

From [REDACTED]
Sent: Mon, 8 Mar 2021 15:06:26 +0000
To: Planning Consultation
Subject: Re: OBJECT - Ref: 20/2988/FUL

[REDACTED]
[REDACTED]
NW11 [REDACTED]

On 8 Mar 2021, at 15:04, Planning Consultation
<Planning.Consultation@Barnet.gov.uk> wrote:

Dear Sir/Madam

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

Thank you

Kind regards

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

<image001.jpg>

<image002.jpg>

RE (Regional Enterprise) Limited is a joint venture between Capita plc and London Borough of Barnet.
Registered in England 08615172. Registered Office: 17 Rochester Row, London, England SW1P 1QT.

<image003.jpg>

From: [REDACTED]
Sent: 08 March 2021 13:14
To: Planning Consultation <Planning.Consultation@Barnet.gov.uk>
Subject: OBJECT - Ref: 20/2988/FUL

To whom this may concern:

Ref: 20/2988/FUL

I'm writing you regarding the above planning application.

I would like to vehemently object the above planning application on the following grounds:

Anyone who lives close to Golders Green Station knows that theres a chronic shortage of parking in the area. Not to mention being stuck in traffic at the Golders Green station round-about for close to half an hour on a normal Friday.

If this application would go through, the strain this would have on the local traffic and parking will be simply unimaginable and unbearable.

We therefore request that the council refuses this application on the above grounds.

Many thanks!



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.

If you have received this email in error and you are not the intended recipient you must not disclose, distribute, copy or print any of the information contained or attached within it, all copies must be deleted from your system. Please notify the sender immediately.

Whilst we take reasonable steps to identify software viruses, any attachments to this email may contain viruses which our anti-virus software has failed to identify. No liability can be accepted, and you should therefore carry out your own anti-virus checks before opening any documents.

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.

From: [REDACTED]
Sent: Mon, 8 Mar 2021 15:19:35 +0000
To: Planning Consultation
Subject: RE: Golders Green Hippodrome London NW11 7RP Application Ref - 20/2988/FUL

[REDACTED]

[REDACTED] nw11 [REDACTED]

From: Planning Consultation <Planning.Consultation@Barnet.gov.uk>
Sent: 08 March 2021 15:04
To: [REDACTED]
Subject: RE: Golders Green Hippodrome London NW11 7RP Application Ref - 20/2988/FUL

Dear Sir/Madam

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



RE (Regional Enterprise) Limited is a joint venture between Capita plc and London Borough of Barnet.

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



From: [REDACTED]

Sent: 08 March 2021 12:42

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

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

Dear Sir

Application Ref - 20/2988/FUL

Golders Green Hippodrome London NW11 7RP

I refer to the above application

I live in the area and work in very close proximity to the Hippodrome.

I object to the application on the grounds that the traffic and parking congestion which are already very difficult, will become intolerable if permission is granted

Yours sincerely



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.

If you have received this email in error and you are not the intended recipient you must not disclose, distribute, copy or print any of the information contained or attached within it, all copies must be deleted from your system. Please notify the sender immediately.

Whilst we take reasonable steps to identify software viruses, any attachments to this email may contain viruses which our anti-virus software has failed to identify. No liability can be accepted, and you should therefore carry out your own anti-virus checks before opening any documents.

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]

From: [REDACTED]
Sent: Mon, 8 Mar 2021 15:22:53 +0000
To: Planning Consultation
Subject: Re: 20/2988/FUL

I am happy to have you log my comments.

[REDACTED]

On Mon, Mar 8, 2021, 15:11 Planning Consultation
<Planning.Consultation@barnet.gov.uk> wrote:
Dear Sir/Madam

Your personal details will be kept confidential in case of this application. Please let us know if you are happy to have us log your comments.

Thank you

Kind regards

Yasmeen Khan

Planning Technician

Planning and Building Control

London Borough of Barnet

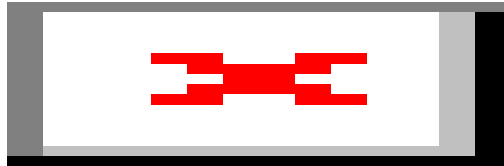
2 Bristol Avenue, Colindale, London, NW9 4EW

Tel: 0208 359 4628
Barnet Online: www.barnet.gov.uk



RE (Regional Enterprise) Limited is a joint venture between Capita plc and London Borough of Barnet.

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



From: [REDACTED]
Sent: 08 March 2021 10:47
To: Planning Consultation <Planning.Consultation@Barnet.gov.uk>
Subject: Re: 20/2988/FUL

I regret I cannot provide my full address because of security reasons.

On Mon, Mar 8, 2021, 08:38 Planning Consultation
<Planning.Consultation@barnet.gov.uk> wrote:



We require your full home address in order to enable us 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

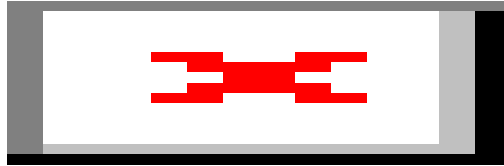
Tel: 0208 359 4628

Barnet Online: www.barnet.gov.uk



RE (Regional Enterprise) Limited is a joint venture between Capita plc and London Borough of Barnet.

