

# 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 this planning application with Reference Number 20/2988/FUL, at the Golders Green Hippodrome, London NW11 7RP, for the following reasons

- The living conditions of local residents will be harmed by noise and disturbance especially late at night and early in the morning, given the proposed 'extended hours of operation'.
- There would be a significant burden of many thousands of prospective additional people on the traffic circulation and public transport amenities in the area.
- There would be a significant adverse impact of additional vehicles upon pollution and the green credentials of Golders Green, making the air less clean for children and adults alike on a road which is already twice the legal limit for nitrous dioxides.
- There would be a material increase to the risk of road traffic accidents, on a narrow road with 4 schools, due to heavier circulation. Traffic congestion and conflicting vehicle movements would cause unacceptable potential danger to residents and users of local streets.
- There would be an increased burden of several hundred parking spaces on an already-strained North End Road.
- Past examples of inconsiderate parking from users of the Hippodrome indicate likely future difficulties of the same nature. Yellow line parking and inconsiderate blockages around central reservations, indicate a broad unwillingness to consider the wider community's use of the built environment, and a reluctance to coexist symbiotically in the surroundings.
- There would be significant adverse impact to traffic circulation on a main ambulance route impacting on response times and consequently multiple patients' chances of survival.
- There would be Adverse impact to circulation on a bus route, causing additional congestion on one of the 3 arterial routes into London during rush hour; another blight for residents.
- The proposal would cause an adverse impact on residential amenities and services in the area, and as a resident, I would want those amenities safeguarded.

**From** [REDACTED]  
**Sent:** Fri, 26 Feb 2021 17:34:50 +0000 (GMT)  
**To:** Planning Consultation  
**Subject:** Golders Green Hippodrome

Application Reference Number: 20/2988/FUL

Golders Green Hippodrome, London, NW11 7RP

Dear Sir/Madam

We wish to lodge an objection to this Application.

We feel the planned use of the Hippodrome is entirely unsuitable for the area and seems to take no realistic account of the problems it will bring in terms of the resultant congestion and parking issues as well as the disturbance that will be caused in the area because of the numbers of visitors involved.

What we also fail to understand is why the Council is even willing to consider this Application when an earlier Application is already involved in an Appeals process, and given that that the Applicant appears to be in breach of planning conditions and controls since as far back as 2017 and more recently.

Yours faithfully,

[REDACTED]

[REDACTED]

NW11 [REDACTED]

# 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 objects to the Planning Application

Comment Reasons:

Comment: I object this valuable and historic theatre being used as a place of worship. It should be kept as a place of entertainment, which was the purpose of the building. It stands in a very busy area and has little or no facility for parking. The congestion will be intolerable for local residents.

# 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 property should be turned into a place to help young people not as a place of worship.

From [REDACTED]  
Sent: Fri, 26 Feb 2021 06:14:32 +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 [Barnet Council resident and/or member of X community], 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 is known as 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]

From [REDACTED]  
Sent: Fri, 26 Feb 2021 06:14:37 +0000 (UTC)  
To: Planning Consultation  
Subject: Planning Application CONSULTATION 20/2988/FUL

[REDACTED]  
N12 [REDACTED]

Dear Barnet Council

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

I am writing to let you know, as a [Barnet Council resident and/or [REDACTED]  
[REDACTED] 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 is known as 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]



From [REDACTED]  
Sent: Fri, 26 Feb 2021 06:14:40 +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 [Barnet Council resident and/or member of X community], 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 is known as 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]

From [REDACTED]  
Sent: Fri, 26 Feb 2021 06:14:44 +0000 (UTC)  
To: Planning Consultation  
Subject: Planning Application CONSULTATION 20/2988/FUL

[REDACTED]  
[REDACTED]  
[REDACTED]  
[REDACTED]  
[REDACTED]  
NW6 [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 [REDACTED]  
[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 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 is known as 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]



From [REDACTED]  
Sent: Fri, 26 Feb 2021 06:14:48 +0000 (UTC)  
To: Planning Consultation  
Subject: Planning Application CONSULTATION 20/2988/FUL

[REDACTED]  
NW11 [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 Barnet Council resident and member of the golders green community, 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 is known as 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]

From [REDACTED]  
Sent: Fri, 26 Feb 2021 06:14:52 +0000 (UTC)  
To: Planning Consultation  
Subject: Planning Application CONSULTATION 20/2988/FUL

[REDACTED]  
[REDACTED]  
[REDACTED]  
EN5 [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 Barnet Council resident and [REDACTED]  
[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 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 is known as 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]

**From** [REDACTED]  
**Sent:** Fri, 26 Feb 2021 08:31:02 +0000  
**To:** Planning Consultation  
**Subject:** Re: 20/2988/FUL- objection

Hi Yasmeen,

Please find my details below:

[REDACTED]  
[REDACTED]  
EN5 [REDACTED]

Thanks,

[REDACTED]

Sent from my iPhone

> On 26 Feb 2021, at 08:25, 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](http://www.barnet.gov.uk)

>

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>

>

>

>

>

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

> From: [REDACTED]

> Sent: 21 February 2021 14:51

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

> Subject: 20/2988/FUL- objection

>

> Dear Planning Inspector & Council Team,

>

> I am writing to you to raise my strong objection to the new application to turn Golders Green Hippodrome to turn it into a mosque. This new application shouldn't be a way for the Council and the Hippodrome owners to get out of the existing Appeal due to be heard soon. This application seems to be a controversial move and the Council should refuse it so that it can be joined with the current Appeal, to be settled by the planning inspector.

>

> Application reference number: 20/2988/FUL Site Address: Golders Green Hippodrome, London NW11 7RP.

>

> Below are my points due which I object to the conversion of Golden Green Hippodrome into a mosque.

>

> 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.

>

> Hope you will take notice of this and take necessary action and steps towards this objection. Thanks!

>

> Best Regards

> 

>

> 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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>

> This message has been scanned by Exchange Online Protection.

From [REDACTED]  
Sent: Fri, 26 Feb 2021 09:00:49 +0000  
To: Planning Consultation  
Subject: Re: Golders Green Hippodrome, London NW11 7RP. Application Ref No. 20/2988/FUL

My home address is;

[REDACTED]  
[REDACTED] NW11 [REDACTED]

[REDACTED]

Sent from my iPhone

On 26 Feb 2021, at 08:24, 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](http://www.barnet.gov.uk)

<image001.jpg>

<image002.jpg>

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<image003.jpg>

From [REDACTED]

Sent: 21 February 2021 12:43

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

Subject: Golders Green Hippodrome, London NW11 7RP. Application Ref No. 20/2988/FUL

I would like to object most strongly to the Council allowing the Hippodrome to be turned into a mega mosque on the following grounds:

