in Golders Green
> Since 1973 and I always felt safe and secure, with this application to turn the Hippodrome in to a mega Mosque it will increase traffic and it will attract a element that will jeopardise the safety of the area taken into account the very large Jewish community in this area I am against even considering to go ahead with this application
>
> Sent from my iPhone
>
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[REDACTED]

Sent: Thu, 11 Feb 2021 13:53:23 +0000
To: Planning Consultation
Subject: Fwd: Message of support for consultation 20/2988/FUL

Please see amended letter below.

Regards
[REDACTED]

----- Forwarded message -----

[REDACTED]
Date: Wed, 10 Feb 2021, 13:18
Subject: Message of support for consultation 20/2988/FUL
To: <Planning.consultation@barnet.gov.uk>

To the Barnet Council Planning Committee

This letter is written in relation to consultation 20/2988/FUL

My name is [REDACTED], and I live at [REDACTED] N12 [REDACTED]. I'm writing to let you know, as a Barnet Council resident [REDACTED] in the borough of Barnet, how much I support planning permission for our neighbours, the Markaz.

I am proud that Barnet is a place for many different religious communities. [REDACTED] we have supported our friends the Somali Bravanese to regain a building, and we are proud to stand with the Markaz too. As you know, the Markaz community originate from Iraq, with many having to flee as refugees under Saddam Hussein's regime. For thirty years they have met as a community in Barnet.

We are horrified that a lawyer who calls himself the 'Mosque Buster' has been hired by a group of residents to oppose the Markaz. We stand against hate in all its forms. We appreciate their travel plan which explains how people will visit the Markaz, and we're excited that a Barnet building with such historic and physical prominence will once again be used. Please consider this letter a sign of my support for the planning application.

Yours
[REDACTED]

From:Planning PA Consultation
Sent:Thu, 11 Feb 2021 15:35:43 +0000
To:Duffin, Dominic
Cc:Khan, Yasmeen
Subject:FW: Ref: 20/2988/FUL - Golders Green Hippodrome, NW11 7RP

For your information.

Yasmeen can this please be logged to DMS.

Kind regards,

Helen McGuinness Bsc. Msc.

Planning Assistant – Development Management

London Borough of Barnet, 2 Bristol Avenue, Colindale, NW9 4EW

Tel: 020 8359 7298 | Web: www.barnet.gov.uk



Consider the environment. Do you really need to print this email?

Please note that these comments are provisional and represent an informal view by an officer; the views contained within this email do not constitute an official determination, are not legally binding and do not bind the council to a particular course of action.

From: [REDACTED]
Sent: 10 February 2021 13:31
To: Planning PA Consultation <planning.PAConsultation@Barnet.gov.uk>
Subject: Ref: 20/2988/FUL - Golders Green Hippodrome, NW11 7RP

Dear Sirs

I write regarding the above Planning Application. I am a resident of Golders Green.

I understand that they have put in a new application, yet the existing Planning Appeal has yet to be decided.

I objected to the original application and I am objecting to this new application.

There are many reasons for objecting -

No parking

Residential Area

Noise level

Major road junction, and the traffic caused by people coming and going - in cars or walking, would cause utter chaos and the junction would be almost impossible to negotiate.

Having a mosque or community centre would completely change the aura of the area - with people in and out at all hours of the day.

I WOULD HOPE THAT THE COUNCIL WILL TAKE INTO CONSIDERATION THE DETERIMENT TO THE AREA AND REFER TO THE MANY OBJECTIONS POSTED WHEN THE FIRST APPLICATION WAS SUBMITTED.

Yours sincerely,

[REDACTED]

[REDACTED]

[REDACTED]

NW11 [REDACTED]

From [REDACTED]

Sent: Fri, 12 Feb 2021 13:24:26 +0000 (UTC)

To: Planning Consultation

Subject: Planning Application ref 20/2988/FUL Golders Green Hippodrome, London NW11 7RP

Dear Sir/Madame,

I wish to object to the new application to convert the above site to a mosque. I live in the Brent Cross area and I frequent Golders Green for shopping. The area is already congested, with tube, bus and a coach stations. I believe the mosque will draw many more people and families, the latter are likely to travel by car and would want to use local parking zones, which means fewer slots for the people coming from the surrounding areas. The situation can be worse during high holidays, including Fridays, when I expect far more people than normal to attend prayers; this will result in more traffic, congestion and in fact could delay ambulances trying to get to the Royal Free Hospital.

Regards

[REDACTED]
[REDACTED]
[REDACTED] NW11 [REDACTED]

From [REDACTED]
Sent: Fri, 12 Feb 2021 15:03:25 +0000
To: Planning Consultation
Subject: Message of support for consultation 20/2988/FUL

To the Barnet Council Planning Committee

This letter is written in relation to consultation 20/2988/FUL

My name is [REDACTED] and I live at [REDACTED] EN5 [REDACTED]. I'm writing to let you know, as a member of Finchley Reform Synagogue in the borough of Barnet, how much I support planning permission for our neighbours, the Markaz.

I am proud that Barnet is a place for many different religious communities. As an FRS member, we have supported our friends the Somali Bravanese to regain a building, and we are proud to stand with the Markaz too. As you know, the Markaz community originate from Iraq, with many having to flee as refugees under Saddam Hussein's regime. For thirty years they have met as a community in Barnet.

We are horrified that a lawyer who calls himself the 'Mosque Buster' has been hired by a group of residents to oppose the Markaz. We stand against hate in all its forms. We appreciate their travel plan which explains how people will visit the Markaz, and we're excited that a Barnet building with such historic and physical prominence will once again be used. Please consider this letter a sign of my support for the planning application.

Yours

[REDACTED]

[REDACTED]

From [REDACTED]
Sent: Fri, 12 Feb 2021 15:13:48 +0000
To: Planning Consultation
Cc: David Jacobs
Subject: Message of support for consultation 20/2988/FUL
Importance: Normal

To the Barnet Council Planning Committee

This letter is written in relation to consultation 20/2988/FUL

[REDACTED] N3 [REDACTED] We have heard through our synagogue, Finchley Reform Synagogue, that there has been opposition to Muslims using the old Golders Green Hippodrome which for many years was a Christian house of prayer. We are appalled that in a borough such as Barnet, such Islamophobia exists especially when in the borough we have people living who were born in many different countries, pray in many different ways or not and yet we are a beacon of tolerance and kindness, especially in my neighbourhood. We therefore, as longstanding Barnet residents want you to know how much we support planning permission for our neighbours, the Markaz.

We are proud that Barnet is a place for many different religious communities. When I was Chair of FRS I was proud to be able to offer our synagogue as a place for them to observe Ramadan and we have only gained by our friendship with the Somali Bravanese. As a synagogue, we have supported our friends the Somali Bravanese to regain a building, and we are proud to stand with the Markaz too. As you know, the Markaz community originate from Iraq, with many having to flee as refugees under Saddam Hussein's regime. For thirty years they have met as a community in Barnet and have been the sort of citizens one would want in our borough.

We were horrified to learn that a lawyer who calls himself the 'Mosque Buster' has been hired by a group of residents to oppose the Markaz. We strongly stand against hate in all its forms and know that for a successful community and borough, generosity and not hate aids this. We appreciate their travel plan which explains how people will visit the Markaz, and we're excited that a Barnet building with such historic and physical prominence will once again be used.

Please consider this letter a sign of our support for the planning application.

Yours



[REDACTED]
Sent: Fri, 12 Feb 2021 15:27:25 +0000

To: Planning Consultation

Subject: Message of support for consultation 20/2988/FUL

To the Barnet Council Planning Committee

This letter is written in relation to consultation 20/2988/FUL

[REDACTED] EN6 [REDACTED] I'm writing to let you know, as a member of Finchley Reform Synagogue in the borough of Barnet, how much I support planning permission for our neighbours, the Markaz.

I am proud that Barnet is a place for many different religious communities. As a FRS member, we have supported our friends the Somali Bravanese to regain a building, and we are proud to stand with the Markaz too. As you know, the Markaz community originate from Iraq, with many having to flee as refugees under Saddam Hussein's regime. For thirty years they have met as a community in Barnet.

We are horrified that a lawyer who calls himself the 'Mosque Buster' has been hired by a group of residents to oppose the Markaz. We stand against hate in all its forms. We appreciate their travel plan which explains how people will visit the Markaz, and we're excited that a Barnet building with such historic and physical prominence will once again be used. Please consider this letter a sign of my support for the planning application.