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



From: [REDACTED]
Sent: 07 March 2021 21:21
To: Planning Consultation <Planning.Consultation@Barnet.gov.uk>
Subject: 20/2988/FUL

Madam/Sir,

It was wrong of the Council to grant permission to owners of the Hippodrome to use it as a church. It will be equally wrong to allow it to be used for worship by any other faith.

The Hippodrome was built to serve as a music hall. It later became the home of the BBC orchestra. It should be restored to being a centre for performing arts, with an extension of this as a venue to promote literature and poetry, a gallery for painting and sculpture and an auditorium for conferences. A bar, catering and restaurant should be allowed within the building to provide an extra source of revenue. Perhaps even a mini cinema hall and a theatre for dramatic arts.

The population profile of Golders Green Ward is 37% Jews, 26% Christians and 12% Muslims. The last mentioned would be divided into Shias and Sunnis. The current owners of the Hippodrome appear to be of the Shia faith; therefore their numbers would be half of the Muslims or less. Shias live mainly in Iran and Iraq. If the current owners wish to in a liberal, non-religious manner present their countries' art and culture, this would arguably fall into the Hippodrome's original purpose.

Religious conservatism is a recipe for clashes between communities. Since Golders Green is pre-dominantly Jewish and Christian; and peace loving people in the area definitely do not want tension, which overt religiosity might cause.

It is baseless to argue prayer is the answer for mental anxieties created by covid. Entertainment, not worship, is the solution.

The Hippodrome should be a place of attraction for a majority of residents in Golders Green, not a minority.

Green Green doesn't have a movie theatre ever since the one where Sainsbury's is on Finchley Road closed down. There's no place where plays are performed. Both are badly needed to meet the cultural thirst of residents.

I live in [REDACTED] which is very near the Hippodrome.

[REDACTED]

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.

If you have received this email in error and you are not the intended recipient you must not disclose, distribute, copy or print any of the information contained or attached within it, all copies must be deleted from your system. Please notify the sender immediately.

Whilst we take reasonable steps to identify software viruses, any attachments to this email may contain viruses which our anti-virus software has failed to identify. No liability can be accepted, and you should therefore carry out your own anti-virus checks before opening any documents.

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.

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.

If you have received this email in error and you are not the intended recipient you must not disclose, distribute, copy or print any of the information contained or attached within it, all copies must be deleted from your system. Please notify the sender immediately.

Whilst we take reasonable steps to identify software viruses, any attachments to this email may contain viruses which our anti-virus software has failed to identify. No liability can be accepted, and you should therefore carry out your own anti-virus checks before opening any documents.

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.

From [REDACTED]
Sent: Mon, 8 Mar 2021 15:50:06 +0000 (UTC)
To: Planning Consultation
Subject: Objection - application ref. 20/2988/FUL

Hi

I would like to raise an objection to the planning application for the Golders Green Hippodrome, London NW11 7RP to be converted to a Mosque (panning reference number 20/2988/FUL).

I live in golders green, not far from the aforementioned Golders Green Hippodrome, my address being [REDACTED] NW11 [REDACTED]. Turning the Hippodrome into a large Mosque will sinnificantly increase congestion in the area, especcially as it is right next to a busy junction and and Golders Green station, which has many bus routes going through it.

Having a large Mosque in this area will also make parking even more difficult than it already is in this area.

Additionally having a Mosque in the Hippodrome will make the Hippodrome, which should be a cultural centre for everyone in the community to enjoy into a centre for just one portion of the community as the application currently submitted removes the availabilty of the Hippodrome to be used for concerts, conferences, drama and dance.

I appreciate your careful consideration of this matter.

Kind regards

[REDACTED]

From [REDACTED]
Sent: Mon, 8 Mar 2021 15:52:29 +0000
To: Planning Consultation
Subject: Re: OBJECT

[REDACTED]
HAS [REDACTED]

Sent from my iPhone

> On 8 Mar 2021, at 15:09, Planning Consultation <Planning.Consultation@barnet.gov.uk> wrote:
>
> □ Dear Sir/Madam
>
> 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
>
> RE (Regional Enterprise) Limited is a joint venture between Capita plc and London Borough of Barnet.
> Registered in England 08615172. Registered Office: 17 Rochester Row, London, England SW1P 1QT.
>
>
>
>
>
>
> -----Original Message-----
> From: [REDACTED]
> Sent: 08 March 2021 09:28
> To: Planning Consultation <Planning.Consultation@Barnet.gov.uk>
> Subject: OBJECT
>
> Dear Sir/Madam,
>
> I'm writing to object to the planning of the Golders Green Hippodrome, which is being considered as a mosque.
>
> My main concerns are to do with the huge numbers of people that this would bring to Golders Green, over whelming the area in terms of congestion, pollution and sheer numbers to the local amenities. Golders Green was not built to cope with such an influx and though the infrastructure could (in theory) change, this is not why most people moved to the area, nor why people visit the area. The noise and disturbance such a large place of worship would generate would be excessive and unfair on residents and visitors - changing

the landscape for the worse.

>

> I also think it is important to preserve such a historic building which marks Golders Green out as different and has until now been well conserved. I would hope the building can be reserved for something less intrusive to the neighbourhood.

>

> Yours sincerely,

>

> 

>

> Sent from my iPad

>

> 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.

>

> If you have received this email in error and you are not the intended recipient you must not disclose, distribute, copy or print any of the information contained or attached within it, all copies must be deleted from your system. Please notify the sender immediately.

