

# 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 to north west London since childhood, who is considering moving closer to Golders Green, this plan concerns me on many levels.

Primarily, from a safety/political perspective having the largest mosque in Europe in a Jewish hub is alarming, as a Jewish person. I respect all forms of worship and Golders Green is a peaceful area, but this planning has very clearly not taken into consideration the fragility of the local communities and their relationships.

Also the infrastructure is not there from a parking, transport and planning perspective.

Please reconsider.

Regards,

[REDACTED]

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## 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 voice my serious concerns about the renewed proposal to turn the Golders Green Hippodrome into a mosque and Islamic centre. I object to the proposal on the grounds that that particular part of Golders Green already suffers from severe congestion, pollution and parking problems. The hippodrome is next to the bus and tube stations, shops, supermarket and Golders Hill park. Its proposed conversion into a large Islamic centre and regular place of worship is out of character with its historic use (musical performances, BBC concerts, entertainment) and will exacerbate the congestion already suffered by residents of the area.

My husband and I have lived in this area since 1984 and are concerned for its preservation and thoughtful development. We hope that the Council will take our views into account.

Yours sincerely,

[REDACTED]

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## Customer Details

Name: [REDACTED]

Address: [REDACTED]

## Comment Details

Commenter Type: Neighbour

Stance: Customer made comments in support of the Planning Application

Comment Reasons:

Comment: The application should be approved as an appropriate use of the building with an acceptable travel plan.

Leaflets have been distributed urging residents to object, based on the number of users, congestion, amenity loss and the loss of the building to the wider community. The leaflets are anonymous, but I understand they were issued from outside London by an anti-mosque, and therefore anti-Islam, group. They are nothing other than thinly-disguised racism.

It is nonetheless important to address the substantive issues raised in the leaflet. 1) The number of users is appropriate to, and constrained by, the capacity of the building. It is entirely fitting, and it is to be expected, that the building should be used to its capacity. Any other viable function for the building would also entail the use of its full capacity. 2) The traffic and congestion to be generated is minimised by the excellent transport links of the location and the provisions of the transport plan. There cannot be many sites in London with more sustainable transport links. If the application is refused on these grounds, the implications are that the venue will never be used to capacity - in effect, that it will be unused - and that no venues of this size can operate in London. Barnet should deal with excessive parking by issuing fines; they will be a rich source of revenue until vehicle use is reduced. 3) The claim of amenity loss is spurious, and in any event, any loss can be no worse than alternative uses of the building. 4) The claim that the building should be preserved for all communities is also bogus as no community-wide use for the building has been proposed; nor is one proposed, as there is no community use that would self-fund the building. The Hippodrome has never been a purely local amenity, as its original use as an entertainment centre attracted audiences from further afield. Any alternative use would also have to reach beyond the local community.

I urge support for this application.

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## 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 building should never be used as a place of worship and This has been the agreement for many years now . In addition the infrastructure of the area simply cannot cope with the addition parking and visitors required to attend a place of worship .

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## Customer Details

Name: [REDACTED]

Address: [REDACTED]

## Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: I am writing to object to this planning application based on the following three concerns:

**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 the Regents Park Mosque.

The promoters have said they want it 'to be amongst the Largest Islamic Centres in Europe'.

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

**Congestion and Parking -**

At over 58k sq. ft and 3000 seats plus standing room, one of the 'Largest Islamic Centres in Europe' would attract cars from all over the U and Europe. Opening hours to 23.30 would force people out on the streets late at night and will compel congregants towards the use of cars to and from the mosque.

To date, Traffic congestions and parking on yellow lines have been continuous problem and residents' lives are already affected by illegal parking and obstruction. Promises so far to manage traffic have completely failed. Congestion is already a serious issue on this major route and it will just become impossible.

In addition, the incremental traffic that mosque will intensify toxic emissions, where the legal limit for NO2 has already been reached.

**Disturbance -**

Residents have reported constant disturbances until after midnight; car doors slamming, engines revving and lack of consideration of residents asleep. Planning conditions were imposed in 2007 for this very reason; "to safeguard the amenities of the area".

The mosque has so far ignored these conditions and enforcing opening hours will be nigh on impossible particularly on Holydays such as Ramadan and Moharram.

Their current use of the Hippodrome has broken planning controls since 2017 and demonstrates that the use could not be controlled by planning conditions.

It is therefore not unreasonable to suggest that the problem will likely worsen if this planning permission is granted.

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Name: [REDACTED]

Address: [REDACTED]

## Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: Introducing a large highly active place of worship and conference centre in this location, near Golders Green tube station adjacent to an already busy junction is going to create a major congestion spot.

The plan of the applicant is to make it one of the largest Islamic centres in Europe. hence they wish to attract a large number of worshipers and participants.

I am all for religious activities, but this needs to be done in a location that will not cause day to day traffic and related issues.

I would not put a football stadium in such a location either.



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## 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 listed building and should only be used for the arts

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## Customer Details

Name: [REDACTED]

Address: [REDACTED]

## Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: Protect our existing local amenity there is already an overburden of traffic and pollution and the beloved Hippodrome should be safeguarded. Object to it being used as a huge edifice for any religious community.

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## 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 believe this will lead to increase traffic and congestion to this area where parking is already limited

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Name: [REDACTED]

Address: [REDACTED]

## Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: Protect our existing local amenity. There is already an overburden of traffic and pollution and the beloved Hippodrome should be safeguarded. Object to it being used as a huge edifice for any religious community.

Furthermore, the COVID19 pandemic has already taken an unacceptable number of lives and it is not simply going away anytime soon. This situation demands the life changing behaviour from everyone now and in the future.

Providing a huge edifice for massive public gatherings would carry the increased risk of the COVID19 virus spread in our neighbourhood and increased pressure on NHS.

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## 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 object to the loss of this historically iconic performance and entertainment venue. The traffic problems, highway obstruction and congestion have been well documented during the unauthorised use as a place of worship and the amenities have suffered badly due to the noise, disturbance and anti-social behaviour of worshipers and will likely intensify should planning be granted.

Planning law protects the value and importance of buildings such as the Hippodrome, with its history, design, artistry and craftsmanship as a much loved space for all communities, to make it one of the most important buildings in the locality and centrepiece for the whole community.

We would hope that the council members would therefore reject this application.

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## Customer Details

Name: [REDACTED]

Address: [REDACTED]

## Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: I Strongly object to the application.

It is a historic building which I feel should remain as it is.

I also feel if it is turned into a place of worship of the size proposed this will cause a serious problem with parking in the area.

I did not sign up for this when I moved into the area

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## 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 the largest & most important building in the area & is of historic importance & should be kept for use by the whole community not one specific group.

The capacity as a mosque is humungous, 3200 capacity, a large number of which will come by car. Golders Green already has a huge parking problem with no public carpark. The only one is a small one for Sainsbury's customers. Most of the streets have CPZs so there will be parking mayhem.

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## 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 planning application for several reasons

1. Traffic : The junction at Finchley Road and Golders Green road is already a tremendous bottleneck which is the main roadway for us to travel to the Royal Free Hospital. There are numerous schools and other facilities in the area which are already very difficult to reach.
2. Parking: There is already minimal parking in the area and street parking is already overloaded.
3. Environmental: Idling cars waiting for entry into the facility or for parking will produce further environmental damage.
4. Historical significance of the building: this is a focal point of Golders Green with a long and storied background.



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## Customer Details

Name: [REDACTED]

Address: [REDACTED]

## Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: The main reasons for my objection are the following issues:

- Traffic problems and congestion
- Significant increase of noise in the area
- Planning law should protect the value and importance of buildings like the Hippodrome

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## Customer Details

Name: [REDACTED]

Address: [REDACTED]

## Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: The reasons behind my objection, are the following:

- Significant increase on highway obstruction and congestion due to massive increase on traffic. This includes a significant increase on pollution.
- The hippodrome should be preserved as an iconic historical building

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## 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,

I am writing to object to the community centre in the hippodrome.

I feel like this will cause issues as this is the main way leading up to the royal free hospital and I am afraid the traffic caused by opening a community centre in such a central place will cause Blockages to the emergency services.

I also am afraid that with a centre this size, noise will be extremely loud from the masses of people and cars coming and going 24/7.

I believe the hippodrome was created as a centre for all and going ahead with constructing it as an Islam community centre rejects the idea of a centre for all.

Thank you for taking the time to read this .

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## Customer Details

[REDACTED]

[REDACTED] NW11 [REDACTED]

## Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: Firstly, I am shocked the outcome of the last application appeal in 2019 has not been heard and another application has been submitted covertly?! One must ask what is Barnet Council looking to do by operating in this manner? What corruption is brewing underneath? These are all questions that will need to be answered with those responsible punished. The basis upon which the original application was rejected and subsequent appeal counter rejected while the owners change their use of the building to suit their application. Something underhand is going on. The original request was for a community centre and then a Mosque which promotional material labelled it "to be among the largest Islamic Centres in Europe" with 58,000 square feet creating a mosque bigger than that at Finsbury Park.

The local community will lose access to this unique historic and listed building. It will seriously disrupt Golders Green and neighbouring Hampstead Garden Suburb which are quiet residential areas. It will cease to serve as a "community centre" which was its design purpose. There is already a great deal of traffic congestion in this area with narrow streets and very little parking for residents and shoppers.

There is little parking on the site, the increase in vehicles would cause a severely detrimental impact on pollution levels. It would be enormously disruptive on a daily basis to all the residents nearby who already suffer because of the lack of parking and the extra traffic in the area caused by the bus station. A large flow of people would need to come by car or special buses, negatively impacting the whole area at a time when the council are trying to improve the air quality and shopping streets of the surrounding area. The application for extended late hours will only augment this congestion and disruption. There is no doubt hundreds of visitors would double park leaving engines running to drop off/ pick up people driving emissions up as was the case prior to covid.