Yours

[REDACTED]

From [REDACTED]
Sent: Fri, 12 Feb 2021 16:18:09 +0000
To: Planning Consultation
Subject: Re: Golders Green Hippodrome URGENT

Yes of course

[REDACTED]

[REDACTED]

NW4

[REDACTED]

[REDACTED]

Kind Regards,

[REDACTED]

> On 12 Feb 2021, at 15:38, Planning Consultation <Planning.Consultation@barnet.gov.uk> wrote:

>

> ☐ Dear Sir

>

> Could you please provide your full home address in order to be able to log your comments.

>

> Thank you

>

> Kind regards

>

>

[REDACTED]

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> Registered in England 08615172. Registered Office: 17 Rochester Row, London, England SW1P 1QT.

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> -----Original Message-----

> From:

[REDACTED]

> Sent: 08 February 2021 19:35

> To: Planning Consultation <Planning.Consultation@Barnet.gov.uk>

> Subject: Golders Green Hippodrome URGENT

>

> Hello

>

> I am not opposed to communities of different faiths living side by side in fact I love it and it is one of the reasons I moved to london from Geneva almost 9 years ago.

>

> However, the enormous project to turn the Golders Green Hippodrome into a colossal mosque and cultural centre will definitely bring people of the Muslim faith from other parts of London where they are not accustomed to seeing so many Jews and which may incite them to commit violence or other anti Semitic acts against the noticeably Jewish Orthodox people in the area.

>

> As you well know for decades Golders Green is a predominantly peaceful Jewish neighbourhood counting native English, other ethnic minorities and also people from Eastern European origin who all tend to be respectful towards one another and towards Jewish people in general and live in harmony feeling relatively safe and unthreatened from one another which in today's world is a blessing.

>

> So please don't make the wrong judgement by allowing this massive Islamic cultural centre to go ahead which could seriously cause a huge threat to this peaceful and safe neighbourhood.

>

> It's regretful that I need write to you voicing my fears but they are not unfounded nor am I alone in feeling this way although some may express themselves more eloquently than I.

> Surely you don't want to be responsible for heaven forbid future bloodshed.

>

> Therefore please allow me to emphasise that the good and kind Muslim people who are already living in and around this area pose absolutely no threat to anyone and we are more than happy living side by side. It is the Muslim extremist Elements from other parts of London or the U.K. or even the EU that this centre will inevitably attract.

>

> Please imagine the worst case scenario and stop it from ever happening You'll be a hero!!!!

>

> So I'm pleading with you again

> Don't let it happen

>

> Respectfully yours

>

> [REDACTED]

> Writing for and on behalf of all my family who live in this area

>

>

> This email and any attachments to it are intended solely for the individual to whom it is addressed. It may contain sensitive or confidential material and should be handled accordingly. However, it is recognised that, as an intended recipient of this email, you may wish to share it with those who have a legitimate interest in the contents.

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[REDACTED]

From: [REDACTED]
Sent: Fri, 12 Feb 2021 17:14:27 +0000
To: Planning Consultation
Subject: Message of support for consultation 20/2988/FUL

To the Barnet Council Planning Committee

This letter is written in relation to consultation 20/2988/FUL

My name is [REDACTED] N10 [REDACTED] I'm writing to let you know, as a Barnet Council resident and member of Finchley Reform Synagogue in the borough of Barnet, how much I support planning permission for our neighbours, the Markaz.

I am proud that Barnet is a place for many different religious communities. As a FRS member, we have supported our friends the Somali Bravanese to regain a building, and we are proud to stand with the Markaz too. As you know, the Markaz community originates from Iraq, with many having to flee as refugees under Saddam Hussein's regime. For thirty years they have met as a community in Barnet.

We are horrified that a lawyer who calls himself the 'Mosque Buster' has been hired by a group of residents to oppose the Markaz. We stand against hate in all its forms. We appreciate their travel plan which explains how people will visit the Markaz, and we're excited that a Barnet building with such historic and physical prominence will once again be used. Please consider this letter a sign of my support for the planning application.

Yours

[REDACTED]

From [REDACTED]
Sent: Fri, 12 Feb 2021 18:18:53 +0100 (CET)
To: Planning Consultation
Subject: Message of support for consultation 20/2988/FUL

To the Barnet Council Planning Committee

This letter is written in relation to consultation 20/2988/FUL

[REDACTED] N10 [REDACTED]. I'm writing to let you know, as a Barnet Council resident and member of Finchley Reform Synagogue in the borough of Barnet, how much I support planning permission for our neighbours, the Markaz.

I am proud that Barnet is a place for many different religious communities. As a FRS member, we have supported our friends the Somali Bravanese to regain a building, and we are proud to stand with the Markaz too. As you know, the Markaz community originate from Iraq, with many having to flee as refugees under Saddam Hussein's regime. For thirty years they have met as a community in Barnet.

We are horrified that a lawyer who calls himself the 'Mosque Buster' has been hired by a group of residents to oppose the Markaz. We stand against hate in all its forms. We appreciate their travel plan which explains how people will visit the Markaz, and we're excited that a Barnet building with such historic and physical prominence will once again be used. Please consider this letter a sign of my support for the planning application.

Yours,

[REDACTED]

[REDACTED]

From [REDACTED]
Sent: Fri, 12 Feb 2021 17:34:55 +0000
To: Planning Consultation
Subject: Message of support for consultation 20/2988/FUL

To the Barnet Council Planning Committee

This letter is written in relation to consultation 20/2988/FUL

My name is [REDACTED] N12 [REDACTED] I'm writing to let you know, as a Barnet Council resident and member of Finchley Reform Synagogue in the borough of Barnet, how much I support planning permission for our neighbours, the Markaz.

I am proud that Barnet is a place for many different religious communities. As a FRS member, we have supported our friends the Somali Bravanese to regain a building, and we are proud to stand with the Markaz too. As you know, the Markaz community originate from Iraq, with many having to flee as refugees under Saddam Hussein's regime. For thirty years they have met as a community in Barnet.

We are horrified that a lawyer who calls himself the 'Mosque Buster' has been hired by a group of residents to oppose the Markaz. We stand against hate in all its forms. We appreciate their travel plan which explains how people will visit the Markaz, and we're excited that a Barnet building with such historic and physical prominence will once again be used. Please consider this letter a sign of my support for the planning application.

[REDACTED]

[REDACTED]

Sent from [Mail](#) for Windows 10

[REDACTED]
Sent: Fri, 12 Feb 2021 19:25:34 +0000

To: Planning Consultation

Subject: Message of support for consultation 20/2988/FUL

To the Barnet Council Planning Committee

This letter is written in relation to consultation 20/2988/FUL

[REDACTED] N12 [REDACTED] I'm writing to let you know, as a resident of Barnet that I support planning permission for our neighbours, the Markaz.

I am proud that Barnet is a place for many different religious communities. As a FRS member, we have supported our friends the Somali Bravanese to regain a building, and we are proud to stand with the Markaz too. As you know, the Markaz community originate from Iraq, with many having to flee as refugees under Saddam Hussein's regime. For thirty years they have met as a community in Barnet.

We are horrified that a lawyer who calls himself the 'Mosque Buster' has been hired by a group of residents to oppose the Markaz. We stand against hate in all its forms. We appreciate their travel plan which explains how people will visit the Markaz, and we're excited that a Barnet building with such historic and physical prominence will once again be used. Please consider this letter a sign of my support for the planning application.

Kind regards,
[REDACTED]

From [REDACTED]
Sent: Fri, 12 Feb 2021 21:35:49 +0000
To: Planning Consultation
Cc: [REDACTED]
Subject: Message of support for consultation 20/2988/FUL

To the Barnet Council Planning Committee

This letter is written in relation to consultation 20/2988/FUL

[REDACTED] N20 [REDACTED]. I'm writing to let you know, as a [Barnet Council resident and member of Finchley Reform Synagogue in the borough of Barnet], how much I support planning permission for our neighbours, the Markaz.

I am proud that Barnet is a place for many different religious communities. As a FRS member, we have supported our friends the Somali Bravanese to regain a building, and we are proud to stand with the Markaz too. As you know, the Markaz community originate from Iraq, with many having to flee as refugees under Saddam Hussein's regime. For thirty years they have met as a community in Barnet.

We are horrified that a lawyer who calls himself the 'Mosque Buster' has been hired by a group of residents to oppose the Markaz. We stand against hate in all its forms. We appreciate their travel plan which explains how people will visit the Markaz, and we're excited that a Barnet building with such historic and physical prominence will once again be used. Please consider this letter a sign of my support for the planning application.