>

> Whilst we take reasonable steps to identify software viruses, any attachments to this email may contain viruses which our anti-virus software has failed to identify. No liability can be accepted, and you should therefore carry out your own anti-virus checks before opening any documents.

>

> 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.

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

About the [REDACTED]

1. The [REDACTED] is made up of over 600 residents and many commercial businesses. Members live or have businesses in the Golders Green Town Centre Conservation Area, the Hampstead Garden Suburb Conservation Area, Childs Hill area and other adjoining roads.
2. Our representations are not based on the religion of anyone attending the building but on planning and safety issues. In this document we will simply consider the planning and safety issues that arise or might arise with the over intensification of use. Our representations would be the same for any other religious or non-religious use of the building.

Objection 1

It appears that this application has no proper certification as to the identity of the owner of The Hippodrome and the land. The same problem applied to the 1st retrospective application dated 13/9/17. Before considering the application, Barnet Council should satisfy themselves of the name of the owner of the Hippodrome on the Land Registry and ensure that there is a lawful declaration of ownership. In addition, it is important to know who is responsible for the way the building and land is used and operating within any planning permission.

3. This planning application, dated 3 July 2020 [Reference: 20/2988/FUL], is for retrospective permission starting from 8 September 2017. The application form says that is the date the change of use started.
4. It seems that both the present application and the previous application are defective as there is no lawful certification of ownership. The planning application form quotes the meaning of 'Owner' as "*a person with a freehold interest or leasehold interest with at least 7 years left to run.*"
5. The applicant's detail is inserted as **Trustees of Markaz El Tathgheef El Eslami (the Centre for Islamic Enlightening) [after known as Markaz]**. They give their address as that of the agents. The agent is Mr Richard Evans of Carey Sweeney Planning, 77 Farringdon Road, EC1M 3JU. At paragraph 25 of the application Mr Evans purports to certify ownership under the Town and Country Planning (Development Management Procedure) England) Order 2015. The certification in the form is that "on the date 21 days before the date of this application nobody except myself/the applicant was the owner". The choice between "*Myself*" and "*the applicant*" is not made.
6. The 1st retrospective planning application was dated 13 September 2017; Ref. No. 17/5846/S73. It was made by Mr Razi Zadeh (applicant) on behalf of **Hussainniyat Al-Rasool Al-Adham, London. ['Al-Rasool']**

At paragraph 8, Mr Razi Zadeh purports to certify ownership under the Town and Country Planning (Development Management Procedure) England) Order 2015. The 1st application also failed to make the choice "*myself/the applicant*".

7. The answer may be that The Hippodrome is owned by Al-Rasool but being run by Markaz, which is a registered charity with the charity no. 328364. As a charity they give their address as The Hippodrome. Their previous address was 120 Cricklewood Lane, London NW2 2DP. Currently they have a trustee board of 5 people. Mr Razi Mirkhalef Zadeh, is a trustee having been appointed on 16/5/2016. He signed the application form in 2017. However, no consideration of a planning application should start until the ownership is disclosed and it is sure that the agent is acting on behalf of the owner.

Objection 2

On the face of it an application to change the use from 'church' to "place of worship" seems reasonable. However, when you look at the granting of planning for a church made by El-Shaddai International, Christian Centre [El-Shaddai] in 2007 there were objections to 'church' being added to the planning permission. One objection was intensity of use. It was then made clear that the use was to be modest, at just two prayer meetings each week, one on Sundays attended by around 100 people and a smaller meeting on Wednesdays. Between 2007 and 2017, neighbours of El-Shaddai have reported that the use of the building was not intensive and caused few issues with noise, disturbance, vehicle pollution. Vehicle parking caused a few issues.

Some parts of this Applicant's documents suggest that the use by the Applicants can be equated with that of the previous owners. However, this is a false point as the current application involves intensive use. Prayers take place multiple times each day and the numbers of visitors during Festivals can be as much as 2200 and the Festivals can last days. For example, Ramadan is a month long.

Objection 3

One of the major concerns is the evidence of high numbers of visitors and the Applicants not having provided any robust information giving actual details of the numbers of visitors. For any proper assessment of how the Applicants intend to use the building they should provide evidence broken down into:- date; time; the description & kind of event on that date; start and finishing time of each event, the area where the visitors live and how they travelled and whether they shared vehicles. It is difficult to see how realistic figures could be counted during the pandemic.

8. Between the beginning of September 2017 and the present day the Applicant has been using the building as an Islamic Centre and place of worship. There has been plenty of time to obtain and supply the actual figures and information.

The applicants have not been taken by surprise as, in 2017, many objectors raised the problem of intensity of use and the absence of proper information. For example, the GGSAG, made this point in our written objections, dated 18/10/17. In April 2019

we made the same point in our written representations to the Planning Inspector re the Applicant's appeal against the Enforcement Notice. Yet the current application contains no meaningful figures to assess intensity of use.

9. Worse than that, between 2017 and now, the Applicant's assessments of numbers of visitors as given to their experts without providing evidence, have differed in various documents produced by those experts. They have suggested attendance numbers but no evidence from a witness as to actual numbers. The way the Applicant has categorised their events has been inconsistent. E.g. Previously described as 'large events' are now called 'Festival Periods'. This is not helped by Motion producing as Appendix A the Markaz Calendar 2019 which does not use the same descriptions.