1. Golders Green Hippodrome has been an iconic building and venue for entertainment for a very, very long time and should definitely remain as an arts and performance space for everyone.
2. The plan to make it among the largest Islamic Centres in Europe is simply not viable in Golders Green.
3. The area surrounding the Hippodrome is seriously congested at the best of times with buses and cars stacking back in both directions of the Finchley Road throughout the day.
4. The area surrounding the Regents Park Mosque during Ramadam and Mulharram is a nightmare with excess traffic and thousands of people milling around and the same would happen in Golders Green where it is not sustainable.
5. The wider area surrounding Golders Green Hippodrome is residential and the excess traffic would seriously disturb local residents as there is simply insufficient parking on site.
6. Turning this Grade 11 Building into a Mosque would damage the building's artistic heritage, character and people's amenities

# **PLEASE DO NOT ALLOW THIS TO HAPPEN – IT WILL BE THE WORST DECISION THE COUNCIL HAS EVER MADE**



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From [REDACTED]  
Sent: Fri, 26 Feb 2021 11:09:26 +0000 (UTC)  
To: Planning Consultation  
Subject: Planning 20/2988/FUL - The Hippodrome

RE: The Hippodrome, North End Rd NW11 7RP

Dear Sir/Madam

It has come to my attention that an already busy area will be inundated even further with car and foot traffic. I have witnessed first hand chaos, in September 2019, in erratic driving, rudeness, negligence and disregard for peoples' driveways. Already narrow side roads were made impossible for access with parking on both sides of the road. Local residents were distraught.

The area just does not have the infrastructure to cater to this volume and it is for this reason I object to the planning.

Thank you

[REDACTED]  
[REDACTED] NW3 [REDACTED]

[REDACTED]

---

From: [REDACTED]  
Sent: Fri, 26 Feb 2021 11:59:55 +0000  
To: Planning Consultation  
Subject: Re: Appeal - Application Reference Number: 20/2988/FUL

[REDACTED] RM14 [REDACTED]

On Fri, 26 Feb 2021, 09:09 Planning Consultation,  
<[Planning.Consultation@barnet.gov.uk](mailto:Planning.Consultation@barnet.gov.uk)> wrote:

[REDACTED]

We require 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

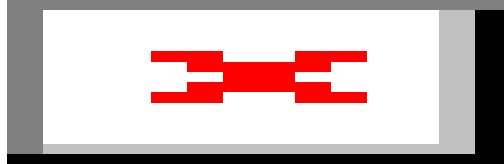
Tel: 0208 359 4628

Barnet Online: [www.barnet.gov.uk](http://www.barnet.gov.uk)



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



**From:** [REDACTED]  
**Sent:** 21 February 2021 20:07  
**To:** Planning Consultation <[Planning.Consultation@Barnet.gov.uk](mailto:Planning.Consultation@Barnet.gov.uk)>  
**Subject:** Appeal - Application Reference Number: 20/2988/FUL

To whom this may concern

**Site Location: Golders Green Hippodrome, London NW11 7RP**

To whom is may concern

I disagree to the application for the following reason:

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.

Kind regards

[REDACTED]

[REDACTED]

[REDACTED]

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From [REDACTED]  
Sent: Fri, 26 Feb 2021 17:18:42 +0000 (UTC)  
To: Planning Consultation  
Subject: Planning Application CONSULTATION 20/2988/FUL

[REDACTED]  
NW11 [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 [Barnet Council resident and/or member of X community], 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 is known as 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]

Site  
Application

Reference 20/2985/FUL N.W.11. [REDACTED]

Golders Green Hippodrome

London NW11 6RP

I do object that the Hippodrome is going to be sold again. I think the Building should become our local Theatre it is the only place from Barnet Whetstone, Finchley and Hampstead that children and Residents could enjoy shows and be educated.

We have all missed out Plus the increase of Traffic Pollution from a major road and with the Tube Station, Bus and coach station right next door.

Sincerely [REDACTED]



Sent Tue ny del



Dear Sir/Nadim re 20/2988/FUL

Golders Green Hippodrome. NW117RP.

I wish to record my objection to the application to turn the Hippodrome into a Mosque.

A building for 3000 users will naturally result in enormous congestion to the roads and parking problems either in the main road or nearby residential streets.

Residents have the right to undisturbed night time and should not be made to experience even more discomfort <sup>than at present,</sup> if the planning permission would be granted. The planning application should be turned down.

Yours faithfully



GOLDERS GREEN HIPPODROME  
APPL. REFERENCE NO. 20/2988/FUL

Planning  
London Borough of Barnet  
2 Bristol Avenue  
Collindale  
London, NW9 4 EW

22/02/2021

Dear ladies and gentlemen,

\* Golders Green is a suburb populated mostly by private residents, offering all the amenities which such a mixed and multinational community NEEDS for their daily lives and for which they pay their council tax.

↓ It should be absolutely inconceivable to even contemplate building a big mosque right in the centre of Golders Green, leave alone one "To be among the largest Islamic Centres in Europe".

The site, right next to the tube and bus station, ringed by banks, shops, restaurants, supermarkets, the Post Office, serves the local residents, who live in adjoining houses and flats and will have their lives considerably <sup>negatively</sup> influenced and their quality of life reduced unacceptably by the sheer enormity of the planned project.

- 1.) transport: the bus-stop outside the Hippodrome serves both the Whittington Hospital (210) and the Royal Free (268) directly, setting down patients conveniently just outside the hospitals and is much used by them, as the alternative by tube is much more difficult, involving lengthy walks and even changing tubes (Whittington). As parking at the hospitals is almost impossible, it leaves only taxis. Traffic congestion would in any case be much worsened at most times, not to mention air- and noise-pollution (which is bad enough already), illegal parking etc.
- 2.) You have already had plenty of examples of broken planning control since 2017. This will increase manyfold without being able to do anything about it.
- 3.) Great Britain is a free country, permitting everyone to worship according to their religious persuasion in appropriate buildings for this purpose. London has several of the biggest mosques in Europe already, i.e. Regents Park - which stands in its own large grounds and next to the park, Finsbury Park and others - but not in the centre of a completely built-up suburb, tightly surrounded by the inhabitants' private homes and their essential facilities.

This is completely the wrong site for the purpose intended, as it will dominate everything else and make it unworkable in no time, leading to consequences only too clearly foreseeable, though impossible to reverse. Hence: please return to the two paragraphs at the beginning. \*

Thank you,  
yours faithfully,

NW11

Supporting  
British Red Cross





From [REDACTED]  
Sent: Fri, 26 Feb 2021 16:46:27 +0000 (UTC)  
To: Planning Consultation  
Subject: Planning Application CONSULTATION 20/2988/FUL

[REDACTED]  
N8 [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 [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 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 is known as 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]

From [REDACTED]  
Sent: Fri, 26 Feb 2021 16:46:49 +0000 (UTC)  
To: Planning Consultation  
Subject: Planning Application CONSULTATION 20/2988/FUL

[REDACTED]  
[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 [Barnet Council resident and/or member of X community], 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 is known as 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]

# 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: Wrong project at wrong place. It is bad for congestion and parking, bad for community harmony and will cause disturbance on traffic and noise.