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## 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 create a lot of traffic and there isn't enough parking places as it is without increasing the demand

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## Customer Details

Name: [REDACTED]

Address: [REDACTED]

## Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: I strongly object to this planning proposal.

The Hippodrome in Golders Green is a famous musical and performing arts venue. It will be a catastrophe if this entertainment palace is lost to Barnet residents and adjoining boroughs. The Hippodrome was designed as a place where diverse individuals from all sections of the community could come together to enjoy a show or meet. This planning proposal changes the use of the Hippodrome for the benefit of only one religious group that is not largely resident in Golders Green. Furthermore, if this planning proposal goes ahead the historic interior structure and furnishings will be lost forever. This heritage community venue should not be used as proposed in this application and I strongly object.

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## Customer Details

Name: [REDACTED]

Address: [REDACTED]

## Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: There is already huge amount of traffic problems on Finchley Road and Golders Green Road and this development would make it unbearable.

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## Customer Details

Name: [REDACTED]

Address: [REDACTED]

## Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: Living & working in the area, its is already heavily congested. On days when the center is in use Parking, excess traffic & pollution is completely intelorable. How many times does the local community have to protest this. The council should listen to its local residents & businesses that are affected



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## 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 long-term resident of this area, I object strongly to this application. My family fondly treasured the Hippodrome as a cultural centre, available to the whole community for events and shows. We would love for that icon of Golders Green to be preserved as a shared space for \*all\* the residents.

The current proposal denies the community of this jewel, and we fear that by becoming a full time place of worship it will generate huge traffic and parking issues in what is already a very busy junction. We also fear that the assurances given by the applicants will not be respected - as evidenced in recent years with widespread disregard for the enforcements and negative impact roads and parking in the neighbouring area.

Please reject this planning application for the benefit of the multicultural community in Golders Green and our dear heritage site.

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## 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 have an Islamic Centre/mosque in such a residential area for a large amount of people is going to cause a lot of congestion and tremendous parking problems, noise and disturbances and will change the residential quiet character of the area. I therefore object to these plans

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## 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 already plans to extend the existing mosque at Tally Ho North Finchley so there should be no need for another extensive mosque in such close proximity.

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## 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 application - such a site would create substantial issues with noise, pollution, congestion and traffic in my local area. Additionally, such a huge site would be out of character with the local area and it would be incredibly sad to lose the hippodrome, one of Golders Green's most prestigious and historic landmarks and cultural sites.

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## Customer Details

Name: [REDACTED]

Address: [REDACTED]

## Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: Disturbance in the area

When it was used as a mosque temporarily parking was impossible, parking on yellow lines and blocking. It was impossible to find a space

Noise very late at night of people going in and out.

Traffic noise and chaos as if you are in Piccadilly Circus.

More pollution

It's a quiet family residential area it's a disruptive.

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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:

- Request to speak at committee

Comment: I wish to object most strongly to this planning application.

The applicants' Heritage Statement fails to address the impact of the proposed change of use on the Grade II listed Hippodrome and surrounding area. The loss of public performance which would flow from the granting of the application would have a material adverse impact on public benefit. The Hippodrome should be preserved as a space for the local community in accordance with the existing planning consent. Religious services and activities such as those listed in the Applicants' Public Performance management Schedule will not and cannot benefit the community as a whole. The iconic Golders Green Hippodrome should be preserved as shared space genuinely accessible to all local residents, not just those of a single religious persuasion.

The impact on local amenity of a change of use of the Hippodrome to a full-time place of worship from 08:00 to 23:30 365 days of the year will be very significant indeed. The Hippodrome can accommodate over 3,000 people and the application does not seek to limit the number of attendees. In the period following the grand opening by the Applicants in 2017 up to the point when LB Barnet issued an Enforcement Notice in 2019, the increase in traffic in the streets surrounding the Hippodrome was intolerable for local residents. Parking on double yellow lines, across driveways and on street corners combined to block access for residents and the late-night noise and increase in litter fundamentally changed the nature of what has always been a quiet residential area. Attempts by the Applicants to manage traffic were wholly inadequate and added to the frustrations of residents.

The Applicants' proposed use of the Hippodrome has already caused substantial harm to the

traffic and parking situation and this can only get worse if permission is granted.

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## 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 mosque organisers have said more than once they want the Hippodrome "To be among the largest Islamic Centres in Europe". The proposal will thus involve conversion of an iconic structure to be used by one community only.

Traffic problems have been massive. Conversion to mosque will increase the congestion to intolerable levels

The amenities of the area have suffered badly due to noise and disturbance, and will worsen if planning was granted

Planning law protects the value and importance of buildings like Hippodrome. Conversion to mosque will remove this building from being centrepiece of community to a single use.



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## 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 live in a small community which is already over crowded and polluted. The size of this property means many outside area people will be coming which which block road and cause disturbance in the area. No matter its faith.

Please consider if you lived close to such size property.

thank you

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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: As a resident in a surrounding street I am really very worried about the change in use of the Hippodrome. My understanding is that this is to become a full time place of worship that is able to accommodate over 3,000 people,

That is complete madness and will cause havoc in the surrounding area. When the mosque was recently used there were cars parked over the drive of our house and indeed the whole road was unusable. It was impossible to drive up and down as no vehicles could pass each other. It was dangerous and on one occasion an ambulance was unable to get down the street - this cannot be right and it cannot be acceptable. On that occasion I called the Police and the local Council as it was endangering life.

This cannot be allowed to happen in a residential area without considerably more thought to local residents and the traffic issues that this will cause.

I cannot believe that this is being seriously considered as an option and I urge you to think very carefully. When the roads become unpassable as vehicles cannot pass each other and at the same time there are families with young children getting in and out of cars, I can see this having very severe consequences. It really needs to be reconsidered.

# 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 and Hampstead Conservation Areas 1. 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. Disturbance 3. 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.

# 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 is a conservation area, the Mosque will dominate the area and be completely out of Character (the Promoters want it to be the largest Islamic centers in Europe), which means this beloved Grade 2 listed building which is an art performance space for all not just for one community.

this application will get rid of concerts, conferences, and drama, it will irreversibly harm the artistic heritage local character and peoples amenities. Not to mention the Congestion and Parking is already a serious issue,

# 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 am writing to lodge my complaint against the planning appeal for the Golders Green Hippodrome.

As a resident of NW11 for the last 30 years I am astounded that this application is even being considered. It is in complete opposition to everything the Hippodrome stands for and will blight the local area. The Hippodrome has always been a venue which has been a focus for entertainment for all communities across all age, sex and races. To allow this application would immediately bring this to an end and see a valuable community asset lost forever. The most important building in Golders Green must be maintained.

If this project is allowed and the 'largest islamic centres in Europe' is allowed to be established it will have long standing damaging effects on a local community which, whilst being multi cultural, is has a well established as a Jewish community. It seems almost a deliberate move to try and establish this massive islamic centre in the middle of it. I say this as a christian woman. It is intolerable to me that the hippodrome becomes a centre for just one religion, whatever they may say will be the case.

Such a centre will impact massively on traffic, and footfall and this has already been demonstrated whilst the applicants have already held events there, notwithstanding the lack of authorisation. During these times the congestion and obstruction to the surrounding roads have been unacceptable and pollution will be exacerbated in an already busy area. . This is before it becomes a regular 'place of worship'.

Likewise, these gathering have and will cause noise and crowding to the local area and residents.

I also find it unacceptable as a local resident that comments on this application are not visible (as is normally the case) on the planning portal and would like that changed or comments made available for me to read.

Thank you for taking this into consideration regarding this application.

[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: It will have a very negative effect on the neighbourhood for all local residents..in terms of the atmosphere and hugely on the parking..I strongly object.

# 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 wish to state my objection the proposed application for The Hippodrome on North End Road

I have recently moved into West Heath Avenue and have found the traffic and congestion surprisingly bad even now.

Quite clearly, if permission were to be granted, this would increase dramatically.

Even in the few months I have lived here, I have had to reprimand drivers who have obstructed my driveway, making it impossible to enter.

I dread to think what the situation will be like if permission is 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: My view is that the Hippodrome which is a historic centerpiece of the Golders Green area should be preserved as a performance and entertainment space for all members of the local community and not be given away to one particular group. It is unsuitable as a place of worship; it was originally built as a performance venue and should remain true to its original purpose. The cultural life in Golders Green is very feeble and limited and all people in the area will hugely benefit if Hippodrome is used to promote culture and arts rather than propagate views of one specific religious group which has no members living in the neighbourhood. The additional traffic, pollution and congestion will destroy the character of the area as the building has no parking space. Hippodrome should be preserved both as a valuable local amenity for cultural events and a historic 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: There will be major problem for parking in the area as there is not enough parking places at all, beside the increase of Noise & disturbance for the local amenities.

\_\_\_\_\_

**To: Planning Consultation**

**Subject:**Planning Application CONSULTATION 20/2988/FUL

N20

\_\_\_\_\_

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're excited that a Barnet building with such historic and physical prominence will once again be used. Please consider this letter a sign of my support for the planning application.

\_\_\_\_\_

[REDACTED]  
Sent: Mon, 01 Mar 2021 08:24:42 +0000 (UTC)

To: Planning Consultation

Subject: Planning Application CONSULTATION 20/2988/FUL

[REDACTED]  
[REDACTED]  
N3 [REDACTED]  
[REDACTED]

Dear Barnet Council

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

As a Barnet Council resident [REDACTED] I am writing in support planning permission for our neighbours, the Markaz.

I am proud that Barnet is a place in which many communities live side by side. We have been out of our own building for the past year due to Covid, we wish to stand with others to have homes for their communities too.