On 27/10/17, after the closing date for public comments had passed on their 1st planning application, the Applicant sent Barnet Council a Travel Plan and a Transport Statement written by a **company called Transport Planning & Infrastructure Ltd**: - They contradicted each other about the numbers using the premises on Festival days the former says, "*1400 (i.e. operating at full capacity)*" and the latter, "*Increase by up to 650 members, to increase capacity to circa 2,050 to 2,200 members*". That is a significant difference.

On 30 May 2019 re the Applicant's appeal against the Enforcement Notice, the Applicant put forward replacement Travel Plan and a replacement Transport Statement written by a **company called Motion**: - The *Travel Plan* says, "*During festival periods, visitor numbers may rise to 1,400, although this remains within its capacity as a former concert venue of 2,000.*"

So now "*operating at full capacity*" is not 2,200 or 1400 but just "*may rise to 1,400.*"

The building has been in use for 20 months and the Applicant should know the attendance figures.

10. We repeat the summary we made in 2017 of some points raised with us by local residents: -
 1. Large numbers of people have been attending the building, presumably for prayers, at various times during the day and night.
 2. People have been attending the building for prayers before the permitted opening time of 0800. Indeed, the Al-Rasool website advertises prayers at sunrise.
 3. After the present permitted closing time of the building of 2330 large groups of visitors to the building have congregated outside and nearby. Their behaviour including the noise has disturbed some residents.
 4. In the time that Al-Rasool has owned The Hippodrome there has been a large increase in the use of vehicles bringing and taking people from the building. Under the ownership of Al-Rasool the use by visitors is reported by neighbours to be vastly more than at the time of the previous occupants.
 5. People attending the building have parked inconsiderately e.g. parking in such a way as to stop residents using their driveways or hard standings, parking in

places that obstruct the road for other vehicles, park where it is unsafe for pedestrians. They have also reacted angrily or threateningly to residents who have asked them to move or not to cause obstruction.

6. Vehicles used by people going to the building are being parked in the adjoining roads and some further away over 200 metres from the building.

Vehicles and parking

11. The 2017 Travel plan adopted the figure of **43% of members traveling by car**. The proportion of car sharing is unknown. If say there was an average of 3 people in each vehicle that would equate to the following number of vehicles: -

full capacity of 1400 = **200 vehicles**

full capacity of 2200 = **315 vehicles**

12. The 2019 Travel plan prepared by Motion abandons the 2107 travel plan. The Applicant's did a survey themselves on Friday 29th March 2019. No information is given whether this was a typical day or programmed lecture or festival. No information is given about the length of time of the survey or total numbers of visitors. Importantly, the survey says **37% of visitors travelled by car**. That would equate to the following numbers of vehicles: -

full capacity of 1400 = **172 vehicles**

full capacity of 2200 = **271 vehicles**

In the 2019 Transport Plan there was a '*snapshot*' of parking in an area extending 200 metres from The Hippodrome. 200 metres leaves out roads which were taken beyond stress levels with vehicles parked by visitors to The Hippodrome. One example is Rotherwick Road NW11 which is a few metres outside the 200 metres area. The '*snapshot*' showed that even at an event when 100 people attended there was not enough room to park cars in Resident permit holders parking bay and on single yellow lines within the 200 metre limit of the survey. At a large event said to be 500 people, it was much worse.

13. For this current application, a new Travel Plan and new Transport Plan, both written by Motion, are used in place of the ones they wrote in 2019. Motion abandoned the '*snapshot*' approach which demonstrated the problems of finding car parking space.

The current use described on p9 relies on no evidence as to the numbers of people coming to the building and suggests a capacity that this building has not had for about 60 years. At the time of the BBC there were seats for 700.

Again, they ignore roads, where there are known parking problem, that lie only a short distance outside the 200 metre limit used by the Applicant. Examples of these roads, that are shown on their map to be within the 5-10 minute walking time to The Hippodrome are:- Dunstan Road, parts of West Heath Road, Henlensea Avenue, Rotherwick Road, Middleton Road and Corringham Road. The last 3 roads are within the Hampstead Garden Suburb Conservation area.

The Travel Survey at Appendix E describes a retrospective survey carried out in May

2020 which was during the Government's Covid first lockdown which started on 23/3/20 and ended in July 20. We appreciate the difficulty of testing the numbers using the building during Covid. There were 129 responses to their survey. Unsurprisingly, bearing in mind the lockdown, the table of results at Appendix F show very few trips occurred. In the circumstances this cannot be used to suggest that few people use vehicles to travel to the building. Those responding do not say what their association is with the owners of the building and whether they e.g. knew that the number of vehicle trips may have an adverse effect on the planning application. Further, we do not know the dates of the trips only the day of the week. We do not know what events were happening in the building, if any.

14. Using the new headings provided by the Applicants these are the suggested attendance figures:-

Festival Periods

- Travel Plan dated 27/10/17 said – full capacity **1400**
- Transport Statement dated 27/10/17 said – full capacity **circa 2020 to 2200**
- Travel Plan dated 24/5/19 said – “may rise to **1400 (i.e at full capacity)**”
- Travel Plan dated 01/7/20, says - “During Muslim festival periods, of which there are up to seven a year, visitor numbers **may rise to 1,400** although this remains substantially within the 2,000-person capacity of the former concert venue.”

Each Evening

- Travel Plan dated 27/10/17 said – **Between 100 and 150 members**
- Travel Plan dated 24/05/19 said – **Between 80 and 100 visitors**
- Travel Plan dated 01/07/20 says - The Centre typically generates between **80 and 100 visitors** on some evenings and **very few** on others.