# 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: On 26 November 2019 I objected to Applicant's Appeal against the Enforcement Notice (Reference: APP/N5090/C/19/3229937) on the basis of the adverse effects which the proposed changes would have on the amenity for local residents and the impact of the inevitably significant increases in traffic flow and pressure on parking spaces within an area which, as a major public transport hub and traffic junction, already endures heavy traffic flows and limited parking for local residents and businesses. The Planning Application appears to be another attempt to circumvent the Enforcement Notice and therefore the concerns and objections that I raised against the Appeal in 2019 apply equally to this Planning Application .


To reiterate, my concerns included the following (but please take account of all of the points I raised in connection with the Enforcement Notice Appeal):

Following an event at the Hippodrome in October 2017, I witnessed chaos - dozens of vehicles (many parked on pavements or double parked) waiting to collect visitors. Crowds of people walking back and forth across North End Road forcing traffic to either stop or manoeuvre around them thus creating danger and safety risks for both drivers and pedestrians. The huge number of vehicles arriving indicated that significant numbers of those attending the event were not members of the local community.

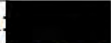
In addition to the noise and disturbance generated by the large numbers of additional visitors and vehicles attracted by the Applicant's events (many parking illegally) the increased traffic creates both logistical and safety hazards - particularly elderly or disabled.

The incidents I witnessed also caused difficulties for buses stopping outside and across the road

from Hippodrome and raise very serious concerns regarding access for emergency services vehicles to properties within the vicinity at times when attendees are being dropped off and collected.

---

From:   
Sent: Sat, 27 Feb 2021 15:10:07 +0000  
To: Planning Consultation  
Subject: Re: Objection to Application 20/2988/FUL. Site Location: Golders Green Hippodrome, London NW11 7RP

  
BR^ 

On Sat, 27 Feb 2021 at 14:48, Planning Consultation  
<[Planning.Consultation@barnet.gov.uk](mailto:Planning.Consultation@barnet.gov.uk)> wrote:

Good afternoon,

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

Kind regards

Dan Smith

Technician - Building Control, Planning and Street Naming & Numbering  
Development and Regulatory Services

London Borough of Barnet | 7th Floor, 2 Bristol Avenue, Colindale, London NW9 4EW

Tel: 020 8359 3000

Barnet Online: [www.barnet.gov.uk](http://www.barnet.gov.uk) Regional Enterprise: [www.re-ltd.co.uk](http://www.re-ltd.co.uk)

Please consider the environment - do you really need to print this email?

Re (Regional Enterprise) Ltd is a joint venture between Capita plc and The London Borough of Barnet.

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

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

From:   
 [Consultation@Barnet.gov.uk](mailto:Consultation@Barnet.gov.uk)>

Subject: Objection to Application 20/2988/FUL. Site Location: Golders Green Hippodrome, London NW11 7RP

Dear Planning Inspector & Council Team

I am writing to you to raise my strong objection to the new application to turn Golders Green Hippodrome to turn it into a mosque. This new application shouldn't be a way for

the Council and the Hippodrome owners to get out of the existing Appeal due to be heard soon. This application seems to be a controversial move and the Council should refuse it so that it can be joined with the current Appeal, to be settled by the planning inspector.

Application reference number: 20/2988/FUL Site Address: Golders Green Hippodrome, London NW11 7RP.

Below are my points due which I object to the conversion of Golden Green Hippodrome into a mosque.

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.

Hope you will take notice of this and take necessary action and steps towards this objection. Thanks!

Best Regards



Sent from my iPhone

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This message has been scanned by Exchange Online Protection.



From [REDACTED]  
Sent: Sat, 27 Feb 2021 17:44:33 +0000  
To: Planning Consultation  
Subject: GOLDERS GREEN HIPPODROME. LONDON NW11 7RP

Application Reference Number 20/2988/FUL

Dear Sir/Madam,

Re the above planning application. as a Golders Green resident I wish to object to this proposal on several grounds.

1 This is a historic building and should be for the use of all, not one particular group. The community needs arts, concert and conference space that all would be able to enjoy.

I would oppose its use for any one community or faith,

Even if the applicants claim that they will open it to non muslims the fact of it being a Mosque is clearly to cater for Muslims.

## 2 Congestion

This has already been a problem and if this proposal to become "one of the largest Islamic centres in Europe" were to be realised the disturbance and congestion would be immense.

It would vastly increase both noise and traffic pollution also toxic emissions from the hugely increased use of cars.

There have been many instances already of parking on yellow lines, illegal parking and obstruction adversely affecting local residents.

Surley it is not sensible to contemplate a move which will lead to an exacerbation of an existing problem.

## 3 Disturbance

The increased numbers of cars into the area also brings more late night disturbance.

With the proposed opening hours lasting until 23.30 local residents will experience even more disturbance late at night from car doors, slamming, engines revving etc.

Planning controls have been disregarded since 2017, why will allowing a larger number to come into the area do anything but make matters worse?

This appeal should be rejected, please do not allow it to go ahead.

Yours sincerely,

[REDACTED]  
NW11 [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: 1) The mosque organisers have stated that they want this centre "to be amongst the largest Islamic Centres in Europe"

2) Traffic problems, highway obstructions and congestion have been intolerable during their unauthorised use of the Hippodrome and there is no reason to believe that planning consent for the Hippodrome to be used as a full time 'place of worship' will change that.

3) The amenities of the area have suffered badly due to noise and disturbance, that will continue and intensify even should planning consent be granted

4) Planning law protects the value and importance of buildings like the Hippodrome. Its history, design, artistry, craftsmanship, its shared use as a much loved space for ALL communities, all make it the most important building in Golders Green, and the centrepiece for the whole community.

# Comments for Planning Application 20/2988/FUL

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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 has been made clear this mosque is intended to be used as the biggest mosque in Europe. This makes no sense given the location and parking shortages and congestion in the area. Already there is enough restriction and disruption there but with added heavy traffic this area will become a source of danger to the local community.

In the trial that was done a few years ago where the building was trialed for use as a mosque, the congestion and obstruction were intolerable, with many of our community complaining of driveways being blocked and inability to leave their homes and access local amenities.

Similarly, the noise and chaos in the area meant it was unpleasant to use the local amenities, restaurants and services meaning that we as a community had to travel to use services for example travelling to a different post office.

There is no doubt that this level of disturbance presents danger for those needing to get to hospitals quickly as this is the only route to the nearest hospital!!

This building used to be a prime community building which we have fond memories of using for our school shows etc growing up. It would be devastating for this community building to now become an area where our kids are unable to use and enjoy, and more so for it to be a cause of disruption, chaos and danger within our community.

# Comments for Planning Application 20/2988/FUL

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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 object to the application on the grounds that a building aspiring to be "among the largest Islamic Centres in Europe" is out of place in this building due to the intolerable additional burden it will place on the local transport facilities.

Having read the Motion transport assessment, they anticipate that between 40%-50% of attendees will travel to the venue on foot, and they enclose a map showing the catchment area from which the people will walk - covering an distance of approximately 2km from the venue.