Yours

[REDACTED]

Sent from my iPhone

From [REDACTED]
Sent: Fri, 12 Feb 2021 22:59:03 +0000
To: Planning Consultation
Subject: Message of support for consultation 20/2988/FUL

To the Barnet Council Planning Committee

This letter is written in relation to consultation 20/2988/FUL

[REDACTED] N10 [REDACTED] I'm writing to let you know, as a Barnet Council resident and member of Finchley Reform Synagogue in the borough of Barnet, that I support planning permission for our neighbours, the Markaz.

I am proud that Barnet is a place for many different religious communities. As a FRS member, we have supported our friends the Somali Bravanese to regain a building, and we are proud to stand with the Markaz too. As you know, the Markaz community originate from Iraq, with many having to flee as refugees under Saddam Hussein's regime. For thirty years they have met as a community in Barnet.

I am horrified that a lawyer who calls himself the 'Mosque Buster' has been hired by a group of residents to oppose the Markaz. I stand against hate in all its forms.

Please consider this letter a sign of my support for the planning application.

Yours sincerely

[REDACTED]

Comments for Planning Application 20/2988/FUL

Application Summary

Application Number: 20/2988/FUL

Address: The Hippodrome North End Road London NW11 7RP

Proposal: Use as a Place of Worship (D1 use) and for ancillary community uses, public conferences and performances

Case Officer: Dominic Duffin

Customer Details

Name: [REDACTED]

Address: [REDACTED]

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: The objection to this planning application is due to the constant disturbance until after midnight, car doors slamming and general lack of consideration for people asleep or consideration for anyone else who is not of their community. Past conditions have been ignored by the mosque i.e. opening hours, which shows that planning control would not be effective in trying to control the use of this building. If this planning permission went through the problems would only worsen, further deteriorating the lives of the wider community who live in this area.

In addition you have take into consideration the traffic congestion and parking problems which already exist in this area.

in conclusion this planning permission should not be allowed.

Comments for Planning Application 20/2988/FUL

Application Summary

Application Number: 20/2988/FUL

Address: The Hippodrome North End Road London NW11 7RP

Proposal: Use as a Place of Worship (D1 use) and for ancillary community uses, public conferences and performances

Case Officer: Dominic Duffin

Customer Details

Name: [REDACTED]

Address: [REDACTED]

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: I strongly object to this new planning application for a large mosque due to the reasons that have been outlined before and that have led to appeal.

The reasons for this are:

- this historical building should serve all and not one particular community. It should help preserve the character and cultural/historical heritage of the area and be open to all.
- the Islamic centre will cause congestion and pollution in the area due to increase in car traffic.
- unfortunately when the mosque was previously active the visitors have caused disturbance and have shown themselves disrespectful of the local residents. They did not use it in a spirit of inclusivity, openness and respect for others.

Comments for Planning Application 20/2988/FUL

Application Summary

Application Number: 20/2988/FUL

Address: The Hippodrome North End Road London NW11 7RP

Proposal: Use as a Place of Worship (D1 use) and for ancillary community uses, public conferences and performances

Case Officer: Dominic Duffin

Customer Details

Name: [REDACTED]

Address: [REDACTED]

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: The Hippodrome has been operating as an 'Islamic centre' for several years now - so we are familiar with it. The problem is clearly traffic and parking. There is very little parking at the site - 3/4 spaces - or near (10?), but the congregants mainly come from Cricklewood (I understand), where the mosque was originally sited, which as you know is inconvenient to Golders Green (as it is east/west) by underground (which is north/south), so naturally they drive, only to find nowhere to park. But this can be a busy commercial area in the evening with the restaurants, the LT bus station, the National Express bus station, the underground - and the Sainsbury's supermarket, whose deliveries (and customers) must make the turn from West Heath Drive down St Albans Lane. The lane is narrow, but all those restaurants have built kitchens out into their backyards - so they leave their bins on the road. Meanwhile the pavement is only 1 metre wide on one side (about 2ft the other) and so broken up and useless most pedestrians prefer to walk in the road. Sainsbury's juggernauts (and with other lorries/vans parked up to make deliveries to the restaurants) are all too often unable to make the turn. When the 'centre' is in operation the cars are parked on yellow lines along both sides of West Heath Drive (also to collect food). These juggernauts can only make the turn in a three/five/7-point manoeuvre to get round. If the cars are parked there they find it impossible. Then cars coming down (the steep hill of) North End Road to turn onto West Heath Drive get backed up as the road is blocked by cars making the turn where the trucks get stuck. The best place to park would be Sainsbury's, but they don't because there is only 1 hour 'free' parking til 9pm. So there should be a condition they do a deal with Sainsbury's for parking as this is unsustainable as it is now, and yet they say they want to build the biggest mosque in the UK. I think they might need a bigger site for that.

Comments for Planning Application 20/2988/FUL

Application Summary

Application Number: 20/2988/FUL

Address: The Hippodrome North End Road London NW11 7RP

Proposal: Use as a Place of Worship (D1 use) and for ancillary community uses, public conferences and performances

Case Officer: Dominic Duffin

Customer Details

Name: [REDACTED]

Address: [REDACTED]

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: I have no objection to a new mosque in principle, but a strong objection to a so-called 'mega-Mosque', which I believe would cause traffic congestion and severe parking and pavement-blocking in the surrounding roads.

No new religious building should be larger than any of the local churches, synagogues or temples already in the area. It is clear that this would be significantly larger than those and would aim to draw an enormous crowd of worshippers and their cars from many miles around.

Comments for Planning Application 20/2988/FUL

Application Summary

Application Number: 20/2988/FUL

Address: The Hippodrome North End Road London NW11 7RP

Proposal: Use as a Place of Worship (D1 use) and for ancillary community uses, public conferences and performances

Case Officer: Dominic Duffin

Customer Details

Name: [REDACTED]

Address: [REDACTED]

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: A beautiful Grade II listed building used by all as an arts & performance building will now just be used by one section of the community?? How shameful for this building's heritage. A mosque is completely out of character for this area. Its size would bring in huge amounts of traffic from across the UK and even Europe. As it is, there is already traffic congestion in this area with constant illegal parking and obstruction. It is a major vital route to the Royal Free Hospital and any additional traffic would literally cost people's lives. I cannot think of a worse place for a huge mosque to stand.

Comments for Planning Application 20/2988/FUL

Application Summary

Application Number: 20/2988/FUL

Address: The Hippodrome North End Road London NW11 7RP

Proposal: Use as a Place of Worship (D1 use) and for ancillary community uses, public conferences and performances

Case Officer: Dominic Duffin

Customer Details

Name: [REDACTED]

Address: [REDACTED]

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment:1-It will create a lot of congestions and since the rout to Royal Free Hospital it will endanger patients lives.

2- It will create a huge problem for parking can you imagine 3000 seats plus staff cars that will add at least another 100 cars or more.

3-disturbances like car doors slamming, hooting, engine revving.

4- Air pollution and toxic emissions as far as I know that this area is already twice the legal limit for nitrogen oxide.

Comments for Planning Application 20/2988/FUL

Application Summary

Application Number: 20/2988/FUL

Address: The Hippodrome North End Road London NW11 7RP

Proposal: Use as a Place of Worship (D1 use) and for ancillary community uses, public conferences and performances

Case Officer: Dominic Duffin

Customer Details

Name: [REDACTED]

Address: [REDACTED]

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: I oppose the application to turn the Golders Green Hippodrome into a mosque. It would dominate the area and be quite out of character. It is not meant to serve only one part of the community. It would attract a huge amount of additional cars which, because of the limited amount of legal parking space, would result in congestion, illegal parking on yellow lines and obstruction. Because opening hours could extend to beyond 11:00pm there would almost certainly be constant disturbance to the detriment of local residents, which is unacceptable.

Comments for Planning Application 20/2988/FUL

Application Summary

Application Number: 20/2988/FUL

Address: The Hippodrome North End Road London NW11 7RP

Proposal: Use as a Place of Worship (D1 use) and for ancillary community uses, public conferences and performances

Case Officer: Dominic Duffin

Customer Details

Name: [REDACTED]

Address: [REDACTED]

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: I welcome the opportunity to comment on this case. Having lived in Golders Green since 1959, and in West Heath Drive as, I can still remember the Hippodrome in its prime. What a wonderful exciting theatre it was, and on our very own doorstep!