Evening lectures/seminars

- Travel Plan dated 27/10/17 said – **Could rise to 500 members**
- Travel Plan dated 24/05/19 says – **500 visitors**
- Travel Plan dated 01/07/20 says - **Could rise to 500 visitors**

15. Issues from pollution and parking will be serious. See paragraph 10 and 11 above and paragraph 16 below.

Objection 4

On 27/1/20, Barnet Council approved a new strategy for Golders Green called “*Our Golders Green Town Centre Strategy, January 2020*” [GG Strategy]. The Hippodrome is a part of the town centre. That strategy deals with how the Town Centre can be used and who will benefit. The GG Strategy was finalized after wide ranging consultation over 2 years. The GGSAG participating positively with this consultation. We believe that, although approached by the consultants, The Hippodrome did not participate. There is **no mention of the GG Strategy** in the application.

Relevant areas covered by the GG Strategy are: -

- buildings for community use
- traffic and pollution from vehicles
- reduction of parking for vehicles
- safety of road and pavement users and more pedestrian areas.

No change of planning permission should be granted until the Applicant produces the information about intensity of use and how the building can be used for community use, i.e. outside the use intended by the Applicant. Then an informed decision can be made by Barnet Council as to whether or not it fits in with the GG Strategy and planning law.

16. Local authorities are required to review and assess local air quality, in accordance with the statutory Local Air Quality Management (LAQM) guidance. This is in Section 82, Part IV of the Environment Act 1995. Previous assessments, from 2015 and before, identify the area in the vicinity of Golders Green Bus Station as having consistently high concentrations of NO₂, at about double the legal limit. Of course, The Hippodrome is beside the bus station. Where a local authority identifies areas exceeding statutory limit and there is relevant public exposure, it is required to declare the geographic extent of exceedance as an Air Quality Management Area (AQMA) and to draw up an action plan detailing remedial measures to address the problem. The Mayor of London has additional statutory functions.
17. A proper 'joined up' assessment needs to be done of this important issue based on the Consultant's report and a professional traffic flow report. Any planning application needs to be considered after full investigations have been carried out and the effect on the wider community properly assessed.

Conclusion

18. In the absence of evidence provided by the Applicants, as detailed above, we are left with looking at the available evidence to show the level of intensity of use of the building. The Applicants have a history of ignoring planning laws for the two buildings that they have used as an Islamic Cultural Centre and place of worship. These are: their previous building at 120 Cricklewood Lane, London NW2 2DP and The Hippodrome.
19. Their previous Islamic Centre at 120 Cricklewood Lane, London NW2 2DP was used without planning permission. In 2012 they sought and were granted retrospective planning permission for 100 people. Then they used their premises in breach of conditions of that planning permission in respect of allowed opening hours. They applied to extend use saying, "*As the community number has increased the demand for larger number of people wishing to attend to the centre increased too. Therefore, we would like condition 3 to be varied to 500 persons. We have provided extra car park which could take up to 50 more cars beside our one which could take up to 100 cars.*" That was refused. They also applied to extend opening times which was refused.

The words of Barnet Council when refusing that application put our concerns well. They said, *"The proposed variation would result in an over intensive use of the site during both Ramadhan and Mulharam which would lead to noise and disturbance associated with its non-residential activities detrimental to the residential amenities of surrounding neighbouring occupiers contrary to Saved Policy ENV12 of the Unitary Development Plan; and Policy DM04 of the Emerging Local Plan development management Policies (Adopted version) 2012."*

The problem with the current application is similar, only on a much greater scale. At that time had 150 car parking spaces at 120 Cricklewood Lane which they considered insufficient for a maximum of 500 people. At The Hippodrome they have 30 spaces for up to 2,200 people.

20. When the Applicants moved into The Hippodrome in 2017, they used it outside the terms of the existing planning permission granted to the previous owner.

21. As to intensity of use, the Applicant's website announced their aim is, *"To be amongst the largest Islamic centres in Europe under the teaching of Ambulant (as)"*

That announcement remained on the website until at least 27/11/19. They also appear to have removed from their Facebook page all images taken inside the building while it was in use. Some images showed the large number of people attending including very large numbers attending a service with prayers on 26/9/17. This perhaps is at or over 2,200 people.

22. All applications should be considered on their own planning and safety merits. When the user intends to use or does use the building with such intensity that it interferes with the amenities of people living in the area, planning permission should not be granted. This is irrespective of any faith or non-faith use.

23. Further, when the Applicant's appealed against the Barnet Council enforcement notice dated 25/04/19 [ENF/0615/19] they did not appeal under s174 (2)(b) of the Town and Country Planning Act 1990 which is on the ground *"(b) that those matters have not occurred."* Therefore, the Appellants did not dispute the details on the notice that they have been operating the building in breach of the planning permission granted to the previous owner.

24. We have shown that the Applicant, even after years, has not produced the details of how intensively they will use the building. This leads us to be concerned that they will not abide by planning conditions set by Barnet Council or use any that are granted as a lever to extend those conditions.