My local knowledge of the demographics of the area leads me to guess that for an event of 2500 people (the stated capacity of the venue), significantly less than 40% (1000 people) will be walking locals, see also Wikipedia which suggests that the sizeable local communities are Jewish and Japanese/East Asian, neither of which would be attending mosque religious services. This means that the transport assessment is misleading and that significantly more people

# Comments for Planning Application 20/2988/FUL

## Application Summary

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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: CONTINUED

significantly more people will be traveling to the venue by public transport or most likely by car. This will put a much higher strain on the local roads than acknowledged in the report. The main link roads from the north circular (Golders Green Road and Finchley Road) are already busy almost all day and those from Central London (Finchley Road and North End Road) are likewise congested much of the time. There is no local parking to absorb the additional burden of incoming traffic either. It is therefore disingenuous of the report to compare the transport use for a 2500 capacity mosque with the historic church use.

The Hippodrome already causes disruption with traffic, highway obstruction and congestion and the proposed use will make this worse. Noise levels, disturbances and local amenities will also suffer more due to the number of people from out of the area coming to attend services.

This planning application would be more suitable to a central London venue rather than a wonderful historic building in a leafy suburb without significant local demand for such a venue.



# Comments for Planning Application 20/2988/FUL

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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 irreversibly harm artistic heritage of building and local character and people's amenities. This is a Grade 11 listed building for arts and performance for ALL.

Increased parking and congestion has caused and would cause further total chaos in area, increase and intensify extremely toxic fumes - NO2 especially as this is already TWICE the legal limit.

Residents have suffered NOISE nuisance from cars/drivers - often up to and after midnight.

Planning Conditions 2007 imposed "to safeguard the area's amenities" have been ignored.

Their use of the Hippodrome has BROKEN PLANNING CONTROL since 2017 and suggests that the use of Hippodrome cannot be controlled by planning conditions and the ensuing problems will inevitably get worse.

# Comments for Planning Application 20/2988/FUL

## Application Summary

Application Number: 20/2988/FUL

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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:1. I was taken to this theatre when i was a child growing up in the area and it should remain a facility for all the community, without restriction on religious practice.

2. The traffic congestion will be felt all around the area and not just in the immediate area; the road leading up to Golders Hill Park and then up to Hampstead pond (this a narrow road) is already busy on a Sunday and this proposal will make things much worse. Imagine a pleasant sunny day.....

3. One result will be that residents will venture out to shop less frequently, which will impact on the retail trade which can hardly afford to be affected even more given the Covid-19 effect.

4. The best solution for a large religious centre such as that proposed, which will many attract cars and coaches, is to find a large site away from busy urban areas. With easy road access it will lead to less noise and fume pollution, less congestion and happier residents. There is good evidence that the incidence of Dementia is higher the greater the level of car pollution, as is worsening of Asthma which claims over a thousand deaths annually in the UK, including children.

# Comments for Planning Application 20/2988/FUL

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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: Extra Noise and traffic. Parking is already a nightmare in this area.

# Comments for Planning Application 20/2988/FUL

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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'm strongly Objecting to this project

# 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: Dear Barnet Council,

I am writing to let you know that I am deeply concerned about the new application form for Golders Green Hippodrome.

It is simply not acceptable to have a 3000 set anything in Golders Green with the lack of parking and current infrastructure.

Golders Green is already rammed pack with large vehicles and limited spaces. Moreover, opening hours to 11.30 are simply unacceptable with residential homes across the street.

Moreover, the toxic emissions, additional loitering are more factors to have this application rejected. There are plenty of alternatives around London that could house such a building that would not disrupt the area. Please reject this application, the costs far outweigh the benefits and we would like to keep our neighbor as residential as possible with clean air and limited traffic,

Thanks

[REDACTED]



# Comments for Planning Application 20/2988/FUL

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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: THIS PROPOSED DEVELOPMENT WILL CAUSE A LOT OF PARKING PROBLEMS IN AN AREA WHICH IS SHORT OF PARKING SPACES ALREADY.

AND WILL CAUSE MAJOR TRAFFIC PROBLEMS ON A VERY BUSY JUNCTION.

# 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: My objections are based on the facts that the adjacent area of Hampstead Garden Suburb would be disfigured and together with Golders Green area on the proposed site, would further add to an existing over congestion caused by illegal parking and obstruction and lead to further noises and disturbance.

# Comments for Planning Application 20/2988/FUL

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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 application as it will cause the following problems:

- traffic congestion which is already considerable around the station area
- the amenities will be adversely affected as they are already under strain due to the excessive noise and disturbance
- a vital and historical landmark will be removed undermining the cultural heritage of the area

The applications submitted to date have simply failed to address these problems with a detailed contingency detail plan.

In addition the local area is already experiencing a strain in footpath and road maintenance which will only be exacerbated by even more people converging from outside the neighborhood.

It is also worth noting that this area is experiencing one of the most highest housing prices in London and there is concern that the application will generate excessive demand for local housing.

# Comments for Planning Application 20/2988/FUL

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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 about the volume of traffic and noise that would result from this planning application. There is a lack of parking infrastructure at the site, which is highly likely to increase traffic volumes in surrounding residential streets and lead to high levels of parking in these areas. This is also likely to cause increased levels of noise late into the night that would be inappropriate for residential areas.

# Comments for Planning Application 20/2988/FUL

## Application Summary

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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 does not serve the local community.

This will cause untold traffic and congestion problems as seen in past unauthorised use...

This does not protect the value of the Hippodrome for the whole community.

# Comments for Planning Application 20/2988/FUL

## Application Summary

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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:... "among the largest Islamic Centres in Europe"...

Surely the heart of Golders Green is not the place for these aspirations.

The influx of traffic and pedestrians to an already busy area will only cause more congestion and disruption. It is naive to believe otherwise.

Without the planning permission for enlargement, the influx of visitors to view and pray at the "the largest Islamic Centres in Europe", is already being felt.

Where, if any, have facilities for parking been made, for what could be upwards of 3000 attendees, to this place of worship? Again it is beyond belief that anyone could think that they will be coming by public transport or on foot!

The hours of opening are also a cause for concern. Leaving the premises late at night, having parked in residential streets across the area will cause a parking and "noise" problem for local residents.

Golders Green as an area, not just the cross roads of GG Road and Finchley Road, is overall a "leafy" residential area, it should not be allowed to become the home of an attraction that will dominate and determine its character.

As such, we would hope that you will reject this application once and for all.



# Comments for Planning Application 20/2988/FUL

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Application Number: 20/2988/FUL

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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: The Golders Green Hippodrome is an iconic building and probably the most important building in the Area.

Additionally the traffic problems, highway obstruction and congestion that will result if this planning is approved will be horrendous.

Noise and disturbance will increase greatly.

# Comments for Planning Application 20/2988/FUL

## Application Summary

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Address: The Hippodrome North End Road London NW11 7RP

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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 will damage the historic and cultural character of the building

# 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 Hippodrome-20/2988/FUL

I object to this application as the change in use will seriously impact the area with extra traffic, highway obstruction congestion and noise. The Hippodrome is meant to be a facility for the whole community of the Golders Green area this change would mean it is for one only. The building should be preserved under Historic Building Conservation and Planning Law should protect it.

# 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 objects to the Planning Application

Comment Reasons:

Comment: We strongly object to losing this local treasure. There aren't many left and we need to protect them.