Yours sincerely,

[REDACTED]

[REDACTED]  
Sent: Mon, 01 Mar 2021 08:24:47 +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 shocked to discover that Barnet Council has differentiated between an already agreed usage of a building as a Christian place of Worship and Community Centre, and a Muslim one. The original requirement to apply again for a change of use when such a use has already been approved, and then the delay in dealing with it is very worrying. I have always been proud to live in a multi-cultural and multi-religious community. Having children who have attended both Jewish Cheder and Muslim Koran Class, I know how well the two communities can operate together. I was horrified to discover that there appears to be discrimination being operated in this instance.

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.

As far as I understand, the Markaz has offered suitable responses to the objections, and I hope to hear soon that their request has been met,

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

Yours sincerely,

[REDACTED]



[REDACTED]  
Sent: Mon, 01 Mar 2021 08:24:51 +0000 (UTC)

To: Planning Consultation

Subject: Planning Application CONSULTATION 20/2988/FUL

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

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]

[REDACTED]  
Sent: Mon, 01 Mar 2021 08:24:57 +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 [REDACTED]  
[REDACTED], how much I support planning permission for our  
neighbours, the Markaz.

The principal reason for supporting this application is the issue of freedom of worship.  
Many communities meet together without restriction in our area of Barnet and it would be  
sad if a particular community were refused the opportunity to enjoy the same freedom.

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

Yours sincerely,

[REDACTED]

[REDACTED]  
Sent: Mon, 01 Mar 2021 08:25:02 +0000 (UTC)

To: Planning Consultation

Subject: Planning Application CONSULTATION 20/2988/FUL

[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 [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]



[REDACTED]  
Sent: Mon, 01 Mar 2021 08:25:06 +0000 (UTC)  
To: Planning Consultation  
Subject: Planning Application CONSULTATION 20/2988/FUL

[REDACTED]  
[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]

[REDACTED]  
Sent: Mon, 01 Mar 2021 08:25:10 +0000 (UTC)  
To: Planning Consultation  
Subject: Planning Application CONSULTATION 20/2988/FUL

[REDACTED]  
N3 [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 [REDACTED]  
[REDACTED] that 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 are excited that a Barnet building with such historic and physical prominence will once again be used. Please consider this letter a sign of my support for the planning application.

Yours sincerely,

[REDACTED]

[REDACTED]  
Sent: Mon, 01 Mar 2021 08:25:22 +0000 (UTC)  
To: Planning Consultation  
Subject: Planning Application CONSULTATION 20/2988/FUL

[REDACTED]  
N3 [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 Jewish community, that I support planning permission for our neighbours, the Markaz as part of the multicultural tradition of Golders Green and the wider borough.

I am proud that Barnet is a place for many different religious communities. And I am very saddened to learn that certain elements of the community - including Jewish people - have chosen to oppose the use of the building in what appears a thinly veiled expression of Islamophobia. I stand against hate in all its forms.

Finally, I appreciate the travel plan the Markaz have put together. I would, however, urge you to consider the impact of increased traffic flow at times of large scale events on residents of adjacent roads. In particular with respect to issues such as parking and access to driveways.

Yours sincerely,

[REDACTED]

[REDACTED]  
Sent: Mon, 1 Mar 2021 08:57:06 +0000

To: Planning Consultation

Subject: Re: Ref 20/2988/FL

Dear Yasmeen Khan

The address is:

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

Kind regards

[REDACTED]

[REDACTED]

On Mar 1, 2021, at 8:25 AM, 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>



**Sent:** 25 February 2021 10:43

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

**Cc:** Mike Freer MP <mike.freer.mp@parliament.uk>

**Subject:** Ref 20/2988/FL

For the attention of the Planning Department

Dear Sir

I have received a leaflet which says the owners of Golders Green Hippodrome have submitted a new planning application and suggests people write to Barnet Council (again) with views on

plans to turn it into a 'Mega Mosque.' It seems to suggest a change in title/use for the building but what concerns me in particular is the word "MEGA" which indicates a gross enlargement of the premises, something I would not endorse in any way.

If the building were to increase in size and it would encourage greater numbers to congregate both inside and out, generate more traffic and increase levels of pollution in a transport hub already busy with buses, coaches, taxis and the underground station, and an increase in noise levels and disturbance would result.

I thought the Hippodrome was Grade 2 listed and feel strongly that the exterior of the building should not be changed in anyway without consideration given to its close proximity to a conservation area of historic interest.

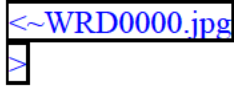
It is regrettable that the Hippodrome will no longer be an entertainment venue for all, if this proves to be the case, and I am copying this to Mike Freer since he made some salient points in the Ham & Hi recently.

Kind regards

A solid black rectangular box used to redact a signature.

cc Mike Freer MP





This email has been checked for viruses by Avast antivirus software.  
[www.avast.com](http://www.avast.com)

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[REDACTED]  
[REDACTED]  
Sent: Mon, 1 Mar 2021 09:08:09 +0000  
To: Planning Consultation  
Subject: OBJECT

Re Application Ref: 20/2988/FUL

To whom this may concern at Barnet Council

Please note that as a resident of Golders Green, I object to the Hippodrome being turned into a meeting centre for one religion (I am not religious myself, a non-practising person born C of E).

This treasured building should be used for something inclusive and entertaining that benefits and brings together the community and people in the surrounding area. Golders Green is lacking such venues right now.

It should NOT host events that encourage an influx of traffic, whether by tube, car or bus, from other areas of London.

Yours faithfully

[REDACTED]  
[REDACTED] NW11 [REDACTED]



[REDACTED]

---

Sent: Mon, 1 Mar 2021 10:24:02 +0000

To: Planning Consultation

Subject: OBJECTION - 20/2988/FUL - The Hippodrome North End Road London NW11 7RP

Dear Sir/Madam,

**I strongly object to the planning application 20/2988/FUL - The Hippodrome North End Road London NW11 7RP**

I am contacting you as a resident of Golders Green with regards to above mentioned planning application which I strongly object to.

I have lived in Golders Green for over 40 years and The Hippodrome is an important historic landmark in our area which is cherished and must remain unchanged. I fondly remember the pantomime that I enjoyed there.

In addition, the proposed mosque will create massive traffic problems and congestion, as most of the worshippers do not live in this area and will be travelling by car.

The Council are duty bound to protect our landmarks and ensure that existing local amenities are not overburdened with traffic and pollution which a project like this will cause.

Yours faithfully,

[REDACTED]  
[REDACTED]  
[REDACTED] NW11

[REDACTED]

---

Sent: Mon, 1 Mar 2021 10:29:25 +0000

To: Planning Consultation

Subject: OBJECTION - 20/2988/FUL - The Hippodrome North End Road London NW11 7RP

Dear Sir/Madam,

**I strongly object to the planning application 20/2988/FUL - The Hippodrome North End Road London NW11 7RP**

I have lived in Golders Green for 40 years and The Hippodrome is an important historic landmark in our area which must remain unaltered.

In addition, the proposed mosque will create massive traffic problems and congestion, as most of the worshippers will travel to the mosque via their cars and they are not resident in Golders Green.

The Council are duty bound to protect our landmarks and ensure that existing local amenities are not overburdened with traffic and pollution which a project like this will cause.

Yours faithfully,

[REDACTED]  
[REDACTED]  
[REDACTED] NW11

**Subject:OBJECT**

## GOLDERS GREEN HIPPODROME

The traffic congestion and atmospheric pollution is dangerous and unacceptable to the general population.

NW11

[REDACTED],  
NW11 [REDACTED]

To who it may concern :

I am writing to object to permission being given for the Golders Green Hippodrome be used as a Mosque for the following reasons :

Parking and disruption :

Parking is already difficult in that area and when , the current owners first took possession , there was a flurry of activity , which greatly increased the traffic and need for parking spaces in the area .

There was also a lot of associated disruption and unpleasantness for the local residents whose drives were parked across and were even shouted at by the stewards that they should understand !

Obviously , opening a mosque with capacity for 3000 seats would greatly increase these problems .

Ulterior motive planning :

Since the opening , numbers have considerably dwindled so it doesn't appear that a lot of activity in the way of cultural or educational pursuits is taking place . The owners state that the current membership is only 150 . If so , why do they need a 3000 seater venue for prayers ?

It is documented that there is a ploy used to acquire a building for cultural pursuits and then apply for permission to use the venue as a Mosque eg The Cordoba project , the Trocadero , Bradford .

Calls to prayer :

It is my understanding that these take place 5 times daily , commencing at dawn until late at night .

Since there are very few Muslim residents in the area , this would constitute a great disruption to the right of local residents of peaceful enjoyment of their homes .

Also the problems of congestion , parking and disruption would be increased exponentially .

The building :

This is a grade 2 listed building which is iconic as being a venue for entertainment and for the enjoyment of all the community .

For the Hippodrome to become a Mosque would be a betrayal of English heritage and its culture as well as the right of other people to enjoy the building , as guests or in any capacity . It is my understanding that people of a different religion have already been refused entry as visitors , even when this was designated as a cultural venue by the present owners .

I understand that once a building becomes a Mosque , it must remain so in perpetuity eg Erdogan in Turkey .

For all these reasons , I think it is wholly inappropriate for this building to become a Mosque .

Yours Faithfully ,

A solid black rectangular box used to redact the signature of the sender.



[REDACTED]

---

Sent: Mon, 1 Mar 2021 19:14:46 +0000

To: Planning Consultation

[REDACTED]  
Subject: OBJECT

Sirs

I am writing to **object** to the planning application ref **20/2988/FUL**

This application refers to the change of use of the beloved Golders Green Hippodrome out of the realm of the wider community and the arts and culture world, restricting free access for all local residents and citizens of Greater London, by conversion into a restricted religious use aimed at one section of the community only. It is also claimed that the intention is to make this the largest such facility in the UK targeting regular use by over 3000 people at a time.