But, times have changed! The area has changed, life itself has changed and people have changed and what might have been wonderful 60 years ago has already proved to be a disaster for the residents of today, and that's without The Hippodrome having being given permission for use as a House of Worship. So let us not forget, that whilst the Hippodrome seats 700 now, it can easily be reinstated to seat 3000, as it was originally built for. After all a Mosque, Church, or Synagogue, doesn't need a grand stage, which can easily be removed, it just needs a large enough arena to cope with the congregants and if as their own traffic proposal indicates that at peak times there may be as much as 2,200 people, you should really be prepared for 3000 people. If not now then in the very near future!

I really don't feel it is safe to allow so many people into the area which for the last 50 years has not had to deal with such an influx.

I still vividly remember the lines of coaches and buses along West Heath Dr, West Heath Rd, and snaking up North End Rd bringing people to the shows. The theatre audience queued all the way up West Heath Drive. Very few people arrived by car. And there were no problems!

But I also remember the fact that in those days, Golders Green town centre was dead after 5:30 pm. The only shop that was open was Warman and Freed. There were no problems with parking anywhere in Golders Green, no double yellow lines, no single yellow lines and most houses still had front gardens! There was very little traffic passing through Golders Green.

But all that has changed as well! There is now very little room to park and the traffic through Golders Green can be horrendous.

Comments for Planning Application 20/2988/FUL

Application Summary

Application Number: 20/2988/FUL

Address: The Hippodrome North End Road London NW11 7RP

Proposal: Use as a Place of Worship (D1 use) and for ancillary community uses, public conferences and performances

Case Officer: Dominic Duffin

Customer Details

Name: [REDACTED]

Address: [REDACTED]

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: If the Mosque is expecting 43% of congregants to arrive by car, one may be certain that it's more likely to be 60%. That's at least 500 cars. Where on earth are all those cars going to park?

Can you imagine the congestion? Can you imagine what its going to be like having 3000 perfectly well mannered and well behaved people arriving at Golders Green Station during a very short period of time, or going home at 12:30am after services, which in actuality means later, since congregants tend to linger and socialise with each other! And if people do come by car, can one imagine the only natural door slamming, calling out to family, children, and friends etc. How too is the council going to cope with the rubbish? Where is the council going to put extra rubbish bins to cope with an extra 3000 people? Most public bins have been removed! Will the council be able to empty those bins, when it's difficult enough to empty the present amount of bins frequently? Just have a look at the overflowing bins at the junction of the bus station and Finchley road. So I really don't think that this plan is a good idea and I wish to object. Nevertheless should the Council still think to allow permanent permission as a House of Worship, may I make a few suggestions of my own, to alleviate the inevitable foreseeable traffic problems and suggest a solution to the inevitable parking problems.

Firstly turn Finchley Road (from Dunstan Road), and West Heath Drive, and West Heath Road and and North End Rd into a two lane one way traffic system. Congregants will travel via Finchley Road towards Golders Green Station.

Permit Congregants to drive into the Station, using the same turning circle as National Express, allowing a drop off and pick up time of say 5 minutes at all National Express coach stops, then continue around to a pay barrier at the exit. A charge of £3- per visit to defray costs, Luton Airport. At the exit turn left and immediately right on to West Heath drive.

[REDACTED]

From: [REDACTED]
Sent: Sun, 14 Feb 2021 22:07:10 +0000
To: Planning Consultation
Subject: Golders Green Hippodrome London NW11 7RP

Application Ref. 20/2988/FUL

We wish to object to the new planning application to turn the Hippodrome into a very large mosque for the following reasons:-

1. Such a large building would create a huge parking problem in such a congested area.
2. Golders Green is a quiet residential area and the noise and constant coming and going from such a large building would cause great inconvenience and annoyance to the residents.
3. The Hippodrome is supposed to be an arts and performance building for the use of all and not just for one section of the community. The proposed mosque would completely dominate the area and irreversibly change the local character of Golders Green.
4. The mosque would intensify toxic emissions in an area where the legal limit for NO2 has already been reached.

Should the above mentioned planning application be approved, we (and many of our family and friends) would seriously consider moving away from this quiet and peaceful area where we have lived happily for most of our lives.

For all the above reasons, we seriously hope this planning application will be refused.

[REDACTED]
[REDACTED]
NW11 [REDACTED]

From [REDACTED]
Sent: Sun, 14 Feb 2021 22:47:10 +0000
To: Planning Consultation
Subject: Application Reference Number 20/2988/FULL

Golders Green Hippodrome London NW11 7RP

FOR WHOM THIS MAY CONCERN

We live at [REDACTED] NW11 [REDACTED] and have done so for over 35 years, close to Golders Green Station and we would like to voice our objection to the above application. Residents' lives have suffered from traffic and parking problems and planning conditions have shown NOT to remedy the situation.

We are concerned about late night noise disturbing this relatively calm residential area. The traffic conditions would also adversely affect those wishing to take their children or grandchildren to Golders Hill Park for recreation and exercise.

Therefore, please do not accept a repeat of this controversial application.

Thanking you very much in advance,
[REDACTED]

Comments for Planning Application 20/2988/FUL

Application Summary

Application Number: 20/2988/FUL

Address: The Hippodrome North End Road London NW11 7RP

Proposal: Use as a Place of Worship (D1 use) and for ancillary community uses, public conferences and performances

Case Officer: Dominic Duffin

Customer Details

Name: [REDACTED]

Address: [REDACTED]

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: The Hippodrome is a Grade II listed building located within the Golders Green Town Centre Conservation Area, meaning that it is designated to be of special architectural and historic interest.

The application is for change of use to a place of worship.

The application also states that it will be used as a venue for weddings, conferences, seminars, performances, weekly clubs, classes, meetings etc. In addition, a calendar is attached showing around 30 large scale events which will take place during the year.

I object to the proposal on the grounds that parking is inadequate, and congestion and traffic generation will be increased.

The noise and disturbance to surrounding residents will constitute a loss of amenity.

Previous planning decision was to reject the application.

Permission should be conditional on all activities finishing by 10pm.

Comments for Planning Application 20/2988/FUL

Application Summary

Application Number: 20/2988/FUL

Address: The Hippodrome North End Road London NW11 7RP

Proposal: Use as a Place of Worship (D1 use) and for ancillary community uses, public conferences and performances

Case Officer: Dominic Duffin

Customer Details

Name: [REDACTED]

Address: [REDACTED]

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

- Request to speak at committee

Comment: Since the Centre for Islamic Enlightening (the "Centre") at The Hippodrome on North End Road opened, there has been a huge increase in road and pedestrian traffic and noise in the area. When there are events at the Centre, neither we nor our visitors have been able to find car parking spaces on West Heath Avenue. The streets around the Centre have been completely congested with traffic at a stand-still or, at best, very slow moving. Cars have been parked in West Heath Avenue not just in parking bays but on double and single yellow lines which has severely restricted two-way movement of vehicles. It would have been nigh on impossible for any emergency services vehicle to gain access over this time. On some evenings cars have been parked directly across our driveway preventing us from entering or leaving our home by car. Extending the hours of permitted use of the Centre in line with the proposed variation to condition 1 would only exacerbate an already intolerable situation and should be rejected.

I strongly object to the Hippodrome being used as a mosque. The chaos and congestion we have witnessed since the Centre opened has been very difficult. Opening up what we have been assured is an educational centre as a place of worship for the Shia Muslim community can only exacerbate the parking, traffic and other problems referred to above.

Comments for Planning Application 20/2988/FUL

Application Summary

Application Number: 20/2988/FUL

Address: The Hippodrome North End Road London NW11 7RP

Proposal: Use as a Place of Worship (D1 use) and for ancillary community uses, public conferences and performances

Case Officer: Dominic Duffin

Customer Details

Name: [REDACTED]

Address: [REDACTED]

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: Golders Green has a cosmopolitan community. Various churches, temples and synagogues have been built for the needs of the worshippers. The Muslim population in Golders Green is a minute one. The plan to create a vast mosque in Golders Green is totally absurd and does not reflect the needs of few Muslims in our locality. The mosque envisaged at the Hippodrome plans to attract worshippers from far and wide. Which is to the detriment of peace and quiet of the suburb. Where on earth will they park their cars if not in the side streets to the discomfort of the locals. The Hippodrome is situated next to the bus and tube station and at the crossroad of a busy traffic junction causing more congestion and pollution. The Hippodrome has practically no parking places for the worshippers. Please note that my objection should not be construed as being of a racist nature. Yours worried, [REDACTED]

Comments for Planning Application 20/2988/FUL

Application Summary

Application Number: 20/2988/FUL

Address: The Hippodrome North End Road London NW11 7RP

Proposal: Use as a Place of Worship (D1 use) and for ancillary community uses, public conferences and performances

Case Officer: Dominic Duffin

Customer Details

Name: [REDACTED]

Address: [REDACTED]

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: Dear Sir/Madam,

Site Location: Golders Green Hippodrome, London NW11 7RP, Appl. Ref. : 20/2988/FUL

I would like to raise my objections to the new planning application to turn Hippodrome into a mosque.