It will also create havoc with parking, highway overuse and obstruction, traffic jams etc.. Noise and trouble have been issues already and this will only be exasperated. This building should be protected at least, if not fully restored. There were issues during the previous illegal use and these will only get worse should planning be granted. Please protect our heritage, ozone and traffic, as well as the peaceful enjoyment and safety of this area. Thank you.

# 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 objects to the Planning Application

Comment Reasons:

Comment: I would like to express my objection regarding the plans to convert the hippodrome to a place of worship and events. Golders Green is already congested and this will add to traffic and pollution. The local residents will have to live with increased noise levels and this is already an issue.

The hippodrome is also a historic building in Golders Green. This local history should be conserved at all costs.

# Comments for Planning Application 20/2988/FUL

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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: This is an iconic and historic building - it would be a massive loss to the area if this planning is approved.

Additionally, the location is not conducive for the tremendous increase in footfall and parking. this will affect the entire Borough



# 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 strongly object to the Golders Green Hippodrome becoming an Islamist centre as this would adversely affect the area. It would increase traffic and congestion from people coming to the mosque as well as causing a lot of noise and disturbance of people parking and congregating before and after meetings prayers. Parking spaces of local residents would also be taken by the visiting cars to the area. All the above would be a problem even if we were talking about a regular size mosque all the more so since the organisers want this to be among the largest Islamic Centres in Europe.

# 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 think that the Hippodrome, a Grade two listed building, would lose its status as a historic landmark in the area, to be altered or even destroyed. It should be retained as a theatre, concert hall, for conferences and exhibitions, particularly as now the increased congestion charge will limit people's access to central London.

To turn it into a megamosque would create great problems with parking and pollution, which is already extremely high, and alter the cultural amenities of the area.

Rather than destroy the building it should be renovated and restored to be the beautiful and well used entertainment hub that it used to be.

# 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 objecting for this big project to be the largest Islamic centre as I am very concerned regarding a few points.

- 1) The traffic obstruction will be increased and will cause delays especially going to The Royal Free Hospital from Golders Green this is extremely important and is priority for the residents of the area. The infrastructure is not built for that.
- 2) There will be a major problem for parking in the area as there is not enough parking places at all, besides the increase of noise & disturbance for the local amenities.
- 3) I think it is vital to keep this listed building as it is and not to change this historic design and its artistic craftsmanship. This beautiful building, this centrepiece should be kept untouched.

# Comments for Planning Application 20/2988/FUL

## Application Summary

Application Number: 20/2988/FUL

Address: The Hippodrome North End Road London NW11 7RP

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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: Planning law protects the value and importance of buildings like the Hippodrome. Its history, its design, its artistry, its craftsmanship, its shared use as a space for all communities, all make it the most important building in Golders Green, and the centrepiece of the whole community.

The mosque organisers have said more than once that they want the Hippodrome "To be among the largest Islamic Centres in Europe", defeating the purpose of a space for all communities. Moreover, granting planning consent for the Hippodrome as a major and full-time place of worship will inevitably cause traffic problems, highway obstruction, and congestion in 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: the Hippodrome is one of the most important buildings in the borough. For decades it has been available to the public to use and enjoy.

i object to the use of the building by any body or group which would result in a physical change to the fabric of the building or which would exclude any resident of the borough.

The proposed use will first necessitate the removal of and alteration to the priceless and historic interior decor. Moreover, the applicant intends to convert it to a mosque which will by definition restrict its use to a single community.

# 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: As a local resident I have noticed that there is never enough parking for short term stops. Should the Hippodrome be granted permission to be converted to a 3200 capacity mosque, with prayers 5 times daily, and most of the worshippers will not be Golders Green or Child Hill locals, then where are those who are not arriving by public transport to park?

Let us be charitable and say that only 20% of the 3200 arrive by car (and it could be a higher percentage ) the ramifications for the local residents with regards to the traffic buildup, congestion, noise, and lack of parking will be immeasurable.



# Comments for Planning Application 20/2988/FUL

## Application Summary

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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: Object

Access road to Heath and Park and shopping, parking , pollution, congestion, .  
Shame to spoil such lovely area and building

# Comments for Planning Application 20/2988/FUL

## Application Summary

Application Number: 20/2988/FUL

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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: There is a severe shortage of parking for local residents. The proposed development would almost certainly exacerbate the situation.

# 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 a simple but I believe wholly legitimate and persuasive point.

If the Council of the Borough of Barnet does not have an alternative venue for musical, theatrical, artistic, cultural and entertainment events of the kind which can be held now or might be held in the future in the Golders Green Hippodrome, it does not have the right or authority to alter its status or surrender its current use, thereby depriving current residents and future generations of the amenity and facility.

# Comments for Planning Application 20/2988/FUL

## Application Summary

Application Number: 20/2988/FUL

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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: OBJECT far too large an audience from other areas drawn to one place. a shrine of this size should be local to population that will use it

# 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: This historic building should be saved and used as a performance and entertainment space for ALL in our 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: The Hippodrome is a historical building which should be conserved for performances and entertainment for everyone

It will cause terrible congestion, traffic problems and highway obstructions

It will cause pollution, noise and disturbance to residence and amenities throughout the week.

The area cannot take such a vast volume of people and traffic every week

Hence I strongly object



# Comments for Planning Application 20/2988/FUL

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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: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: The use of the site as a place of worship has caused constant disturbance to the entire area. The planning controls put in place in 2017 have been ignored time and again. Should this application be approved it will be horrendous for local residents. I do not believe that planning conditions will make any difference.

Traffic congestion and illegally parked cars have been a huge problem. West Heath Avenue, West Heath Road and even Dunstan Road have suffered from cars parking on yellow lines and driveways being obstructed.

We live alongside a major route which is already very congested.

The Hippodrome is a gorgeous Grade 11 listed building and should be put to use as an arts centre or similar to continue serving the entire local community as befits its glorious heritage.

# 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: This site is unsuitable for the purpose intended due to it being a very busy predominantly Jewish residential area, which is already overloaded with supermarkets, banks, restaurants and coffee shops, constantly busy with pedestrians, shoppers and heavy traffic daily making it impossible to get anywhere quickly. This development will make this situation much worse.

The Hippodrome was originally meant as an entertainment and performance space for all communities in the Golders Green conservation area, and not meant for one purpose for one religious group to use as a prayer vicinity.

The area will be totally overloaded with cars and people and will present a very big security issue, which would need to be addressed.

# 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 objects to the Planning Application

Comment Reasons:

Comment: This is to object to the Golders Green Hippodrome to become a mosque. It will cause too much congestion in an area where there is already too much traffic and I believe that such an important building with such a history should be for the use of the whole community and not just for a certain part of the community.

Please take note of my objection to this plan.

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: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: I strongly object due to the traffic problems and obstruction which would be incurred during and after this development. There will also be major parking problems if this mosque is built, due to the number of people who will be attending.