Golders Green has always been known as a multicultural, tolerant, accepting and vibrant community, since its foundation with the coming of the Underground at the beginning of the 20th Century. It has welcomed successive groups of people into its midst, always bringing with them variety, interest, communal responsibilities, and commitment. Each of these groups has integrated, added, involved and contributed, made successful relationships, and promoted the interesting place that is Golders Green.

This application, on the other hand, is aimed at only a small part of the general population, albeit they would say all are welcome. We know the United Kingdom in the 21st Century to be tolerant, non-evangelical in its widest sense, interested and inclusive. I believe however that these qualities are not those espoused by the formulators and promoters of this planning application.

The geographical positioning of the Hippodrome is unsuited to the frequent influx of thousands of people on a regular daily or weekly basis. The road system does not support that level of private vehicle transport, neither in the road capacity nor parking facilities. The underground station and indeed the whole public transport system services the residents and working population of Golders Green, those visiting local parks and using the shopping facilities. This it manages well. But thousands more arriving and leaving many times throughout the day (this is in reality the likelihood for the planned application) will impact very severely on the present users, both in space and pollution.

The present occupiers have already shown disregard for the due processes of the law and have continued to use the premises unlawfully during their present occupation. This does not inspire confidence in their willingness to be part of the community of Golders Green as it stands.

I wish to express my opposition in the strongest terms to the removal of this beloved and historic building from the public arena and from the residents of Golders Green and surrounding areas, to the loss of culture and arts space which are already at a premium in Barnet, to the potential loss of the fascinating building which is the Hippodrome, to the sense of history and belonging which Golders Green (us) hold with this beautiful space. I also oppose the idea that any part of our small local geography can belong to one religious group only, in a move which changes 1000 years of Britain and over 100 years of the lovely place which is our home in one sweep of the pen.

Yours truly

[REDACTED]  
[REDACTED] NW11 [REDACTED]

[REDACTED]

[REDACTED]  
**Sent:** Mon, 1 Mar 2021 21:37:02 -0000

**To:** Planning Consultation

**Subject:** Application Reference 20/2988/FUL - The Hippodrome North End Road London NW11 7RP

It is understood that the cultural centre / mosque (a moot point in relation to any distinction between the two in the eyes of the general public) is intended to be, in the words of the promoters, "among the largest Islamic Centres in Europe" at 58,500 square feet and that there will be capacity for 3000 seats (+ standing room). It is also understood that opening hours will extend to 23:30 (11:30pm).

This objection is based on the above.

### **1 - Adequacy of parking**

The Golders Green area, particularly around the bottom end of North End Road where the Hippodrome is located, already (ignoring COVID-19 restrictions) cannot cope with the number of visitors arriving by car for the local restaurants and shops. The side roads are often fully occupied by local resident and existing visitor parking.

Particularly taking into account the 23:30 extended opening hours, there is simply no available space either on North End Road or surrounding streets to accommodate even a fraction of the attendees of a wholly unacceptably-sized 58,500 square feet mosque without the attendees having to resort to blocking private residences' driveways or illegally parking in peoples' driveways. The 23:30 closing time will mean that most attendees at the mosque will be arriving by car as they will not be departing from the mosque by public transport at that time of night.

### **2 - Traffic generation, Highway safety and parking**

In addition to the general lack of parking capacity and facilities, the surrounding roads cannot, and will not be able to, cope with any amount of significant increase in car traffic.

Para 1.3 of the Transport Assessment states "there are no plans to extend activities beyond the current community-based uses, nor to increase regular membership beyond the current level, which is approximately 250.". This simply cannot be true if there is planning for a capacity for 3000 seats and if it is intended "among the largest Islamic Centres in Europe".

### **3 - Noise and disturbance resulting from use**

There are multiple reports of disturbance in the form of slamming car doors and shouting late at night (often past midnight). This can and will only increase should the mosque be used at even a fraction of its full capacity.

Since 2017, the existing owners have been in breach of planning law because they are unlawfully using the Hippodrome as a mosque. They have failed, and refused, to comply with a planning condition imposed on the Hippodrome in 2007 to safeguard the amenities in the local area. They have ignored opening hours restrictions. Their refusal to comply with the law indicates non-compliance with any future restrictions. The owners will also ignore any future action taken against them unless any Enforcement Notice is properly enforced by Barnet Council but the council simply does not have the resources or manpower to enforce, in real time, any breaches of those conditions, and this will be to the severe detriment of the local environment.



Have the owners carried out their promises to manage parking around the Hippodrome? No.  
Have they stopped illegal parking of the attendees? No.  
All of this is taking place when the building has not even been extended into a wholly unacceptably-sized 58,500 square feet mosque.

#### **4 □ Use of the building**

The purpose of the Hippodrome is not for one community, i.e. a religious place of worship for one religion, but for wider general cultural purposes such as concerts, drama, plays and dance organisations. The current application goes against that original intent and use.

#### **5 □ Previous planning decisions**

The council will be aware of the organisers' failed 2017 planning application. The current one deserves the same outcome. Please ensure that the control measures and restrictions in the 2007 planning conditions are adhered to.

████████████████████ NW2 ██████████

[REDACTED]

---

Sent: Mon, 1 Mar 2021 23:27:10 +0000

To: Planning Consultation

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

**Objection**

Dear Planning Officer,

I strongly object to the proposed application to convert the Hippodrome to a mosque, on several grounds.

A mosque for 3200 people will result in severe congestion in the area which is already very congested. There is already a severe shortage of parking in the area. This will negatively affect the lives of the local residents. During the period of their unauthorised use it caused exactly these issues and I do not believe that if they get permission that the situation will be any better..

Additionally it will dramatically increase the amount of noise in the area until late at night.

Such a large mosque will dominate the area and be completely out of character. The promoters have said they want it to be among the largest Islamic Centers in Europe!! The area will be deprived of an arts and performance space which is there for everyone and instead will serve just 1 part of the community. This will change the local character and affect people's amenities.

Planning law protects buildings like the Hippodrome, its history, design, artistry and craftsmanship. This should remain the centrepiece of the whole community.

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

[REDACTED]  
Sent: Mon, 1 Mar 2021 11:38:59 +0000

To: Planning Consultation

Subject: Ref: 20/2988/FUL OBJECT

Dear Sirs,

I object to this planning consent as the amount of traffic this will cause will be extremely great and the noise and disturbance to the local people and shops will also be very bad. Would be grateful if you would take this into consideration when you look at this planning consent.

Kind Regards

[REDACTED]

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

[REDACTED]

[REDACTED]  
[REDACTED]

[REDACTED]

[REDACTED]

---

Sent: Mon, 1 Mar 2021 13:31:52 +0100  
To: Planning Consultation  
Subject: Re: Golders Green Hippodrome london, NW11, 7RP

Hello,

My postal address is

[REDACTED]

[REDACTED]  
[REDACTED] N3 [REDACTED]

Thanks  
[REDACTED]

On Sat, 27 Feb 2021, 11:46 Planning Consultation,  
<[Planning.Consultation@barnet.gov.uk](mailto: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

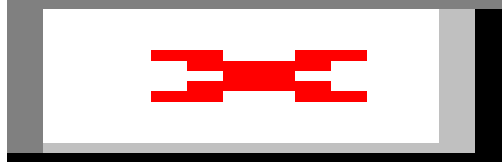
Tel: 0208 359 4628

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



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



**Sent:** 22 February 2021 17:08

**To:** Duffin, Dominic <[Dominic.Duffin@Barnet.gov.uk](mailto:Dominic.Duffin@Barnet.gov.uk)>; Planning Consultation  
<[Planning.Consultation@Barnet.gov.uk](mailto:Planning.Consultation@Barnet.gov.uk)>

**Subject:** Golders Green Hippodrome london,NW11, 7RP

Dear Mr Duffin,

I have just been made aware that a new planning application has been submitted to turn the Golders Green Hippodrome, London NW11,7RP into a mosque ( with the intention by the owners to turn it into one of the largest mosques in Europe).....I am writing to object in the strongest possible terms to this project for the following reasons,as set out below

1.Research into the owners, has unfortunately shown that they have proven links to Islamic extremism, radicalisation and anti semitism,this is extremely concerning.Barnet council has a duty of care to investigate fully and act accordingly, by refusing this application.

2. If this project were to go ahead there would be extreme harm done to amenity in the area,increased traffic,pollution,(in view of the demographics of Golders Green I doubt that the majority of worshippers will be arriving by foot),noise (I understand the mosque will stay open until very late in the evenings)

3.As you know Golders Green Town

Centre is a conservation area, and the Hippodrome is listed Grade 2. I know Golders Green well and there is no doubt that the building of a mosque of such a massive scale will cause irrevocable damage to the conservation area. The Hippodrome is a important part of North London's heritage and the loss of the buildings Public entertainment usage is contrary to Development Management Policies which requires that the heritage and significance of conservation areas are protected with regards to the local historical context

I hope it may be possible for you to acknowledge that you have received these objections,

Yours faithfully,

A black rectangular box used to redact the signature of the sender.

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

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[REDACTED]  
**Sent:** Mon, 1 Mar 2021 14:05:03 +0000

**To:** Planning Consultation

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

Dear M/s Khan  
Planning Technician,

[REDACTED], CM3 [REDACTED]

Please advise if your department needs any more information.

[REDACTED]

---

**From:** Planning Consultation <Planning.Consultation@Barnet.gov.uk>

**Sent:** 28 February 2021 07:22

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

[REDACTED]

We require 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-----  
[REDACTED]



Sent: 23 February 2021 15:56

To: Planning Consultation <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



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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Please note: Information contained in this e-mail may be subject to public disclosure under the Freedom of Information Act 2000 or the Environmental Information Regulations 2004.