From [REDACTED]
Sent: Mon, 08 Mar 2021 16:02:05 +0000 (UTC)
To: Planning Consultation
Subject: Planning Application CONSULTATION 20/2988/FUL

[REDACTED]
[REDACTED]
[REDACTED]
EN5 [REDACTED]
[REDACTED]

Dear Barnet Council

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

I am writing to let you know, as a Barnet Council resident and 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. They are not seeking to build a mosque. And even if they were, the tone their opponents are taking is a divisive and corrosive one that endangers harmonious community relations in this historic and diverse borough.

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 strong sign of my support for the planning application.

Yours sincerely,

[REDACTED]

From [REDACTED]
Sent: Mon, 8 Mar 2021 16:06:12 +0000
To: Planning Consultation
Subject: Re: OBJECT - 20/2988/FUL

Apologies for that

[REDACTED]
[REDACTED] W11 [REDACTED]

Get [Outlook for Android](#)

From: Planning Consultation <Planning.Consultation@Barnet.gov.uk>
Sent: Monday, 8 March 2021, 08:51
To: [REDACTED]
Subject: RE: OBJECT - 20/2988/FUL

Dear Sir/Madam

We require your full home address in order to enable us 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



RE (Regional Enterprise) Limited is a joint venture between Capita plc and London Borough of Barnet.

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



From: [REDACTED]

Sent: 07 March 2021 14:09

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

Subject: OBJECT - 20/2988/FUL

Ref: 20/2988/FUL

Golders Green Hippodrome London NW11 7RP

Object on the traffic problems that this will create

Object on grounds this will increase noise and disturbance in an already congested area.

Your sincerely

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.

If you have received this email in error and you are not the intended recipient you must not disclose, distribute, copy or print any of the information contained or attached within it, all copies must be deleted from your system. Please notify the sender immediately.

Whilst we take reasonable steps to identify software viruses, any attachments to this email may contain viruses which our anti-virus software has failed to identify. No liability can be accepted, and you should therefore carry out your own anti-virus checks before opening any documents.

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.

From: [REDACTED]
Sent: Mon, 8 Mar 2021 16:21:14 +0000 (UTC)
To: Planning Consultation
Subject: Re: Golders Green Hippodrome, London, NW11 7RP Application Reference Number 20/2988/FUL (Objects)

Hello,

I write further to the email I sent last week as I think it should be noted that many of those lodging comments supporting the application do not live in the vicinity of the Hippodrome and will not be affected by the increase in congestion, noise and air pollution. Indeed, many live very far away, Acton and Pinner, for example.

Regards,

[REDACTED]
NW11 [REDACTED]

[REDACTED]

From: [REDACTED]
Sent: Mon, 8 Mar 2021 16:22:00 +0000
To: Planning Consultation
Subject: Re: Application Ref: 20/2988/FUL

Dear Yasmeen,

My address is:

[REDACTED]
[REDACTED] NW11 [REDACTED]

Thank you

On Sun, 7 Mar 2021 at 07:54, Planning Consultation
<Planning.Consultation@barnet.gov.uk> wrote:
[REDACTED]

Could you please provide your full home address in order to enable us 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



RE (Regional Enterprise) Limited is a joint venture between Capita plc and London Borough of Barnet.

Registered in England 08615172. Registered Office: [17 Rochester Row, London, England SW1P 1QT](#).



From: [REDACTED]

Sent: 05 March 2021 10:55

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

Subject: Application Ref: 20/2988/FUL

Dear Sir/Madam,

This is an objection letter.

I had the great pleasure of
residing in the NW11 district for the last forty years.

I am deeply concerned about the
option of this historical and cultural monument turning into a mosque / Islamic
center for the following reasons:

A) By turning the Hippodrome into a mosque this iconic building inevitably will be striped of its interior and exterior character.

B) A mosque will increase the traffic dramatically and create big parking problems.

C) Soon after the establishment of the mosque inevitably we will have big gatherings and marches in the neighbouring streets commemorating Ali's death/assassination and other festivals and mornings.

D) Golders Green has been a wonderful neighbourhood in which many cultures and religions cohabited under the English "umbrella".

[REDACTED]

I do not think that a step in this direction will bring a better future to our children.

Sincerely,

[REDACTED]

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.

If you have received this email in error and you are not the intended recipient you must not disclose, distribute, copy or print any of the information contained or attached within it, all copies must be deleted from your system. Please notify the sender immediately.

Whilst we take reasonable steps to identify software viruses, any attachments to this email may contain viruses which our anti-virus software has failed to identify. No liability can be accepted, and you should therefore carry out your own anti-virus checks before opening any documents.

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.

From [REDACTED]
Sent: Mon, 8 Mar 2021 16:41:22 +0000
To: Planning Consultation
Subject: Re: Object

[REDACTED]
NW11 [REDACTED]

Sent from my iPhone

> On 8 Mar 2021, at 08:34, Planning Consultation <Planning.Consultation@barnet.gov.uk> wrote:
>
> □ Dear Sir/Madam
>
> 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
>
> RE (Regional Enterprise) Limited is a joint venture between Capita plc and London Borough of Barnet.
> Registered in England 08615172. Registered Office: 17 Rochester Row, London, England SW1P 1QT.
>
>
>
>
>
> -----Original Message-----
> From: [REDACTED]
> Sent: 07 March 2021 23:28
> To: Planning Consultation <Planning.Consultation@Barnet.gov.uk>
> Subject: Object
>
> Dear sirs
> I wish to object to the planning application on 2 grounds.
> Firstly in terms of the parking. The area around the station is already very tightly controlled and rightly so. It is not an area where it is easy to find a parking space at any time of day. I dread to imagine the nightmare of seeing hundreds of cars trying to park in this crowded area on a regular basis. Where will these cars park and where will locals who wish to shop or travel from the station and so on park?
>
> This leads to my second point There is a risk of making the area exceptionally crowded. The traffic flows will be heavy and hard to manage. This will be to the great detriment of the people who live in the area.
>

> I do not think the locality is suited to a new large religious place of worship and the overall impact on the neighbourhood would be very negative.