The Hippodrome is also a historic building, and it would be lovely to see it being used as a concert hall or theatre again. I have happy memories of going there as a child and seeing Peter Pan. If the building could be retained for use and enjoyment by all the local communities, that would be wonderful.

# 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 would like to make an objection to the application of the Hippodrome to be turned into a communal Mosque. This will cause terrific inconveniences & hazard to the safety of local infrastructure and likewise residents, with the increase of lots congestion and noise. The change of the Hippodrome to a Mosque will also be ruining a local listed landmark and cultural centre, to a place which will no longer be accessible for the local wider community. The change of the Hippodrome into a Mosque of the size the planners intend it to be, presents a serious security threat to the local Jewish community whom live in such close proximity to the Hippodrome.

# 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: 1. A mosque is out of character in Golders Green

2. We are already having problems with parking. You can imagine what will happen if you only add 20 more cars, let alone another hundred. There is absolutely no place for more cars.

3. The toxic emissions of these cars will be enormous.

4. The disturbance during festivals will be unavoidable and you cannot control the crowds. It's impossible. You are going to get hundreds and hundreds of people. Golders Green cannot take that.



# 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 objects to the Planning Application

Comment Reasons:

Comment: Golders currently is a very peaceful place and no

Doubt bring a mosque in the middle of the community will bring unrest to say the least and I can see that this will Cause the Beautiful status quo Of Golders Green to change to a place of division and hatreds

This is not conducive to the peaceful neighbourhood

that has a very large Jewish community,

This mosque is very large in size , and will import people not from barnet to the area , it will definitely harm the jewish community and the whole neighbourhood that lives very peacefully together

# 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:Hi

Having lived in Golders Green for over 30 years, I can say with certainty that the increase in traffic has been very noticeable. The same is true for the parking situation.

Having a major religious centre on that very busy junction would be irresponsible, as it would clog up the area.

Even if they would provide on-site parking, there would be cars, minibuses and coaches dropping off and picking up people. The road is bad enough at the moment. Compounding the situation is the busy bus station, busses turning and the narrow road.

Should planning permission be granted, all amenities in the area would suffer, not to mention the increase in pollution due to the increase in traffic that would ensue.

# 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 this planning application.

1. Traffic problems, highway obstruction, and congestion in the area is intolerable, and there is no reason to believe granting planning consent to use the Hippodrome as a full time 'place of worship' will change that.

2. The amenities of the area have suffered badly due to noise and disturbance, that likewise will continue and intensify should planning consent be 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: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: I object to this planning application.

1. Traffic problems, highway obstruction, and congestion in the area is intolerable, and there is no reason to believe granting planning consent to use the Hippodrome as a full time 'place of worship' will change that.

2. The amenities of the area have suffered badly due to noise and disturbance, that likewise will continue and intensify should planning consent be 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: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: The proposed use will create huge traffic problems and will be a loss to the entire Barnet Community of an important arts centre..

# 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 think the area has no sufficient parking is a major routes for ambulances that will be blocked not most of the people don't even live in the area that will be using it

# 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: To whom this may concern,

I am writing to ask to please reconsider allowing muslim community centre to be opened in golders green. The mosque organisers have said they are planning on making it the BIGGEST community centre in London.

I feel there are a few issues with opening a centre of this size in a small neighbourhood like this one.

1) Even though they still do not have permission, they are already using the Hippodrome without permission. Due to this, traffic has been extremely difficult as the centre has people coming and going all hours of the day. This also causes high amounts of noise pollution with this many people and many in the area have complained of noise at late hours and the sounds of many cars coming and going.

2) The Hippodrome has notoriously been known as an amenity for all people and giving the permission for it to become solely used as a Muslim community centre only seems unfair as it was originally created something for all to enjoy. This is a deeply historical building held dearly in the hearts of many from the community of Golders green.

Please reconsider and once again, listen to the people of the community begging for you not to allow this to go forward and grant us a state of calm and serenity once more.

Thank you for taking the time to read this.



Kind regards



# 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 writing to ask to please reconsider allowing a community centre to be opened in golders green. The mosque organisers have said they are planning on making it the BIGGEST community centre in London.

I feel there are a few issues with opening a centre of this size in a small neighbourhood like this one.

1) Even though they still do not have permission, they are already using the Hippodrome without permission. Due to this, traffic has been extremely difficult as the centre has people coming and going all hours of the day. This also causes high amounts of noise pollution with this many people and many in the area have complained of noise at late hours and the sounds of many cars coming and going.

2) The Hippodrome has notoriously been known as an amenity for all people and giving the permission for it to become solely used as a Muslim community centre only seems unfair as it was originally created something for all to enjoy. This is a deeply historical building held dearly in the hearts of many from the community of Golders green.

Please reconsider and once again, listen to the people of the community begging for you not to allow this to go forward and grant us a state of calm and serenity once more.

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: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment:RE: 20/2988/FUL

To whom this may concern,

I am writing to ask to please reconsider allowing muslim community centre to be opened in golders green. The mosque organisers have said they are planning on making it the BIGGEST community centre in London.

I feel there are a few issues with opening a centre of this size in a small neighbourhood like this one.

1) Even though they still do not have permission, they are already using the Hippodrome without permission. Due to this, traffic has been extremely difficult as the centre has people coming and going all hours of the day. This also causes high amounts of noise pollution with this many people and many in the area have complained of noise at late hours and the sounds of many cars coming and going.

2) The Hippodrome has notoriously been known as an amenity for all people and giving the permission for it to become solely used as a Muslim community centre only seems unfair as it was originally created something for all to enjoy. This is a deeply historical building held dearly in the hearts of many from the community of Golders green.

Please reconsider and once again, listen to the people of the community begging for you not to allow this to go forward and grant us a state of calm and serenity once more.

Thank you for taking the time to read this.

Kind regards



# 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: As a local resident I object to this becoming a large mosque. There is already a severe lack of local parking and as most attendees to the mosque will be coming from out of the area this will become even worse. Especially on Fridays the roads are already full of double parking as people attempt to find spaces for shopping and use of the local banks.

# 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 objects to the Planning Application

Comment Reasons:

Comment: I object to this planning as this will heavily increase traffic to an already congested area. I used to work opposite this building and it was extremely difficult for us and clients to find parking.

# Comments for Planning Application 20/2988/FUL

## Application Summary

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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: There are many problems associated with converting the Hippodrome into the "biggest mosque in Europe"

1. The traffic in the vicinity of Golders Green is very heavy with high levels of pollution.
2. Parking is currently an issue for those in neighbouring streets and will naturally spill into roads further away if planning permission is granted.
3. The noise level of hundreds of people attending, especially on Friday night will be very disturbing for all in neighbouring streets
4. Can a relatively small underground station cope with hordes of people descending on what is essentially a quiet residential area?
5. The Hippodrome was always a cultural centre for everyone, a place I attended in my youth. This special history will be lost.