This message has been scanned by Exchange Online Protection.

[REDACTED]  
**Sent:** Mon, 1 Mar 2021 17:05:21 +0000 (GMT)  
**To:** Planning Consultation  
**Subject:** Objection to Planning Application 20/2988/FULL  
**Importance:** Normal

To whom it may concern.

I live in Golders Green and and I daily use the services of its central area.

I object to the proposal of converting the Golders Green Hippodrome to a mosque on the following grounds :

- There will be a significant increase in traffic congestion and highway obstruction in this sensitive, already heavily trafficked area. These will result in an increase in traffic accidents and journey times for businesses, residents and emergency services.
- The noise and disturbance resulting from the arrival and departure of so many people over a short period of time in the hart of Golders Green will result to a significant deterioration of the local commercial and residential environment.
- The Hippodrome is the most important historic building in Golders Green. It should be shared by all sections of the local community.

Finally, as the Hippodrome has been used as an unauthorised mosque we do know from our experience what to expect if these proposals are approved.

[REDACTED]

[REDACTED]

[REDACTED]

[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 made comments in support of the Planning Application

Comment Reasons:

Comment: Application Reference: 20/2988/FUL

I write in support of this application as a Barnet resident that grew up in Golders Green.

It is entirely appropriate that planning permission be granted to an Islamic Centre so that the premises can be used as a place of worship. I do not recall any problems, or opposition, when the Hippodrome was given permission to be used as a church in 2007. The current owners are as entitled to suitable and sufficient facilities as are enjoyed by many other faith communities in Barnet, including Golders Green.

The applicant's Transport Assessment and Travel Plan look very thorough. It is difficult to envisage any undue detrimental impact given the Centre's proximity to Golders Green underground and bus stations. The applicant's provision of 58 cycle parking spaces is especially welcome.

The applicant's inclusion of an outreach programme in their Public Performance Management Scheme will benefit all the borough's residents. Indeed, perhaps other faith and community groups in Barnet could emulate programmes like this.

In 2017 Cllr Richard Cornelius, then Leader of Barnet Council, issued a statement about the Islamic Centre following the authority's receipt of so-called "inappropriate" views. The Leader's statement said, "We are extremely proud of our borough's rich cultural diversity and the way our communities live together....Golders Green has a long tradition of welcoming people from all over the world". By granting planning permission, Barnet Council will ensure the borough can continue

to be proud of its rich cultural diversity and Golders Green remains a place of welcome.

I write in support of this application and thank you for considering my points.

[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: We are not in agreement at all with the building of the mosque on that site - it will draw a lot of people to the area which may be in conflict with the people who are already there. It is next to the tube station which is already a congested zone. We strongly object to this as it will cause disturbance in many ways.

# 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 write today to raise my objection to the loss of the Golders Green Hippodrome from a performance and entertainment venue enjoyed and able to be used by a wide array of the community.

Apart from the terrible loss of a venue pertaining to the already struggling and unsupported Arts, the fact is, a theater offers so much more in terms of space to be enjoyed by all and everyone.

Changing it to a mosque will remove the ability for all people of Golders Green and the surrounding areas to be able to use it and enjoy it.

Historic loss aside, I have lived in areas where a mosque has been built or a building repurposed from another to a mosque and the following are undoubtedly going to occur and should be top of mind in the planning and consideration in question here:

Transport: The influx, particularly on Friday's and other Holy days of the Islamic faith of cars will drastically increase congestion around the building. There will be issues of parking in and on the wrong places and an increased number of pedestrians is unsafe.

Amenities: The increased noise and influx of people daily in larger numbers than what would usually occur will affect all forms of infrastructure. Electricity, sewage systems, air pollution from increase traffic and increased wear and tear on roads and building.

I also object on the grounds that this is a historic building and should be given the attention it deserves as a heritage site and besides only preservation of local heritage - the future opportunity of this as a multi-use venue will far better serve society.

# Comments for Planning Application 20/2988/FUL

## Application Summary

Application Number: 20/2988/FUL

Address: The Hippodrome North End Road London NW11 7RP

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

Case Officer: Dominic Duffin

## Customer Details

Name: [REDACTED]

Address: [REDACTED]

## Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: I strongly object to the proposals for the Golders Green Hippodrome to be used as a place of worship.

This will have a huge negative impact on the local amenities with the area becoming overly busy and noisy. Transport in the area will become congested and parking - already very difficult - will become a nightmare.

Additionally I believe strongly that a building of such historic and local importance should remain available for ALL members of the public not just one particular group.

I would like to be able to see all comments posted on this portal re this application!



# Comments for Planning Application 20/2988/FUL

## Application Summary

Application Number: 20/2988/FUL

Address: The Hippodrome North End Road London NW11 7RP

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

Case Officer: Dominic Duffin

## Customer Details

Name: [REDACTED]

Address: [REDACTED]

## Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: I strongly object to this planning application.

The impact on local amenity of a change of use of the Hippodrome to a full-time place of worship from 08:00 to 23:30 365 days of the year will be very significant indeed. The Hippodrome can accommodate over 3,000 people and the application does not seek to limit the number of attendees. In the period following the grand opening by the Applicants in 2017 up to the point when LB Barnet issued an Enforcement Notice in 2019, the increase in traffic in the streets surrounding the Hippodrome was intolerable for local residents. Parking on double yellow lines, across driveways and on street corners combined to block access for residents and the late-night noise and increase in litter fundamentally changed the nature of what has always been a quiet residential area. Attempts by the Applicants to manage traffic were wholly inadequate and added to the frustrations of residents.

The Applicants' proposed use of the Hippodrome has already caused substantial harm to the traffic and parking situation and this can only get worse if permission is granted.

In addition, the Applicants' Heritage Statement fails to address the impact of the proposed change of use on the Grade II listed Hippodrome and surrounding area. The loss of public performance which would flow from the granting of the application would have a material adverse impact on public benefit. The Hippodrome should be preserved as a space for the local community in accordance with the existing planning consent. Religious services and activities such as those listed in the Applicants' Public Performance management Schedule will not and cannot benefit the community as a whole. The iconic Golders Green Hippodrome should be preserved as shared space genuinely accessible to all local residents, not just those of a single religious persuasion.

# 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 object due to the mosque organisers saying they want to be the largest in Europe. Can you imagine how much traffic congestion and pollution this will cause!!!

# Comments for Planning Application 20/2988/FUL

## Application Summary

Application Number: 20/2988/FUL

Address: The Hippodrome North End Road London NW11 7RP

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

Case Officer: Dominic Duffin

## Customer Details

Name: [REDACTED]

Address: [REDACTED]

## Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: I object to the second application. The Hippodrome is a historic building that must be accessible to all and not just to one fraction of the local population.

Also the Islamic Centre will create an incredible amount of traffic, obstruction and pollution and terrible noise disturbances.

All of us inhabitants of Golders Green will be upset by the loss of this popular spot of design, art and craftsmanship-loved by the whole 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: Popular Venue

Th Golders Green Hippodrome, steeped in history, should be a venue for concerts, drama or a learning centre for everyone in the area, not just for one part of the community. .

## Congestion and Parking

Facilities for parking on site and in the area are very limited and it will be impossible to accommodate the many vehicles that will bring visitors to the proposed mosque. Congestion is a serious problem on this busy road and the toxic levels are already very high and would be dangerously increased with many more vehicles coming into Golders Green.

## 3) Disturbance

The increased noise, disruption and sheer numbers of visitors will be intolerable and, therefore, unacceptable for local residents. The original opening of the Islamic Centre already brought about serious overcrowding on the pavements around the building, sometimes making it very difficult to proceed up North End Road without being forced onto the road. Late opening hours will only add to the problems of the local community. Once more Barnet Council has a duty to 'safeguard the amenities of the area'.

I, therefore, request the Planning Committee to reject this application in the interests of all residents of Golders Green and the surrounding areas .

# 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: Th Golders Green Hippodrome should be a venue for everyone in the area, not just for one part of the community.

Facilities for parking on site and in the area are very limited and it will be impossible to accommodate too many vehicles. Congestion is a serious problem on this busy road and the toxic levels are already very high and would be dangerously increased with many more vehicles coming into Golders Green. I believe the traffic situation will get much worse if the application is approved.

The increased noise, disruption and sheer numbers of visitors will be intolerable and, therefore, unacceptable for local residents.

I, therefore, request the Planning Committee to reject this application in the interests of all residents of Golders Green and the surrounding areas .

# 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: traffic problems will intensify and the historic nature of the building will be affected

# 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 proposal will undoubtedly alter the ambience of Golders Green. More importantly if the building is to be open 7 days a week and from the hours of 8a.m. to 11.30 or 12.30a.m. (as stated in some papers) the increase of flow of traffic and people into what is already a congested area lacking in parking will be almost dangerous.

To turn what should be a centre for everyone in the borough into a Mosque without any open ground around it will prove awkward.

We have had experience of the input of traffic and the toll it takes on surrounding streets when there was the Hindu Temple in Finchley Road and this was much smaller.

# 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 remember the Golders Green Hippodrome from my youth, a place for cultural activities, concerts and gatherings. It seems to me that to convert to a place of worship removes all the benefits associated with the property, losing its heritage to the area. So far as I am aware, there are no similar properties locally to accommodate the cultural uses.

My second concern relates to the direct impact upon the local area and amenities as a result of the pedestrian and traffic congestion this may create. Whilst I imagine there will be worshippers travelling to the site by public transport, it would be reasonable to assume that many will drive. It is already very difficult to park in Golders Green - heavier traffic will not only reduce the parking facilities but will, I am sure, have an adverse effect on the shops given shoppers will find it more difficult to park. We need to help our shops at this time, not make it more difficult.