1. The building will dominate the area, changing the character of the area. It will prevent people who live in the area from using the building for concerts, conferences and other public events. I vividly remember my children of different ages going there for various activities. Now my grandchildren will not be able to do this.

2. The number of cars and traffic congestion will make it difficult for local people to drive. It will create constant disturbance for local people with numerous cars coming and going. The amount of emission will definitely affect the health and safety of people and children going to the Golders Hill Park.

[REDACTED]

[REDACTED]

Comments for Planning Application 20/2988/FUL

Application Summary

Application Number: 20/2988/FUL

Address: The Hippodrome North End Road London NW11 7RP

Proposal: Use as a Place of Worship (D1 use) and for ancillary community uses, public conferences and performances

Case Officer: Dominic Duffin

Customer Details

Name: [REDACTED]

Address: [REDACTED]

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: dear sir /madam

hippodrom must stay as grade 11listed building ,for art ,performance for all londoners, please ,keep it as it is.

Comments for Planning Application 20/2988/FUL

Application Summary

Application Number: 20/2988/FUL

Address: The Hippodrome North End Road London NW11 7RP

Proposal: Use as a Place of Worship (D1 use) and for ancillary community uses, public conferences and performances

Case Officer: Dominic Duffin

Customer Details

Name: [REDACTED]

Address: [REDACTED]

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: I think there are enough mosques within the surrounding areas. We don't need another here.

Parking will be a problem and this will attract all types of people to the area.

Comments for Planning Application 20/2988/FUL

Application Summary

Application Number: 20/2988/FUL

Address: The Hippodrome North End Road London NW11 7RP

Proposal: Use as a Place of Worship (D1 use) and for ancillary community uses, public conferences and performances

Case Officer: Dominic Duffin

Customer Details

Name: [REDACTED]

Address: [REDACTED]

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: I object to the change of use of the Golders Green Hippodrome for the following reasons.

Golders Green is not a large enough town to have a "top heavy" religious building, regardless of its religious affiliation. The objection would remain were it to be a church, temple or synagogue.

There is no parking around the surrounding streets which already are unable to contain the usual numbers of daily commuter parking.

This Grade 11 listed building should be sympathetically in tune with the area. Having a large Islamic Centre/Mosque is not in tune with the diverse but stable population of Golders Green. It is also a historical piece of the town, and should be returned back to its origins, or at least a multi-cultural venue for all.

The noise generated by a mosque with its 5 daily calls to prayer, is not acceptable to any creed or ethnicity in Golders Green, other than the Muslim community, but in an area dominated by the Jewish population, it is insulting. We do not wish to be disturbed by these loud calls all day, every day.

Whilst all religions have the right to worship. the use of the Hippodrome is antagonistic and insensitive.

Increased attendance will cause congestion on the surrounding streets, raise the NO2 pollution levels (which are supposed to be being reduced), and the potential for bad feeling in the community. This is not a good idea for this area, and I would expect Barnet council to think very

clearly on whether their residents do or do not have priority in the Council's eyes. We have a local election coming up. We will not vote for a Council who disregards the wishes of the Golders Green community. Thank you.

Comments for Planning Application 20/2988/FUL

Application Summary

Application Number: 20/2988/FUL

Address: The Hippodrome North End Road London NW11 7RP

Proposal: Use as a Place of Worship (D1 use) and for ancillary community uses, public conferences and performances

Case Officer: Dominic Duffin

Customer Details

Name: [REDACTED]

Address: [REDACTED]

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: I want to object to this application as it will bring too many people to this quiet area.

The increase in people on foot and by car/public transport will change the dynamics of this area for the worst. There will be increased noise, pollution and litter.

I live in this area as it is quiet and I like it the way it is and do not want it to change for the worst.

I therefore object to this application

Comments for Planning Application 20/2988/FUL

Application Summary

Application Number: 20/2988/FUL

Address: The Hippodrome North End Road London NW11 7RP

Proposal: Use as a Place of Worship (D1 use) and for ancillary community uses, public conferences and performances

Case Officer: Dominic Duffin

Customer Details

Name: [REDACTED]

Address: [REDACTED]

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: This is yet another application to turn the Hippodrome into a Place of Worship. This would significantly affect the surrounding area due to the large numbers of people who would attend on a regular basis. This will cause congestion, parking issues, noise disturbance and environmental issues on a regular basis. If attendees use public transport this would also be under strain. This would not be occasional but very regular and have a considerable knock on effect of the local environment and residents. For all of these reasons the proposal is not in keeping with the area and would be to its detriment.

Comments for Planning Application 20/2988/FUL

Application Summary

Application Number: 20/2988/FUL

Address: The Hippodrome North End Road London NW11 7RP

Proposal: Use as a Place of Worship (D1 use) and for ancillary community uses, public conferences and performances

Case Officer: Dominic Duffin

Customer Details

Name: [REDACTED]

Address: [REDACTED]

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: We strenuously object to the proposed mosque going in. While very respectful of the thought, our issue is

- 1) out of character for the area given the size
- 2) the congestion and parking issues in the area
- 3) Sound Disturbance.

We do not want this neighborhood changed as a result of this.

Comments for Planning Application 20/2988/FUL

Application Summary

Application Number: 20/2988/FUL

Address: The Hippodrome North End Road London NW11 7RP

Proposal: Use as a Place of Worship (D1 use) and for ancillary community uses, public conferences and performances

Case Officer: Dominic Duffin

Customer Details

Name: [REDACTED]

Address: [REDACTED]

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: I am concerned that the size & scope of this mosque will dominate & be detrimental to the uniquely village suburban area & atmosphere of Golders Green Hampstead Garden suburb & the environs,

This much loved grade 2 listed building has been part of the local community as an arts performance space for dance concerts drama for many decades which this application intends to wipe out & irreversibly harm the artistic heritage of this building & it's local communities amenity I am particularly concerned as a local resident that the size 58,500 sq feet & at over 3000 seats plus ample standing room the traffic noise & pollution as one of the largest Islamic centres in Europe this planning application would bring to a uniquely suburban area, such as traffic, congestion parking on yellow lines, gatherings of young men on the pavement talking loudly, obstructing the pavement & behaving intimidatingly, with a nightclub mentality indeed as a local resident my life has already been impacted negatively by continuous problems such as car doors slamming engines revving groups of men loitering on the pavement shouting laughing late into the night & into the early hours of the morning, may I draw your attention to the planning restrictions imposed in 2007 for the reason of local residents complaints,

Thus far the mosque ignores the conditions of opening hours & indeed has broken planning control since 2017 residents amenities are therefore NOT being safeguarded, going forward it's evident the problem will likely worsen if planning permission were granted

Comments for Planning Application 20/2988/FUL

Application Summary

Application Number: 20/2988/FUL

Address: The Hippodrome North End Road London NW11 7RP

Proposal: Use as a Place of Worship (D1 use) and for ancillary community uses, public conferences and performances

Case Officer: Dominic Duffin

Customer Details

Name: [REDACTED]

Address: [REDACTED]

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: Thank you for you processing the comment.

I would like to object on the following grounds

a) the mosque will dominate the area due to its size - the promoters would like it to be "among the largest Islamic Centres in Europe". This Grade II listed building could be used as an arts and performance space for all - not just one community.

b) congestion and parking - such a large centre would inevitably attract cars from accross London. Traffic congestion and parking have been continuous problem despite promises to manage traffic

c) constant activity well after 10 pm

Comments for Planning Application 20/2988/FUL

Application Summary

Application Number: 20/2988/FUL

Address: The Hippodrome North End Road London NW11 7RP

Proposal: Use as a Place of Worship (D1 use) and for ancillary community uses, public conferences and performances

Case Officer: Dominic Duffin

Customer Details

Name: [REDACTED]

Address: [REDACTED]

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: Golders Green is a very congested area with a massive traffic problem with terrible parking problems. A mosque would attract worshippers and visitors from all over the U.K. and Europe. With opening hours until 23.30 every evening it will create massive problems for people and residents returning from work as well as crowds on public transport. In addition, the extra motor traffic will intensify the toxic emissions where the legal limit for No2 has already been reached and is reaching dangerous level.