# Comments for Planning Application 20/2988/FUL

## Application Summary

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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: Will be terrible for the area

**From** [REDACTED]  
**Sent:** Sun, 28 Feb 2021 09:24:33 +0000  
**To:** Planning Consultation  
**Subject:** Re: Golders Green Hippodrome 20/2988/FUL

My address: [REDACTED] NW11 [REDACTED]

> On 28 Feb 2021, at 08:50, Planning Consultation <Planning.Consultation@Barnet.gov.uk> wrote:

>

> [REDACTED]

> [REDACTED] 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](http://www.barnet.gov.uk)

>

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>

>

>

>

>

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

> From: [REDACTED]

> Sent: 24 February 2021 15:39

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

> Subject: Golders Green Hippodrome 20/2988/FUL

>

> 20/2988/FUL Golders Green Hippodrome, London NW11 7RP Current Planning Application

>

> Dear Sirs

>

> I consider the Hippodrome should be used as a civil amenity for all arts and performance opportunities within the area. It should remain as a venue for artistic usage to be enjoyed by all and for all.

>

> Therefore I object to the current proposal for it to be turned into a mosque as submitted for planning by the owners.

>

> [REDACTED]

>

>

>

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**From** [REDACTED]

**Sent:** Sun, 28 Feb 2021 11:24:38 +0000

**To:** Planning Consultation

**Subject:** Application Ref No. 20/2988/FUL - GOLDERS GREEN HIPPODROME NW11 7RP

**Importance:** Normal

Dear Sirs

With reference to the latest application to create a very large and prominent religious Mosque centre at the above, I object to the plans as proposed.

The location and the area are far from suited to a Mosque of the size proposed. Its the scale that is the issue as it brings with it disturbance, congestion and parking issues

that would not apply to a much smaller religious centre. It would thus be similar to many of the other religious centres located in and around NW11.

Its clear from other very large scale Islamic Centres that the impact on the quiet local community would undoubtedly be huge. That's why I strongly object to the new application.

The plans should be scaled down to accommodate a much, much smaller centre that is more suited and appropriate to this location.

I have been a resident of NW11 for nearly 50 years, and over 30 years [REDACTED]

Yours sincerely

[REDACTED]

[REDACTED]

---

From: [REDACTED]  
Sent: Sun, 28 Feb 2021 12:32:38 +0000 (UTC)  
To: Planning Consultation  
Subject: Application ref: 20/2988/FUL

Dear Sirs,

We strongly oppose the 2nd Application to give permission to turn into a 3200 capacity mosque reserved to only one section of our community.

Many thanks.

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


From [REDACTED]  
Sent: Sun, 28 Feb 2021 12:48:11 +0000  
To: Planning Consultation  
Subject: 20/2988/FUL The Hippodrome North End Road London NW11 7RP

I strongly object to this application on the following grounds:


Building aspiring to be the “largest Islamic Centres in Europe” is completely out of character of the local area. Golders Green is a quiet residential area. Size of the Mosque will attract large number of people, cars & motor vehicles. There is already a huge parking problem in and around that area. Traffic congestion in that area is an everyday day issue and the sheer number of people visiting the Mosque will accentuate it. It is the main junction to get to the Royal Free Hospital and bad traffic condition will hinder people / doctors / emergency vans trying to get to the hospital, not to mention the noise pollution & air pollution it will create in the area. This all adds to the danger to the local community. The best solution for a large religious centre such as that proposed, which will many attract cars and coaches, is to find a large site away from busy urban areas. With easy road access it will lead to less noise and fume pollution, less congestion and happier residents. I suggest the hippodrome to be used for more cultural promotion, exhibitions, theatres etc which will enrich the kids and the local population than for any religious purposes. In fact all religious building should be located away from residential areas.

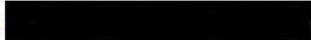

Thanks

[REDACTED]  
NW11 [REDACTED]

---

From:   
Sent: Sun, 28 Feb 2021 13:04:44 +0000  
To: Planning Consultation  
Subject: Re: Objection to Application 20/2988/FUL. Site Location: Golders Green Hippodrome, London NW11 7RP

Sure. It is , NW9 

On Tue, 23 Feb 2021, 17:39 Planning Consultation,  
<[Planning.Consultation@barnet.gov.uk](mailto:Planning.Consultation@barnet.gov.uk)> wrote:  
Good afternoon,

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

Kind regards

**Dan Smith**

**Technician – Building Control, Planning and Street Naming & Numbering  
Development and Regulatory Services**

London Borough of Barnet | 7th Floor, 2 Bristol Avenue, Colindale, London  
NW9 4EW  
Tel: 020 8359 3000

Barnet Online: [www.barnet.gov.uk](http://www.barnet.gov.uk) Regional Enterprise: [www.re-ltd.co.uk](http://www.re-ltd.co.uk)

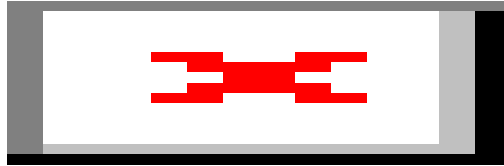
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**From:** [REDACTED]  
**Sent:** 20 February 2021 07:55  
**To:** Planning Consultation <[Planning.Consultation@Barnet.gov.uk](mailto:Planning.Consultation@Barnet.gov.uk)>  
**Subject:** Objection to Application 20/2988/FUL. Site Location: Golders Green Hippodrome, London NW11 7RP

Dear Planning Inspector & Council Team

I am writing to you to raise my strong objection to the new application to turn Golders Green Hippodrome to turn it into a mosque. This new application shouldn't be a way for the Council and the Hippodrome owners to get out of the existing Appeal due to be heard soon. This application seems to be a controversial move and the Council should refuse it so that it can be joined with the current Appeal, to be settled by the planning inspector.

Application reference number: 20/2988/FUL

Site Address: Golders Green Hippodrome, London NW11 7RP.

Below are my points due which I object to the conversion of Golden Green Hippodrome into a mosque.

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.

Hope you will take notice of this and take necessary action and steps towards this objection. Thanks!

Best Regards

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**From** [REDACTED]  
**Sent:**Sun, 28 Feb 2021 13:52:24 +0000  
**To:**Planning Consultation  
**Subject:**OBJECT. ref 20/2988/FUL

Dear Sir, I wish to strongly object to this application. The Hippodrome is one of the most important buildings in Golders Green and should not be a place of worship for any religion or sect. It's original purpose as a place of entertainment should be maintained.

as ever, [REDACTED]  
[REDACTED] NW11 [REDACTED]

[REDACTED]

---

From: [REDACTED]  
Sent: Sun, 28 Feb 2021 13:57:27 +0000 (UTC)  
To: Planning Consultation  
Subject: Golders Green Hippodrome plans - OBJECT

Dear Sirs

Just as I strongly objected to the expansion of the Synagogue at the top of my road, I would strongly object to this development for the same reason i.e. extra traffic & parking especially if early morning or late at night, not only effects everyones quality of life but has a direct bearing on my own mental health issues.

kind regards, [REDACTED] NW11 [REDACTED]

**From** [REDACTED]  
**Sent:**Sun, 28 Feb 2021 14:17:52 +0000  
**To:**Planning Consultation  
**Subject:**OBJECT to ref 20/2988/FUL

Dear Sir/Madam

I would like to object to this planning application.