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: Dear Sir/Madam

I understand the need of the community to have a place of worship. What worries me though, is that the effect it would have on community relations.

As you know Golders Green is a predominantly Jewish area. In view of the situation and the conflict in the Middle East I am worried that any flare up in that area will naturally effect the emotions of the Jewish community and the Muslim worshippers of the Hippodrome. This might lead to clashes between hotheads from both communities and to civil unrest in this currently peaceful and genteel area.

Additionally, this area is congested both with traffic and human congestion. There is already congestion around Golders Green station during afternoon rush hour. Cars tail back along Finchley road adding to the high pollution in the area.

Adding a vibrant centre next to the station will cause further problems of parking in an already congested area.

Please reconsider the plan of changing the purpose of the Hippodrome.

Thanks in advance

[REDACTED]

# Comments for Planning Application 20/2988/FUL

## Application Summary

Application Number: 20/2988/FUL

Address: The Hippodrome North End Road London NW11 7RP

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

Case Officer: Dominic Duffin

## Customer Details

Name: [REDACTED]

Address: [REDACTED]

## Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: The Hippodrome is a Grade 11 listed building and should be put to use as an arts centre or similar to continue serving the entire local community.

It will cause congestion, parking problems, pollution and noise in an area where there is already too much traffic.

The transport facilities in Golders Green will be enormously effected by large influxes of visitors to the area.

.

[REDACTED]  
**Sent:** Tue, 02 Mar 2021 00:01:00 +0000

**To:** Planning Consultation

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

**Importance:** Normal

Dear Madam,

[REDACTED] BR6 [REDACTED].

Thanks,  
[REDACTED]

[REDACTED]  
  
----- Original message -----

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

Date: 20/02/2021 10:51 (GMT+00:00)

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

[REDACTED]  
  
Please provide your full postal 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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Registered in England 08615172. Registered Office: 17 Rochester Row, London, England SW1P 1QT.



**Sent:** 17 February 2021 23:11

**To:** Planning Consultation <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

[REDACTED]

[REDACTED]



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[REDACTED]  
Sent: Tue, 2 Mar 2021 08:02:28 +0000

To: Planning Consultation

Subject: Appl. Ref 20/2988/FULL

To the Planning Officer/objections

I live in Hampstead Garden Suburb and I use the services of the Golders Green central area. I object to the proposal of converting the Golders Green Hippodrome to a mosque on the following grounds :

- There will be a significant increase in traffic congestion and highway obstruction in this sensitive, already heavily trafficked area. These will result in an increase in traffic accidents and journey times for businesses, residents and emergency services.
- The noise and disturbance resulting from the arrival and departure of so many people over a short period of time in the heart of Golders Green will result to a significant deterioration of the local commercial and residential environment.
- The Hippodrome is the most important historic building in Golders Green. Its history, design, artistry to be shared by all people. It's use should be shared by all sections of all communities not as a huge edifice by one religious community.

Finally, as the Hippodrome has been used as an unauthorised mosque we do know from our experience what to expect if these proposals are approved. The Council should refuse the change of use to a mosque/place of worship.

Yours faithfully,

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

[REDACTED]

[REDACTED]

+0000 (UTC)

To: Planning Consultation

Subject:

My name is [REDACTED] NW4 [REDACTED]. I am writing this email to express my concern about the proposed change in use of the Hippodrome. I understand that there are plans to change it's use and I am very much opposed to this change. This place is for performance and entertainment and it has historical and cultural connection to the Golders Green area.

I therefore request that you don't allow the change of use for which it was built irrespective who owns the building.

Please do not hesitate to contact me if you have any query.

Kind regards

[REDACTED]



[REDACTED]  
Sent: Tue, 02 Mar 2021 09:25:12 +0000 (UTC)

To: Planning Consultation

Subject: Planning Application CONSULTATION 20/2988/FUL

[REDACTED]  
[REDACTED]  
NW4 [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 [REDACTED]  
[REDACTED] I support planning  
permission for our neighbours, the Markaz as my interfaith colleagues.

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]

[REDACTED]  
Sent: Tue, 02 Mar 2021 09:25:18 +0000 (UTC)  
To: Planning Consultation  
Subject: Planning Application CONSULTATION 20/2988/FUL

[REDACTED]  
N3 [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 a member of the Jewish 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]

[REDACTED]  
Sent: Tue, 02 Mar 2021 09:25:21 +0000 (UTC)  
To: Planning Consultation  
Subject: Planning Application CONSULTATION 20/2988/FUL

[REDACTED]  
N2 [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]

[REDACTED]  
**Sent:** Tue, 2 Mar 2021 09:40:35 -0000

**To:** Planning Consultation

**Subject:** RE: Ref. 20/2988/ful Golders Green Hippodrome london, NW11 7RP

Thank you for your reply. Details are as follows:

[REDACTED]

[REDACTED]

[REDACTED]

NW11 [REDACTED].

**From:** Planning Consultation [mailto:Planning.Consultation@Barnet.gov.uk]

**Sent:** 02 March 2021 08:16

[REDACTED]

**Subject:** RE: Ref. 20/2988/ful Golders Green Hippodrome london, NW11 7RP

[REDACTED]

We require your full home address in order to be able to log your comments, as we cannot accept anonymous 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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**From:** [REDACTED]

**Sent:** 26 February 2021 14:26

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

**Subject:** Ref. 20/2988/ful Golders Green Hippodrome london, NW11 7RP

Dear Sirs

I wish to record my objection to this planning application.

This development is completely out of character with the Golders Green area. It's approval would mean a very large influx of people completely unconnected with this area. This would bring with it an overloading of facilities and amenity, overcrowding and disruption to local residents and because they themselves are not resident, they would bring no local benefit.

It would seem to be a simple, convenient, accessible facility for the users, who have no connection with Golders Green and would bring no discernible benefit for those who already live here.

Yours sincerely

A solid black rectangular box used to redact the signature of the sender.

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[REDACTED]  
**Sent:**Tue, 2 Mar 2021 11:03:28 -0000

**To:**Planning Consultation

**Subject:**Mosque and Cultural Centre proposal Application Ref: 20/2988/FUL

Dear Sit

I am against Building a Cultural Centre in this Location. There will be incredible Traffic and noise problems. You should seriously consider rejecting this proposal.. YOU will cause chaos with the Buses leaving the Bus station which is adjacent.

My name is

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

NW11 [REDACTED]

Application Ref: 20/2988/FUL

[REDACTED]  
Sent: Tue, 2 Mar 2021 11:30:00 +0000

To: Planning Consultation

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

Dear sir/ madam

I would like to object to the planning application for the following reasons

Noise / disturbance from capacity of venue with associated car travel etc.

This is not in keeping with the local area and isn't set up to accommodate this type of use.

Thank you

[REDACTED]  
[REDACTED]

Nw11 [REDACTED]

[REDACTED]  
[REDACTED]

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

[REDACTED] [REDACTED]

[REDACTED]  
[REDACTED]  
[REDACTED]

[REDACTED]



[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

---

Sent: Tue, 2 Mar 2021 11:42:55 +0000

To: Planning Consultation

Subject: Object to planning application , Golders Green Hippodrome

Sirs,

As a resident of postcode NW11 [REDACTED] having had three worship establishments in my vicinity, I can testify to their effect on the life of the street residents. On weekends and festival parking and getting in and out of drives became almost impossible. That was bad enough, but size matters and the proposed mosque is a scale that dwarfs the existing worship establishments in terms of a number of worshippers by fivefold at least, I don't think the adjoining area will be able to accommodate the ensuing traffic and parking.

Finally, like many thousands of people, activities of activities taking place I occasionally enjoyed the cultural activities taking place at the place.

With all due respect, I don't think that the case with the mosque. One may point out that the place was already once a religious establishment when it was the HQ of the EL-Shadi Christian church, but here comes the question of scale: they worshipped in small numbers, no more than a few dozens.

[REDACTED]  
[REDACTED] NW11 [REDACTED]

[REDACTED]  
Sent: Tue, 2 Mar 2021 13:19:40 +0000

To: Planning Consultation

Subject: 20/2988/FUL

To whom it may concern

Re: Planning Application Consultation 20/2988/FUL

I am writing regarding the above proposal for the Hippodrome on North End Road to be used as a Place of Worship (D1 use) and for ancillary community uses, public conferences and performances.

I have been a resident of [REDACTED] for over three decades, close to the junction with North End Road. On previous occasions where The Hippodrome has held large-scale events, there has been significant congestion and heavy parking on the street by attendees. This made entering and exiting the driveway to my property by car very challenging, and on occasion, even impossible.

The use of the Hippodrome as an Islamic Community Centre is in keeping with Golders Green's multicultural traditions. However, I would ask that the council seeks to mitigate the impact of large events on adjacent streets, including through restrictions on parking. This would ensure that The Hippodrome can be a home for the Islamic Community, without creating a detriment to local residents.

Yours sincerely,

[REDACTED]  
[REDACTED] NW11 [REDACTED].