The use of the Hippodrome building since 2007 has resulted to people shouting late in the evenings, slamming of car doors and the revving of engines. This has related to disturbance to the residents until late at night. In addition to visitors' cars parking on yellow lines and blocking driveways.

The Hippodrome is a listed building which has catered to all residents for concerts, conferences and dance. Turning it into a mosque would be completely out of character for this area and would cater for only one section of the community.

This objection refers to Application No. 20/2988/FUL

Golders Green Hippodrome, North End Road, London NW11 7RP.

Comments for Planning Application 20/2988/FUL

Application Summary

Application Number: 20/2988/FUL

Address: The Hippodrome North End Road London NW11 7RP

Proposal: Use as a Place of Worship (D1 use) and for ancillary community uses, public conferences and performances

Case Officer: Dominic Duffin

Customer Details

Name: [REDACTED]

Address: [REDACTED]

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: It will impact the quality of life in the area and road safety, resulting in extra pollution, traffic and noise disturbance.

From [REDACTED]
Sent: Mon, 15 Feb 2021 08:52:44 +0000
To: Planning Consultation
Subject: planning 20/2988/FUL

Planning Application 20/2988/FUL

I am writing to object to the planning application for:-

Golders green Hippodrome, London NW11 [REDACTED]

I believe the proposed change of use would increase road traffic noise and pollution. The map of London on the internet shows air pollution in the Golders Green crossroads and the Hippodrome area is already very bad and we should not increase this pollution further. We can all see that noise levels are also bad
☐ we should not make it even worse.

Yours

[REDACTED]

[REDACTED]

[REDACTED]

NW11 [REDACTED]

[REDACTED]
Sent: Mon, 15 Feb 2021 09:02:30 +0000 (UTC)
To: Planning Consultation
Subject: Planning Application CONSULTATION 20/2988/FUL

[REDACTED]
N12 [REDACTED]
[REDACTED]

Dear Barnet Council

This letter is written in relation to consultation 20/2988/FUL

I am writing to let you know, as a member of Finchley Reform Synagogue, how much I support planning permission for our neighbours, the Markaz.

I am proud that Barnet is a place for many different religious communities. As you know, the Markaz community originate from Iraq, with many having to flee as refugees under Saddam Hussein's regime. For thirty years they have met as a community in Barnet. We are horrified that a lawyer who calls himself the "Mosque Buster" has been hired by a group to oppose their use of a building. We stand against hate in all its forms. We appreciate their travel plan which explains how people will visit the Markaz, and we are excited that a Barnet building with such historic and physical prominence will once again be used. Please consider this letter a sign of my support for the planning application.

Yours sincerely,

[REDACTED]

[REDACTED]

Sent: Mon, 15 Feb 2021 10:49:22 +0000
To: Planning Consultation
Subject: Message of support for consultation 20/2988/FUL

To the Barnet Council Planning Committee

This letter is written in relation to consultation 20/2988/FUL

[REDACTED] N2 [REDACTED] I'm writing to let you know, as a Barnet Council resident and member of Finchley Reform Synagogue in the borough of Barnet, how much I support planning permission for our neighbours, the Markaz.

I am proud that Barnet is a place for many different religious communities. As an FRS member, we have supported our friends the Somali Bravanese to regain a building, and we are proud to stand with the Markaz too. As you know, the Markaz community originate from Iraq, with many having to flee as refugees under Saddam Hussein's regime. For thirty years they have met as a community in Barnet.

We are horrified that a lawyer who calls himself the 'Mosque Buster' has been hired by a group of residents to oppose the Markaz. We stand against hate in all its forms. We appreciate their travel plan which explains how people will visit the Markaz, and we're excited that a Barnet building with such historic and physical prominence will once again be used. Please consider this letter a sign of my support for the planning application.

[REDACTED]

[REDACTED]

[REDACTED]

From: [REDACTED]

Sent: Mon, 15 Feb 2021 10:58:40 +0000

To: Planning Consultation

[REDACTED]
Subject: Application reference 20/2988/FUL (Golders Green Hippodrome, London NW11 7RP)

[REDACTED] NW11 [REDACTED] and would like to oppose the application referenced above.

[REDACTED]

[REDACTED]

[REDACTED]

From: [REDACTED]
Sent: Mon, 15 Feb 2021 12:24:24 +0000
To: Planning Consultation
Subject: 20/2988/FUL objection

Sir, Madam

Golders Green Hippodrome Mosque

London, NW11 7RP

The residents of the area in close proximity to the Mosque are very concerned about the proposed development, which will inevitably lead to:

- 1) Further pressure on local parking, my house is just 5 minutes walk from the venue
- 2) Further noise and disturbance, with services ending very late during key festivals
- 3) Further degradation of a heritage site, which has not been properly maintained under the current Mosque's management.

[REDACTED]

[REDACTED] NW11 [REDACTED]

From [REDACTED]
Sent: Mon, 15 Feb 2021 12:38:41 +0000
To: Planning Consultation
Subject: Re: Message of support for consultation 20/2988/FUL

[REDACTED]

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From: Planning Consultation <Planning.Consultation@Barnet.gov.uk>
Sent: Monday, February 15, 2021 12:14:26 PM
To: [REDACTED]
Subject: RE: Message of support for consultation 20/2988/FUL

Dear [REDACTED]

Your comments including your address will be kept sensitive. However if requested under Freedom of Information, your comments will be made public, but not your address.

Many thanks

Kind regards

Yasmeen Khan

Planning Technician

Planning and Building Control

London Borough of Barnet

2 Bristol Avenue, Colindale, London, NW9 4EW

Tel: [REDACTED]
Barnet Online: www.barnet.gov.uk



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From: [REDACTED]
Sent: 10 February 2021 17:31
To: Planning Consultation <Planning.Consultation@Barnet.gov.uk>
Subject: Re: Message of support for consultation 20/2988/FUL

Will my full address be visible for the public?

Get [Outlook for iOS](#)

From: Planning Consultation <Planning.Consultation@Barnet.gov.uk>
Sent: Wednesday, February 10, 2021 4:33:45 PM
To: [REDACTED]
Subject: RE: Message of support for consultation 20/2988/FUL

[REDACTED]

Could you please provide your full home address in order to be able to log your comments.

Thank you

Kind regards

Yasmeen Khan
Planning Technician
Planning and Building Control
London Borough of Barnet
2 Bristol Avenue, Colindale, London, NW9 4EW
Tel: [REDACTED]
Barnet Online:

<https://emea01.safelinks.protection.outlook.com/?url=http%3A%2F%2Fwww.barnet.gov.uk%2F&data=04%7C01%7C%7C5e94384d8d3042ccade608d8cde1a48c%7C84df9e7fe9f640afb435aaaaaaaaaaaa%7C1%7C0%7C637485716332331945%7CUnknown%7CTWFpbGZsb3d8eyJWIjoiMC4wLjAwMDAiLCJQIjoiV2luMzliLCJBTiI6IjEhaWwiLCJXVCI6Mn0%3D%7C1000&data=T48gEdYpLYh1JbZnRH0urV3OTQqWTIZIEs9tdWY7S5g%3D&reserved=0>

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-----Original Message-----

From: [REDACTED]
Sent: 07 February 2021 20:12
To: Planning Consultation <Planning.Consultation@Barnet.gov.uk>
Subject: Message of support for consultation 20/2988/FUL

To the Barnet Council Planning Committee

This letter is written in relation to consultation 20/2988/FUL

[REDACTED] n2. I am writing to let you know, as a Barnet Council resident [REDACTED] how much I support planning permission for our neighbours, the Markaz.

I am proud that Barnet is a place for many different religious communities. As a FRS member, we have supported our friends the Somali Bravanese to regain a building, and we are proud to stand with the Markaz too. As you know, the Markaz community originate from Iraq, with many having to flee as refugees under Saddam Hussein's regime. For thirty years they have met as a

community in Barnet.

We are horrified that a lawyer who calls himself the "Mosque Buster" has been hired by a group of residents to oppose the Markaz. We stand against hate in all its forms. We appreciate their travel plan which explains how people will visit the Markaz, and we're excited that a Barnet building with such historic and physical prominence will once again be used. Please consider this letter a sign of my support for the planning application.

[REDACTED]

[REDACTED]

[REDACTED]

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EN5 

Reference: 20/2988/FUL
The Hippodrome
North End Road
NW11 7RP

Dear Sir/Madam,

Regarding the above noted Grade 2 listed building and the application made to Barnet Council to use this building for a place of worship, I wish to lodge my objection to this application being granted for the following reasons.