>

> Yours sincerely

>

> 

>

> Sent from my iPhone

>

> 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.

>

> If you have received this email in error and you are not the intended recipient you must not disclose, distribute, copy or print any of the information contained or attached within it, all copies must be deleted from your system. Please notify the sender immediately.

>

> Whilst we take reasonable steps to identify software viruses, any attachments to this email may contain viruses which our anti-virus software has failed to identify. No liability can be accepted, and you should therefore carry out your own anti-virus checks before opening any documents.

>

> 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.

From [REDACTED]

Sent: Mon, 8 Mar 2021 16:44:08 +0000

To: Planning Consultation

Subject: The Golders Green Hippodrome. NW11 7RP - Your Ref: 20/2988/FUL

Dear Sirs

The Golders Green Hippodrome. NW11 7RP - Your Ref: 20/2988/FUL

I strongly urge the Council not to consent to this application.

I represent that this application is, in essence, no different to the previous application which the Council refused. It differs only in its presentation, whilst retaining its core intent. There is a presentation of a three page catalogue of a variety of presented intents encompassing disparate aims to obfuscate the said core intent.

Whilst, no doubt well meaning, by the stated intent to generously give passers-by, red roses for Ramadan, that, I suggest, is no palliative to the disruption which local residents would suffer by up to 3000 persons congregating at the establishment, thronging to and fro with attendant traffic and being a major nuisance to the peace and comfort of the residents, which your Council has been elected to protect.

Yours sincerely

[REDACTED]

[REDACTED] NW11 [REDACTED]

[REDACTED]

From: [REDACTED]
Sent: Mon, 8 Mar 2021 16:57:36 +0000
To: Planning Consultation
Subject: Re: Application Ref: 20/2988/FUL "Object"

[REDACTED] NW11 [REDACTED]

On Mon, Mar 8, 2021 at 8:51 AM Planning Consultation
<Planning.Consultation@barnet.gov.uk> wrote:

[REDACTED]

We require your full home address in order to enable us 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



RE (Regional Enterprise) Limited is a joint venture between Capita plc and London Borough of Barnet.

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



From: [REDACTED]
Sent: 07 March 2021 14:16
To: Planning Consultation <Planning.Consultation@Barnet.gov.uk>
Subject: Application Ref: 20/2988/FUL "Object"

Dear Sir/Madam,

I am writing to object to the conversion of the Golders Green Hippodrome to an enormous mosque. I have lived for over 40 years in Golders Green, and strongly object to this proposal. The Hippodrome has been a place for all the communities as a performance and entertainment facility, which should be preserved.

It should not be taken over for a single religious site. This is bound to cause many problems and change the whole make-up of the area.

apart from that, it will cause additional traffic problems bringing even more noise and other disturbance to the area.

Please safeguard the Hippodrome and preserve its important place for the whole community.

yours sincerely,

A Local resident,

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 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.

If you have received this email in error and you are not the intended recipient you must not disclose, distribute, copy or print any of the information contained or attached within it, all copies must be deleted from your system. Please notify the sender immediately.

Whilst we take reasonable steps to identify software viruses, any attachments to this email may contain viruses which our anti-virus software has failed to identify. No liability can be accepted, and you should therefore carry out your own anti-virus checks before opening any documents.

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.

From: [REDACTED]
Sent: Mon, 8 Mar 2021 17:03:50 +0000 (UTC)
To: Planning Consultation
Subject: Re: Golders Green Hippodrome, London NW11 7RP - Application number: 20/2988/FUL - Objection

Full address as per below:-

From: [REDACTED]
Sent: 08 March 2021 13:49
To: Planning Consultation <Planning.Consultation@Barnet.gov.uk>
Subject: Golders Green Hippodrome, London NW11 7RP - Application number: 20/2988/FUL - Objection

Application number: 20/2988/FUL

Golders Green Hippodrome, London NW11 7RP

OBJECTION

With reference to the above application, I wish to express my objection to the above application. Being a resident of Golders Green, I appreciate the quiet, serene environment in which I live. What is being proposed would result in a significant increase in congestion, noise and pollution in the area. The infrastructure was not designed to support such a busy venue which would severely affect the quiet living in the area to which we regard as so important to our well-being.

In addition, whatever the eventual use of the Hippodrome, we would wish for the character of the building, both inside and outside to be retained given its uniqueness.

[REDACTED]

[REDACTED]
[REDACTED] NW11 [REDACTED]

On Monday, 8 March 2021, 15:06:08 GMT, 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



RE (Regional Enterprise) Limited is a joint venture between Capita plc and London Borough of Barnet.

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



From: [REDACTED]
Sent: 08 March 2021 13:49
To: Planning Consultation <Planning.Consultation@Barnet.gov.uk>
Subject: Golders Green Hippodrome, London NW11 7RP - Application number: 20/2988/FUL - Objection

Application number: 20/2988/FUL

Golders Green Hippodrome, London NW11 7RP

OBJECTION

With reference to the above application, I wish to express my objection to the above application. Being a resident of Golders Green, I appreciate the quiet, serene environment in which I live. What is being proposed would result in a significant increase in congestion, noise and pollution in the area. The infrastructure was not designed to support such a busy venue which would severely affect the quiet living in the area to which we regard as so important to our well-being.