[REDACTED]

[REDACTED]  
Sent: Tue, 02 Mar 2021 14:08:51 +0000 (UTC)

To: Planning Consultation

Subject: Planning Application CONSULTATION 20/2988/FUL

[REDACTED]  
N2 [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]



[REDACTED]

---

Sent: Tue, 2 Mar 2021 15:43:10 +0000  
To: Planning Consultation  
Subject: Ref: 20/2988/FUL - OBJECT

Dear Planning Dept,

I am writing to object to the proposal to turn the Golders Green Hippodrome into a 3,200 person mosque. These are the grounds:

1. The space should remain a performance and entertainment space for all communities.
2. It does not seem advisable to have a place of worship for one section of the community. The organisers have said they want the Hippodrome to be among the largest Islamic Centres in Europe. This will make for a great deal more congestion in the area. The roads are not capable of taking more. Traffic problems and congestion have been intolerable during the unauthorised use of the Hippodrome. This means I can have no faith in any promises from the organisers that such will not occur if they get permission.
3. The fact that they have been acting without authorisation, in my opinion, is a sign of working in bad faith with the planning dept. It negates any future promises. There has been no demonstration of good faith or trustworthiness.
4. I am concerned about people arriving via public transport - ie bus and tube. We do not want ongoing overcrowding on buses and the tube. And where will the people go when they are in the area but not actually at the mosque? The local amenities will be overwhelmed.

I believe a different solution needs to be found to the Hippodrome. This is a terrible idea which will cause ongoing problems to those already in the community. Surely we have a greater right to have our use of Golders Green protected, rather than have new people given rights over us? Especially when they have already shown that they are not intending to keep to respecting the wishes of the planning department.

I would feel the same way about any religion that intended to use the Hippodrome for a limited community use. It will change the nature of Golders Green and I don't understand why the majority living and paying rates here would want that.

Yours sincerely

[REDACTED]

[REDACTED]

[REDACTED] NW11 [REDACTED]

[REDACTED]  
Sent: Tue, 02 Mar 2021 15:47:56 +0000 (UTC)

To: Planning Consultation

Subject: Planning Application CONSULTATION 20/2988/FUL

[REDACTED]  
[REDACTED]  
[REDACTED]  
NW9  
[REDACTED]  
[REDACTED]

Dear Barnet Council

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

I am writing to let you know, as someone who lives and works in Barnet to outline how much I support planning permission for our neighbours, the Markaz.

Barnet is a fantastic place to live, and it is the diversity which makes it such a wonderful place to live. I therefore find the level of opposition to planning permission for the Markaz very disconcerting. To reject planning permission would set a dangerous precedent and damage Barnet's reputation as a welcoming borough.

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. I am 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. I 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.

I strongly believe that granting planning permission to the Markaz is both the right thing to do morally, but also the right thing for our borough.

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

Yours sincerely,

[REDACTED]

[REDACTED]

---

Sent: Tue, 2 Mar 2021 15:49:12 +0000

To: Planning Consultation

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

Dear Planning officer

## **Objection**

I strongly object to the proposed application to convert the Hippodrome to a mosque, on several grounds.

A mosque for 3200 people will result in severe congestion in an area which is already very congested. There is already a severe shortage of parking in the area and this will make the situation intolerable.

This will negatively affect the lives of the local residents. During the period of their unauthorised use it caused exactly these issues and I do not believe that if they get permission that the situation will be any better.

Additionally it will dramatically increase the amount of noise in the area until late at night.

Such a large mosque will dominate the area and be completely out of character. The promoters have said they want it to be among the largest Islamic Centers in Europe!! The area will be deprived of an arts and performance space which is there for everyone and instead will serve just 1 part of the community. This will change the local character and affect people's amenities.

Planning law protects buildings like the Hippodrome, its history, design, artistry and craftsmanship. This should remain the centrepiece of the whole community.

[REDACTED]

[REDACTED]

[REDACTED] NW11 [REDACTED]



[REDACTED]  
Sent: Tue, 2 Mar 2021 16:47:40 +0000

To: Planning Consultation

Subject: Objection to the Planning Application 20/2988/FUL

☐ Hello there .

My name is [REDACTED].

Home address [REDACTED] NW11 [REDACTED]

I'd like to object ☐ to the Planning Application 20/2988/FUL. Site Location Golders Green Hippodrome, London NW11 7RP.

The Golders Green Hippodrome should be a venue for everyone in the area, not just for one part of the community.

Facilities for parking on site and in the area are very limited and it will be impossible to accommodate too many vehicles. Congestion is a serious problem on this busy road and the toxic levels are already very high. Traffic situation will get much worse if the application is approved.

The increased noise, disruption and sheer numbers of visitors will be intolerable and unacceptable for local residents.

I, therefore, request the Planning Committee to reject this application in the interests of all residents of Golders Green and the surrounding areas.

Best regards,

[REDACTED]

[REDACTED]

\_\_\_\_\_

**To: Planning Consultation**

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

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

I wish to record my continuing opposition to this development which I understand is currently still under consideration.

Once Covid restrictions end the owners will resume the intense use of the building to capacity.

That will impact quality of life in the area and road traffic safety, with increased congestion, air pollution and noise pollution.

NW11

\_\_\_\_\_

[REDACTED]  
**Sent:**Tue, 2 Mar 2021 18:22:50 +0000

**To:**Planning Consultation

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

## **Objection**

Dear Planning Officer,

I want to object to the application to convert it to a mosque as

1—it will result in severe congestion in the area which is already very congested and there is already a severe shortage of parking in the area. During the period of their unauthorised use it caused these issues

2-- it will dramatically increase the amount of noise in the area until late at night.

3---Such a large mosque will dominate the area and be out of character. it to be among the largest Islamic Centers in Europe

4---The area will be deprived of an arts and performance space which is there for everyone and instead will serve just 1 part of the community. This will change the local character and affect people's amenities . I think the Hippodrome, its history, design, artistry and craftsmanship. should remain the centrepiece of the whole community.

Yours sincerely

[REDACTED]

[REDACTED]

██████ NW11 ██████

[REDACTED]  
Sent: Tue, 2 Mar 2021 18:41:44 +0000

To: Planning Consultation

Subject: Ref 20/2988/FUL GOLDERS GREEN HIPPODROME, NW11 7RP

Dear Barnet Planning Service

**OBJECTION RE APPLICATION MADE TO THE PLANNING OFFICER  
REF 20/2988/FUL  
THE HIPPODROME, LONDON NW11 7RP**

In light of the ongoing appeal, and now a new Planning Application, I am writing to register my continued objection to this Change of Use to a Mosque. I would like to make the following comments:

The locality of the Hippodrome is primarily quiet residential, with small shops and offices. Most the accommodation comprises houses and small blocks of flats. There are no high rise buildings, large shops, office buildings or industrial areas, other than some local supermarkets and workshops, eg car repairers. The quiet character of this suburban area would be adversely affected by this change of use which would bring in large numbers of non-residents.

Parking and congestion are a problem for residents; the Council eased this some years ago with controlled daytime parking in the area, but it still remains a problem. I am concerned about the parking, congestion, air and noise pollution, especially since services would be held 24/7 and during evening and early morning hours. When the premises were temporarily used a few years back all these problems arose, including noise generated by the huge increase in footfall in the area.



Local residents are from varied backgrounds; there are many places of worship and all are welcomed. My understanding is that this proposed Mosque is to be far larger than anything currently in the locality, and therefore totally out of place and out of character.

Please register my objection.

Many thanks

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



  
  
Sent: Tue, 2 Mar 2021 20:05:35 +0000  
To: Planning Consultation  
Subject: Object ref 20/2988/FUL

OBJECT

Dear Sirs

Re planning application 'Golders Green Hippodrome' Ref 20/2988/FUL.

I wish to object to the planning application for several reasons:

The Hippodrome has been a beautiful social amenity for many many decades in Golders Green, serving residents from all over North West London . The constant variety of performances and uses have been a real asset to us all. It is not appropriate to change its use for a specific purpose and restricted to only a section of the community.

Its present and intended use is already causing undue disturbance to the gentle balance of the close surroundings. Traffic congestion and pollution and noise have intruded on this gentle transport hub.

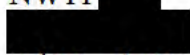
Parking space and freedom of pedestrian movement is also being incurred upon. There is limited parking for residents and their visitors as it is. An extra burden of more meetings or attendances will add much more stress to this balance.

Regarding the ambition of creating the largest centre for Islam in Europe is concerned, I do believe this building and site is inappropriate for several other reasons . Lack of access facilities apart from the Underground station is the foremost in my mind.

I trust you take my comments in to consideration.

Yours faithfully

  
NW11

  
2<sup>nd</sup> March 2021

Planning and Building Control,

2, Bristol Avenue,

Colindale,

London NW9 4EW

[REDACTED]  
N [REDACTED]

March 2<sup>nd</sup> 2021

SITE - **THE HIPPODROME, NORTH END ROAD,LONDON, NW11 7RP**

Planning Application Number :-20/2988/FUL

Dear Planning Committee members,


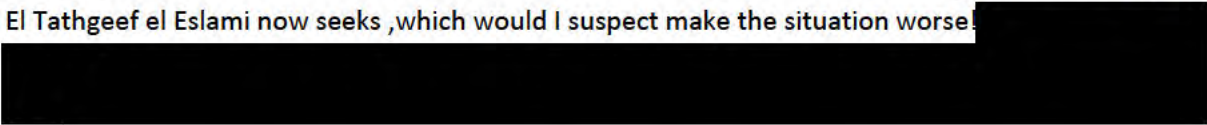
I would like to bring to your attention the fact that many people who live around here have absolutely ***no idea*** that a new planning application has been registered by the owners of The Hippodrome [REDACTED]. Lots of local people are completely unaware of the new planning application. Surely on a matter that is so important and potentially life changing to so many people who live in this area, Barnet Council should have made a more determined effort to inform the community of the new planning application, however sadly it seems that has not been the case!