Changing its current use to that of a place of worship will change the Grade 2 protected useage completely.

This location currently suffers from excess traffic which will be greatly enhanced should this conversion be allowed.

The increased traffic in the area will greatly and adversely affect the already high rates of pollution in Golders Green.

Current transport services in this area will need to be increased again affecting already high pollution and congestion in this area.

Yours faithfully



[REDACTED]
Sent: Mon, 15 Feb 2021 15:37:14 +0000

[REDACTED]; Planning Consultation
Subject: Re: The Hippodrome Theatre North End road NW11 7RP Application Ref 20/2988/FUL

[REDACTED] Continuing with this saga, I see that a fresh application has been made concerning the above under a new Application Ref.

I will submit a full comment in due course but I am dismayed to see that currently on Barnet's Planning Website the following message appears:

"Total Consulted: 1571 Comments Received: 0 Objections: 0 Supporting: 0" Now I can't speak for the accuracy of the "supporting" number but that wouldn't surprise me, but I know for a fact that there have been many comments, many of which are objections.

This looks seriously dodgy, is there an explanation?

I look forward to hearing.

[REDACTED]
On 1 Nov 2017, at 11:27, [REDACTED] wrote:

I attended a briefing meeting with officers yesterday. They are naturally aware of Condition 3. This application will need to address that condition. [REDACTED]

-----Original Message-----

From: [REDACTED]
Sent: 01 November 2017 10:42
To: [REDACTED]

Subject: The Hippodrome Theatre North End road NW11 7RP Application Ref 17/5846/S73

I am writing with regard to the above.

The loss of a such a remarkable building listed as "a rare example of a surviving suburban theatre, largely intact", for public theatre use is truly worrying.

The Hippodrome was built by renowned theatre architect Bertie Crewe in 1913 as a 3,000-seater musical venue.

It has staged performances and live concerts by legends including Danny La Rue and Marlene Dietrich.

It hosted two episodes of the first series of Monty Python's Flying Circus in October 1969.

Golders Green broadcaster and oral historian Alan Dein believes this is a key opportunity for the Hippodrome to fulfill its potential and become a "significant arts and cultural complex" once again.

Mr Dein described how after the Hippodrome was built in 1913, it "served up an incredible range of pre-and post West End shows, opera, musicals, pantomimes, jazz bands, ballet and even Rock and Roll".

The venue was then converted into a BBC TV and radio studio and a concert hall in 1969.

Mr Dein added: "The likes of Radio 2's 'Friday Night is Music Night' broadcast to the whole nation became part of Golders Green legend!"

The Hippodrome was sold to the evangelical El Shaddai International Christian Centre in 2007 they received permission to use the building as a church, subject to conditions.

Condition 3 of the 2007 planning permission positively required that the Hippodrome hold a large number of performances and entertainments each week and month. These were set out at page 6 of the 2007 Planning Officer's Report, as including:

Weekly (either once a week or every day depending on activity)

- dance classes for children and youth; 3. drama groups;
- instrument tuition;
- single tuition;
- children's and youth choir;

Special Events (Held Approx once a month)

- Music concerts with visiting musicians;
- Pantomimes;
- drama performances held for children, including puppet shows, visiting theatrical groups etc.

There will also be activities for adults. These include Monthly

- Concerts by visiting musicians/bands and orchestras;
- Theatrical performances

Condition 3 states:

3. The applicants shall submit a public performance management scheme to be submitted to and approved in writing by the Local Planning Authority within three months of the date of this decision. The use and associated public performance activities shall be carried out strictly in accordance with the approved scheme.

Reason: To ensure an appropriate level of public performance for the benefit of the community.

The building was resold in 2017.

Currently the above Condition is being flouted by the new owners of the building. The previous owners, the El Shaddai International Christian Centre also failed to follow the Public Performance Management Scheme. I fail to see how, if the Barnet fail to enforce the current conditions that we can have any confidence that they will do so once the building is more intensively used, as is now proposed. Accordingly there has been and will be a substantial loss of performances and entertainments at this Grade II Listed theatre that forms the heart of this Conservation Area.

Like it or not the current application is a turning point because it will be the first time that the Hippodrome will change to a use without a substantial element of public performance. It is naive to think that since Condition 3 (above) of the 2007 permission will remain in place, then it will be enforced or is enforceable by Barnet - they have shown no appetite for enforcement of this condition in the past.

It would be very straight forward for Historic England/Barnet to simply require the applicant to produce a public statement to be attached to their application confirming:

1. That they will comply with Public Performance Management Scheme, not as currently within 3 months of any decision, but in advance of the planning committee meeting.
2. That they have a commitment to be multicultural, multiethnic, inclusive, and promote equal opportunity projects. They should unambiguously confirm they are open to LGBT theatre and community projects, and to have no gender bias.
3. That there will be no censorship of performance or conference projects that can be scheduled within the building.

It is vitally important that for your remit to have meaning you should seek to preserve the spirit and heritage of this building as a widely accessible theatre space for the whole community.

Concerts, conferences, drama and dance festivals form the greater part of the 2007 permission. More limited was the use for worship on Sundays and Wednesdays only, with performances/entertainments during the rest of the week. Condition 3 of that permission required the maintenance of a strict schedule of performances. The proposed Islamic Cultural Centre use dramatically intensifies the 'religious' aspects of the building use to 7 days a week and for extended hours each day.

I have asked via Barnet Council for the applicant to clarify the extent of their commitment to the current planning condition:

'To hold concerts, conferences, drama and dance festivals.'

I look forward to hearing.

Clearly for condition 3 to have any real meaning the applicant must demonstrate that they have a commitment to be multicultural, multiethnic, promote equal opportunity projects, be open to LGBT theatre and community projects, and to have no gender bias etc. It is vitally important that for the statutory bodies remit to have meaning they should seek to preserve the spirit and heritage of this building as a widely accessible theatre space for the whole community. There should be an assurance (so far sadly lacking from the consultation process) that there will be no censorship of performance or conference projects that can be scheduled within the building under it's new ownership. Without a legally enforceable agreement there will be an inevitable loss of entertainments programming which would be a detrimental change for the building and locality.

We refer to the following official heritage guidance.

"Heritage Works", English Heritage's guidance document on the development of heritage buildings, states that:

"The best use for a building will often be the use for which it was originally designed and the continuation or reinstatement of that use may be the first option when the future of a building is considered." (emphasis added)

If the proposal is for use other than that for which the property was originally designed, paragraph 133 of the National Planning Policy Framework states that:

133. Where a proposed development will lead to substantial harm to or total loss of significance of a designated heritage asset, local planning authorities should refuse consent, unless it can be demonstrated that the substantial harm or loss is necessary to achieve substantial public benefits that outweigh that harm or loss, or all of the following apply:

- the nature of the heritage asset prevents all reasonable uses of the site; and
- no viable use of the heritage asset itself can be found in the medium term through appropriate marketing that will enable its conservation; (emphasis added)

The DCLG's guidance note, "Conserving and Enhancing the Historic Environment", interprets Para 133 of the National Planning Policy Framework as follows:

Appropriate marketing is required to demonstrate the redundancy of a heritage asset in the circumstances set out in paragraph 133, bullet 2 of the National Planning Policy Framework. The aim of such marketing is to reach all potential buyers who may be willing to find a use for the site that still provides for its conservation to some degree. If such a purchaser comes forward, there is no obligation to sell to them, but redundancy will not have been demonstrated. (emphasis added)

The current application is a watershed because it will be the first time that the Hippodrome has changed to a use without a substantial element of public performance.

Therefore, the Applicants should, as a minimum, be required to demonstrate the redundancy of this Grade II heritage asset, by carrying out an open marketing process, to see if anyone will purchase the building for public performance use.

We say that this guidance was written with properties like the Golders Green Hippodrome in mind. In view of the harm that the Current Proposal would do to the character of both the Conservation Area and the Grade II listed building, we think it is reasonable and essential that the Applicants carry out an appropriate marketing of the building.

Turning the the building's most recent sale earlier this year.

The building was sold by public auction. The suggestion by a local counsellor that the failure of a theatre company to successfully buy the building at auction, proves there is no viable theatre option.

I disagree with that assessment for the following reasons.