I have seen a dramatic increase in traffic during times the property is in use not only with traffic but with disruptive traffic such as illegal parking, vehicles double parked outside the venue.

The hippodrome has been a focal part of Golders Green and to “loose” this iconic part of our British heritage to one religious section of society is an erosion of what is at the core of our history.

As a long standing local resident, I OBJECT to this application.

Kind regards

[REDACTED] NW11 [REDACTED]

[REDACTED]

---

From: [REDACTED]

Sent: Sun, 28 Feb 2021 15:02:58 +0000

To: Planning Consultation

Subject: OBJECT 20/2988/FUL

I OBJECT to the application regarding GOLDERS GREEN HIPPODROME, LONDON, NW11 7RP because it will cause unacceptable increase in traffic. pollution and general difficulties in negotiating the area for BUSES, TAXIS, CARS, VANS, LORRIES, MOTORCYCLES PEDESTRIANS AND OTHER PEOPLE TOO . I do not want Golders Green War Memorial Clock turned into a spaghetti junction.

[REDACTED] NW11 [REDACTED]

**From** [REDACTED]  
**Sent:** Sun, 28 Feb 2021 15:06:07 -0000  
**To:** Planning Consultation  
**Subject:** Application Ref 20/2988/FUL

**OBJECT**

I object to the plan to turn the Hippodrome into a mosque for 3200 people.

The Hippodrome is an historic building which should be preserved for the purpose it was intended ie an entertainment place for the wider community. By substantially changing its use there is a very real risk that radical internal changes will need to take place. Once history is ripped away it cannot be returned.

I am also very concerned that a large number of the attendees will come from out of area causing huge traffic problems. Already it is almost impossible to park around there which means streams of cars will be circling the area looking for space. Golders Green was not built with the current traffic load in mind and cannot accommodate an increase. As a retired public health worker my real fear is that ambulances will be delayed getting to and from the Royal Free Hospital. The increase in the number of cars queueing to get into the car park and circling the roads will add to the already high pollution levels.

Golders Green and nearby Hampstead Garden Suburb are conservation areas. This means we have to ***conserve***.

I therefore submit my OBJECTION to this latest plan.

[REDACTED]

[REDACTED]

NW11 [REDACTED]

[REDACTED]

**From** [REDACTED]

**Sent:** Sun, 28 Feb 2021 15:22:50 -0000

**To:** Planning Consultation

**Subject:** OBJECT: re Golders Green Hippodrome, London, NW11 7RB Planning ref: 20/2988/FUL

Dear Sir/Madam

I wish to object to the proposed change of use of the above premises, which if allowed would have a seriously detrimental effect on this area.

Having no off-street parking facilities, this site does not lend itself to regular mass audience events and I ask the Council to reject the application.

Yours sincerely

[REDACTED]

[REDACTED]

[REDACTED] NW11 [REDACTED]

[REDACTED]

[REDACTED]

**From** [REDACTED]  
**Sent:** Sun, 28 Feb 2021 15:38:21 +0000  
**To:** Planning Consultation  
**Subject:** OBJECT

Application Ref: 20/2988/FUL

I object strongly to the Golders Green Hippodrome being taken over to serve only one section of our community. It must be reserved as a space for ALL communities.

[REDACTED]  
NW11 [REDACTED]



From [REDACTED]  
Sent: Sun, 28 Feb 2021 15:44:08 +0000 (UTC)  
To: Planning Consultation  
Subject: Ref: 20/2988/FUL

OBJECT

I wish to confirm as a resident of Golders Green, my objection to the application as referenced above for Golders Green Hippodrome, London, NW11 7RP.

Specifically the increased traffic generated by the proposed future use of the building, will result in an intolerable and undesirable situation that will have a considerable negative impact upon the community.

Yours sincerely

[REDACTED]

[REDACTED]

NW11 [REDACTED]

[REDACTED]

**From** [REDACTED]  
**Sent:**Sun, 28 Feb 2021 16:51:41 -0000  
**To:**Planning Consultation  
**Subject:**Application Ref: 20/29888/FUL - OBJECT

**Objection to Planning Application**

To whom it may concern:

I am writing to object to the planning application to convert the much loved Hippodrome into a mosque.  
I am strongly objecting for the following reasons:

- The mosque organisers have stated on multiple occasions that their intention is to create the largest Islamic centre in Europe.
- During the unauthorised use of the building to date, traffic problems and highway obstruction have been intolerable at times and with the grand plans referred to above, we can only assume this would get worse if the application were to be successful.
- Furthermore, the amenities in the local area have already suffered from noise and disturbance and we would expect these to get much worse if the application were to go through.
- The Hippodrome is an importance building, full of history with much loved design, artistry, craftsmanship and space for **all** communities. This has made it once of the centrepieces of the entire local community.

I very much hope that you take these sentiments to heart and reject the application which has the potential of disturbing the communal status quo and tranquillity of Golders Green.

Yours sincerely,

[REDACTED]

[REDACTED]

[REDACTED] NW11 [REDACTED]

**From** [REDACTED]

**Sent:** Sun, 28 Feb 2021 22:26:43 +0000

**To:** Planning Consultation

**Subject:** OBJECT

PLANNING

LONDON BOROUGH OF BARNET

NW9 4EW

RE: GOLDERS GREEN HIPPODROME,

LONDON NW11 7RP

Dear Sirs,

We would wish to object to the Hippodrome in NW11 to be converted to an Islamic place of worship. We would like to protect the existing local amenity of which we all benefit safeguarding the beloved Hippodrome.

We are objecting to it being used specifically as a place of worship being a huge edifice for one religious community only,

be they Christian, Jewish or Muslim.

The Hippodrome is an outstanding artistic building of high craftsmanship with a long communal history for all.

It should be continued as a centrepiece of the whole community.

It has been noted that that the area has suffered badly due to the noise and disturbance during the unauthorized use of the Hippodrome and this will only be intensified should the Council grant planning consent.

In conclusion we object and request you strongly not to grant planning permission as a place of worship.

Sincerely ours,

[REDACTED]

[REDACTED]

[REDACTED] NW11 [REDACTED]

From [REDACTED]  
Sent: Sun, 28 Feb 2021 22:38:28 +0000  
To: Planning Consultation  
Subject: Object

I hereby lodge my Objection to the current (second) planning application for the change of use of Golders Green Hippodrome, London NW11 7RP 20/2988/FUL to a Place of Worship (D1 use):

- A considerable number of Jewish people reside peacefully in and around Golders Green, and granting planning permission for a mosque at the Golders Green Hippodrome will no doubt result in social friction in the future. The council have the power - and a social and ethical responsibility - to prevent the social deterioration of the neighbourhood.
- Golders Green already experiences heavy traffic, and the introduction of a large mosque will result in further congestion, air pollution and serious parking problems for the visitors and the local residents.

[REDACTED]  
[REDACTED]  
[REDACTED] N2 [REDACTED]

[REDACTED] [REDACTED]  
[REDACTED] [REDACTED]  
[REDACTED] [REDACTED]  
[REDACTED] [REDACTED]