The Hippodrome was built as a 3,500 seat music hall in 1913. It was the ***Jewel in the Crown*** of the Golders green area and it's most dominant building. It made the area a destination for the Arts and Theatre, for joy and happiness; it was a beacon for the *whole community*. Subsequently the BBC took over the building it therefore remained an important musical venue wherein music, radio and television broadcasts were made and enjoyed by many. In 2007 the Relentless Church purchased the building and was granted permission from Barnet Council to use the building as a church. The church was called El Shaddei . The organisation was subsequently 'wound up' and the main man Mr Ramson Mumba filed for bankruptcy and left the U.K. At That time The Hippodrome use status was classified as **D2** and remains **D2** status to this day. A building that is classified **D2** is specifically for assembly and leisure such as cinemas, concert halls, dance halls, gymnasiums, indoor and outside sports. The **D2** classification of a building denotes it is a community building for the Arts, for fun, for entertainment, for health and fitness for music and dance, this is a precious category and should not be changed to the **D1** category that the The Hippodrome owners (Markaz al Tathgeef el-Eslami ) desire.

I am aware of a very high powered Public Relations campaign by the al Tathgeef el-Eslami organisation. I have spoken to one of the P.R. people myself as on several occasions I have been on the receiving end of verbal abuse in a language I did not understand. On one such occasion I asked a man to stop shouting outside my house at 12.45 a.m. he was berating a young boy aged about 8 years old, on another occasion I asked two men to turn off their car engine which had been running for an inordinately long time outside my house during the day about 11.45 am. The men looked up at the number of my house and said something in a language which again I did not understand.



Some religious organisations back the use of the Hippodrome as a Mosque, that is effectively what it will become together with a religious school should the planning application be successful. All very well for organisations to assist in turning the iconic Hippodrome building into a Mosque (A place of Worship so called) but for we who live here the footfall, traffic, noise and disturbance even very late at night into the wee- small hours has in the past 3 years, 2017, 2018 and 2019 (pre-covid) been life changing and horrendous on occasions and that is without the current planning permission that the El Tathgeef el Eslami now seeks ,which would I suspect make the situation worse.



It has become very busy in this area especially on Friday nights due to the Hippodrome's El Tathgeef el-Eslami attendees. During Ramadan and also for approximately 10 days in September during the day and especially at night it is very difficult to even walk on the pavement as there is no space to do so. It is also impossible to park as the El Tathgeef El Eslami organisation literally takes over this residential area .There is a vast amount of people on the pavements and too many vehicles to count. The sect has traffic marshalls, who are mostly young men, even teenage lads marshalling cars to parking spaces.

I was unable to park for days and when I mentioned this to one of the young traffic marshalls, he was very aggressive to me in a language I did not understand. My point here is that the sheer volume of traffic brought to this area by the Hippodrome attendees has a very derogatory effect on this neighbourhood. The traffic fumes and associated pollution cause great concern to we who live here. The Hippodrome is used throughout the day, the evening and late into the night. Cars displaying Islamic flags are driven up and down the road and I suspect that some people may feel intimidated by them.

Churches in general are busy mainly on Sundays and on infrequent occasions throughout the calendar, Synagogues the same, busy on Saturdays and infrequent occasions throughout the calendar. Mosques by contrast are used every day and therein lies part of the problem. Given the sheer size of the Hippodrome so many people can and do attend. Footfall and traffic were problematical when the El Shaddei church had services at The Hippodrome which were mainly held on Sundays nevertheless the large congregation which attended also had a detrimental effect on our local community because of traffic fumes, noise and high footfall on Sundays. By contrast Mosques have a very, very broad remit, they operate as places of worship and also as community centres and religious schools. I saw publicity on line (which has now been removed) wherein The El Tathgeef el Eslami organisation clearly stated they intend to make The Hippodrome '**one of the largest Mosques in Europe**', I suspect that is indeed their intention. The Al Rasool Al-Adham organisation also involved with the Hippodrome is also looking to expand its reach. There are several mosques within 2 miles of The Hippodrome. One of the problems of having a Mosque at the Hippodrome building is the sheer size of the building and therefore its capacity, it can hold approximately 4000 people at present and that number is due to increase.

It is understandable that if people have been to a gathering at The Hippodrome they may wish to congregate outside the building and talk to each other, but that talking and quite a bit of shouting continues up this street. We have been bothered by the noise *inside* my house even though the



house is triple -glazed as late as 12.45 am. This disturbance is unfair on the local community, and I suspect that *if* Barnet Council enables the Hippodrome to be used as a Mosque the situation will only get worse for us who live in this area. Of course the whole point of applying for **D1** use and for status as 'A place of worship' is to *increase* the amount of people who attend the Hippodrome, it would be short sighted and daft to assume that the numbers will decrease if planning permission is granted. The amount of footfall, traffic congestion, noise, pollution and associated chaos will only get worse should the Mosque permission be granted, this should not be imposed on we who live here, pay council tax and want a calm life.

The 3000 seat Hippodrome has been altered inside beyond recognition. Many seats have been removed and I am reliably informed that over 4000 people can fit into the main spaces and many more into the rooms which exist in the almost 60,000 square foot building. The Golders Green population is 19,006. The influx of Mosque attendees is out of all proportion to the local population this very important matter does not seem to even have been considered by Barnet Council. The El Tathgeef el-Eslami web site shows that there are 6 calls to prayer per day. If one calculates that only half of those prayer meetings might be attended and the building capacity is 4000, that is 12,000 people coming to the area per day. Of course that may not happen but if permission is granted for the Hippodrome to be used as a Mosque legally then I foresee a huge increase in attendance in the future. Further the El Tathgeef el Eslami website also advertised that it would bring Imam's from abroad to the Hippodrome.

[REDACTED]

[REDACTED] I am given to understand that most of the Hippodrome attendees do not live in this area but apparently the Hippodrome is such a desirable 'Mosque' to attend that people travel for miles to do so. My point here is that we local people seem to be ignored in favour of people who have no thematic link to this area except for The Hippodrome which has been illegally operating as a Mosque!

The owners of the Hippodrome completely ignored the Planning conditions that were imposed on the building in 2007 in order to help ensure that people in the locality was not disturbed by the people attending the Hippodrome. Despite complete disregard for the planning conditions by the El Tathgheef el Eslami sect, Barnet Council awarded them planning permission for increased kitchen and bathroom facilities at The Hippodrome which is very surprising when a breach of planning rules was actually ongoing at that time and the building was being used as a Mosque. I have spoken to people who attend The Hippodrome, they refer to it as a Mosque it is now marked on the map as a Mosque, we know it is used as a Mosque and even the attendees say so.

I ask Barnet Planning to refuse the change of use of The Hippodrome Planning Application from D2 use to D1 use and also to refuse the building to be used as 'A Place of Worship', which is in reality means a very large Mosque and to consider the wellbeing and peace of the people who live close to the Hippodrome. The enormous footfall that the Hippodrome/Mosque attendees creates is already

problematical for the local community, the noise, the disturbance including very late at night, the car parking chaos, our inability to park, noise from cars arriving and leaving particularly late at night, car doors slamming, air pollution, congestion and in general a complete and very imptactical and impactful change to this harmonious area would be a huge mistake on the part of Barnet Council. I would feel the same if a church or synagogue or any other organisation wanted to use the Hippodrome as a place of worship, and attracted as many people and vehicles, this is not a matter of creed, it is a matter of the huge impact that the Hippodrome attendees have had on the local community who live here and it has not been for the good, it has been a problem of disturbance which has caused stress to many people.

Yours sincerely,



[REDACTED]  
Sent: Tue, 02 Mar 2021 21:08:55 +0000 (UTC)

To: Planning Consultation

Subject: Planning Application CONSULTATION 20/2988/FUL

[REDACTED]  
NW2  
[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 priest in charge of All Saints Church, Child's Hill, 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. I am horrified that a lawyer who is known as the "Mosque Buster" has been hired by a group to oppose their use of a building. I stand against hate in all its forms. I appreciate their travel plan which explains how people will visit the Markaz, and we are excited that a Barnet building with such historic and physical prominence will once again be used. Please consider this letter a sign of my support for the planning application.

Yours sincerely,

[REDACTED]

[REDACTED]  
Sent: Tue, 02 Mar 2021 21:08:59 +0000 (UTC)  
To: Planning Consultation  
Subject: Planning Application CONSULTATION 20/2988/FUL

[REDACTED]  
[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, 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]

[REDACTED]  
Sent: Tue, 02 Mar 2021 21:09:02 +0000 (UTC)

To: Planning Consultation

Subject: Planning Application CONSULTATION 20/2988/FUL

[REDACTED]  
[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 a member of the Jewish 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]



[REDACTED]  
Sent: Tue, 02 Mar 2021 21:09:07 +0000 (UTC)

To: Planning Consultation

Subject: Planning Application CONSULTATION 20/2988/FUL

[REDACTED]  
[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 a member of the Jewish 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 from 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]

[REDACTED]

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Sent: Tue, 2 Mar 2021 23:00:07 +0000  
To: Planning Consultation  
Subject: OBJECT re application Ref: 20/2988/FUL

With regards to application Ref:20/2988/FUL, turning the Hippodrome into a Private Prayer Centre, I vehemently object on the grounds that driving in the local area will become increasingly difficult, parking will become impossible, access to the park will be disrupted and pollution will increase. All these factors will destroy the quality of life for residents of Golders Green.

The Hippodrome has been a centrepiece for the whole community, it is a much loved space and should be repurposed for the benefit of the whole diverse community.

Thank you,

[REDACTED]

NW11 [REDACTED]

11/11/2011

██████████

Sent: Tue, 2 Mar 2021 23:  
To: Planning Consultation

Subject:Reference number 20/2988/FUL. THE HIPPODROME

We live approximately five minutes walk away from the Hippodrome and have already noticed that parking difficulties have increased on our road. How much more so will this problem be increased if permission were granted.

Finally, the noise and pollution factor should also be taken into consideration. If the centre is open late, we feel that the noise levels will be unacceptably high and will be an intrusion on the quiet area which Golders Green has stood for to date.

We hope that permission will not be granted for the request as it will have serious implications on our quiet living in Golders Green.

NW11