1. The auction process is a very truncated sales platform, it was not possible within the 6 week marketing period for interested theatre companies to deal with the necessary funding and due diligence required.
2. The 6 week marketing period was in the summer months.
3. The successful buyer at auction is a 'special purchaser' who bought in anticipation of having the current permission conditions varied. Consequently he overpaid, thus 'freezing' out genuine theatre groups.
4. The current owner has aspirations to turn the Golders Green Hippodrome into "one of Europes largest Islamic Cultural Centres". I would argue that that aspiration alone proves he was a 'special purchaser' and this was the driver behind their winning bid. A special purchase is described as a purchaser who has a special reason for acquiring an interest in a property eg whose special needs can be satisfied only by the acquisition of that interest in that particular property. The price which might reasonably be expected to be paid by a special purchaser will usually exceed that which might be paid by others in the open market.
5. The building was never adequately and fully marketed to theatre/entertainment/venue groups.

It is very unclear at the moment whether there have already been or will be any physical alterations. There is however a concern that the internal styling/decoration of the interior may in itself put off theatre producers, if the ambiance of the space is stridently Islamic.

There is real doubt about the extent of public access to what we would all regard as a truly open "concert, conference, drama, and dance festivals" venue.

It seems the statutory bodies set up to safeguard our heritage are either unable or unwilling to act. You are aware that the Public Performance Management Scheme is being ignored.

Barnet are similarly aware. Nothing is being done about it, that is a failure of our

institutions.

The intensification of use as possibly one of the largest Islamic Cultural Centres in Europe does not augur well for public theatrical space.

It is possible that I have misjudged or misunderstood the applicants commitment to public performance, theatre, and the liberal arts generally. Maybe they are ready, able, and willing to enthusiastically commit to the current conditions, and to accept the suggestions I have made above - perhaps you/Barnet would ask?

I am sure a producer could be asked to set out a performance programme, for consultation, to test both the viability of the venue in it's current format, and the commitment of the applicants to public theatrical space and all that entails.

At the very least you should strongly recommend to Barnet that to safeguard against any substantial loss of performances and entertainments at this Grade II Listed theatre, and to ensure an appropriate level of public performance for the benefit of the community, that the points I have made above are set out as a precondition of this application moving forward.

Regards.

[REDACTED]

[REDACTED]

[REDACTED]
WIU

[REDACTED]

[REDACTED]

From: [REDACTED]
Sent: Mon, 15 Feb 2021 15:45:51 +0000
To: Planning Consultation
Subject: Support for planning application 20/2988/FUL, Golders Green Hippodrome, NW11 7RP

Dear Barnet councillors and officials,

I am writing in support of the application, having received several leaflets from unknown bodies opposing it.

To my mind, these leaflets are a disgrace, are anti-islamic and uncomfortably remind me of similar campaigns against synagogue construction in the past. I am white Irish resident of no particular religion, and see the large Jewish presence in Golders Green as a sign of religious tolerance for a much maligned people. In the same spirit I would welcome a mosque in Golders Green. The present set up makes worship difficult with all the cinema trappings, so a conversion seems sensible.

I hope prejudice does not prevail.

Yours sincerely,

[REDACTED] NW11 [REDACTED]

From [REDACTED]
Sent: Mon, 15 Feb 2021 15:49:41 +0000
To: Planning Consultation
Subject: Re 20/2988/FUL

Dear sirs,

RE GOLDERS GREEN HIPPODROME NW117RP

As a local resident in Golders Green/temple fortune I right you you to strongly oppose development of the once iconic Hippidrome and ex BBC radio studio into a Mosque.

I have no issues with any religions, but please do not create a enclave in our suburb.

[REDACTED]

Nw11

[REDACTED]

[REDACTED]

From: [REDACTED]

Sent: Mon, 15 Feb 2021 16:13:47 +0000

To: Planning Consultation

Subject: 20/2988/FUL Golders Green Hippodrome, London NW11 7RP

Good afternoon

I am writing regarding the following application:

20/2988/FUL

Golders Green Hippodrome, London NW11 7RP

I am a local resident and I am writing to urge you to reject the above application for a number of reasons:

1. Congestion and Parking

The proposed mosque will measure 58,500ft and contain over 3000 seats. As such it will be one of the largest Islamic Centres in Europe. It would attract significant traffic from all over London and further afield. This would cause serious problems on what is already a busy major route and would further increase toxic emissions in an area where the legal limit for NO2 is already a problem in maintaining. This is an entirely inappropriate location for a place of worship of this size and nature. Parking is already a significant challenge for residents and this would make parking even more difficult.

2. In order to safeguard the amenities of the area, I must urge you to look at the history of the planning control of the building which have been broken a number of times. The current conditions would worsen if planning permission were granted and it is almost certain that any conditions would struggle to be met.

3. The hippodrome is situated in densely populated residential conservation areas. The proposed application would result in significant noise pollution and general disturbance.

With many thanks for your consideration of my objection above.

[REDACTED]

[REDACTED] NW11 [REDACTED]

[REDACTED]



From [REDACTED]

Sent: Mon, 15 Feb 2021 16:17:07 +0000

To: Planning Consultation

Subject: New Planning Application Reference: 20/2988/FUL Site Location: Golders Green Hippodrome, London NW11 7RP

Dear Sir/Madam,

Re: Application Reference: 20/2988/FUL

Site Location: Golders Green Hippodrome, London NW11 7RP

I would like to object to the above New Planning Application on the following grounds:

1. Congestion and Parking

At over 58,500 sq feet, and over 3000 seats, plus standing room, one of the "largest Islamic Centres in Europe" would attract cars from across the UK and Europe.

Traffic congestion and parking on yellow lines have been continuous problems, and residents' lives have been badly affected by illegal parking and obstruction. Promises to manage traffic completely failed. Congestion is already serious on this major route, and it would become impossible. This mosque would intensify toxic emissions, where twice the legal limit for NO2 has already been reached. This is the worst place the applicants could have chosen for such a development.

2. Golders Green and Hampstead Conservation Areas

The mosque will dominate the area and be completely out of character. It will be twice the size of Finsbury Park Mosque and comparable to Regents Park Mosque. The promoters have said they want it "To be among the largest Islamic Centres in Europe".

This beautiful Grade II listed building is an arts and performance space for all, not for just one part of the community. This application will get rid of concerts, conferences, drama and dance which will cater for all of the community.

If this building is allowed to be turned into a mosque it's will irreversibly and permanently change and even damage a unique centralised Golders Green landmark which has a great universal artistic heritage as well as a local character with amenities which would serve all of the community.

3. Disturbance

Residents reported constant disturbance until after midnight: car doors slamming, engines revving up and lack of consideration for people asleep. Planning conditions were imposed in 2007 for this reason: "to safeguard the amenities of the area". The current owners and their community ignored these conditions, such as opening hours.

This already shows that it would always be hard to enforce, e.g. during Ramadan and Muharram. The owners use of the Hippodrome already has broken planning control since 2017.

NW11

NW11

[REDACTED]

From: [REDACTED]
Sent: Mon, 15 Feb 2021 17:47:51 +0000
To: Planning Consultation
Subject: Planning application ref: 20/2988/FUL Golders Green Hippodrome, London NW117RP

Dear Sir, Madam

[REDACTED] NW11 [REDACTED]

I wish to object to the planning application 20/2988/FUL asking for the Golders Green Hippodrome to be transformed into a mosque.

The Hippodrome is a historical building that should be kept as a cultural centre for the benefit of the whole community.

Golders Green (and particularly the area near the station) is already very congested which would make this particular site unsuited to welcoming large crowds. In addition, it would significantly increase noise and air pollution.

I hope you will give the view of the local residents careful consideration.

[REDACTED]

From [REDACTED]

Sent: Mon, 15 Feb 2021 23:51:05 +0000

To:Planning Consultation

Subject:App. Ref no. 20/2988/FULL Golders Green Hippodrome, London, NW11 7RP

APPLICATION REF. NO. 20/2988/FUL GOLDERS GREEN HIPPODROME, NORTH
END ROAD, NW11 7RP

Dear Barnet Planning Consultation,

In regard to your comments from local residents,

I object to this application on the grounds that this is a Grade II listed building, with usage for entertainment. Applying for a place of worship and subsequent full conversion to a ‘Super Mosque’ will completely change that usage. The Hippodrome is a historic building and entitled to local and national heritage protection.

Also, as a resident who lives five minutes away, the proposed use is: out of proportion in scale and size, will have a detrimental impact on local communities, place an excessive burden on infrastructure, causing extra congestion in an area that is only just coping with existing congestion levels, and therefore increase pollution and noise disturbance levels.

Yours faithfully

NW11

NW11