In addition, whatever the eventual use of the Hippodrome, we would wish for the character of the building, both inside and outside to be retained given its uniqueness.

[REDACTED]

[REDACTED] NW11 [REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

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.

If you have received this email in error and you are not the intended recipient you must not disclose, distribute, copy or print any of the information contained or attached within it, all copies must be deleted from your system. Please notify the sender immediately.

Whilst we take reasonable steps to identify software viruses, any attachments to this email may contain viruses which our anti-virus software has failed to identify. No liability can be accepted, and you should therefore carry out your own anti-virus checks before opening any documents.

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.

From [REDACTED]
Sent: Mon, 8 Mar 2021 17:05:52 +0000
To: Planning Consultation
Subject: Re: OBJECT REF: 20/2988/FUL

Good afternoon Yasmin

My full address is [REDACTED] NW11 [REDACTED] kind regards
[REDACTED]
Sent from my iPhone

On 8 Mar 2021, at 08:42, Planning Consultation <Planning.Consultation@barnet.gov.uk> wrote:

☐

[REDACTED]

We require your full home address in order to enable us to log your comments.

Thank you

Kind regards

Yasmeen Khan

Planning Technician

Planning and Building Control

London Borough of Barnet

2 Bristol Avenue, Colindale, London, NW9 4EW

Tel: 0208 359 4628

Barnet Online: www.barnet.gov.uk

<image001.jpg>

<image002.jpg>

RE (Regional Enterprise) Limited is a joint venture between Capita plc and London Borough of Barnet.

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

<image003.jpg>

From: [REDACTED]

Sent: 07 March 2021 13:35

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

Subject: OBJECT REF: 20/2988/FUL

To whom it may concern,

We are writing to you once again to object to the above planning application as we are very disappointed to hear an application has been resubmitted.

There is already a lack of consideration by the visitors for the local community and the owners themselves are ignoring the opening hours and other requirements which leads me to believe the conditions will only deteriorate.

As stated in earlier objections, we have lived in [REDACTED] Golders Green for over 30 years and have seen parking and congestion problem increase, adding more people and cars into the area will be unmanageable. Local restaurants and shops will suffer as customers will be unable to park.

The Golders Green Hippodrome is a grade II listed building and its status has always been to be an artistic space for all, not just one community. It is not viable to have an enormous mosque which is being promoted as the largest Islamic centre in Europe sitting in the centre of Golders Green, there is just not the space and would be out of character and detrimental to the much loved cosmopolitan population we enjoy here in Golders Green.

We will very much appreciate it if you can kindly acknowledge receipt of this email

Yours sincerely

A solid 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 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.

If you have received this email in error and you are not the intended recipient you must not disclose, distribute, copy or print any of the information contained or attached within it, all copies must be deleted from your system. Please notify the sender immediately.

Whilst we take reasonable steps to identify software viruses, any attachments to this email may contain viruses which our anti-virus software has failed to identify. No liability can be accepted, and you should therefore carry out your own anti-virus checks before opening any documents.

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.

From [REDACTED]
Sent: Mon, 8 Mar 2021 17:06:50 +0000
To: Planning Consultation
Subject: Re: Objection to Mosque

Hi,

Sorry my name is [REDACTED] and address is [REDACTED], NW11 [REDACTED]

Kind regards

> On 8 Mar 2021, at 17:05, Planning Consultation <Planning.Consultation@Barnet.gov.uk> wrote:

>

> [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

>

> RE (Regional Enterprise) Limited is a joint venture between Capita plc and London Borough of Barnet.

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

>

>

>

>

>

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

> From: [REDACTED]

> Sent: 08 March 2021 16:39

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

> Subject: Objection to Mosque

>

> Hi,

>

> I would like to object to a mega mosque on the site of the Golders Green Hippodrome.

>

> Having driven past the Mosque in Regents Park on festivals, the amount of traffic, cars and people is enormous and Golders Green would not benefit from the disruption.

>

> [REDACTED]

>

> 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.

>

> If you have received this email in error and you are not the intended recipient you must not disclose, distribute, copy or print any of the information contained or attached within it, all copies must be deleted from your system. Please notify the sender immediately.

>

> Whilst we take reasonable steps to identify software viruses, any attachments to this email may contain viruses which our anti-virus software has failed to identify. No liability can be accepted, and you should therefore carry out your own anti-virus checks before opening any documents.

>

> 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.

From: [REDACTED]
Sent: Mon, 8 Mar 2021 17:10:32 +0000
To: Planning Consultation
Subject: FW: Golders Green Hippodrome NW11 7RP

Dear Barnet Council,

Application reference 20/2988/FUL

I wish to object to the the Golders Green Hippodrome becoming a mega mosque.

It would cause excessive traffic together with problems regarding local parking.

There would also be an environmental impact with noise before and after events and pollution from the traffic as it is an enormous building.

Please consider these points and avoid giving permission.

Kind regards,

[REDACTED]

[REDACTED] NW11 [REDACTED]

From: [Planning Consultation](#)
Sent: 08 March 2021 17:04
To: [REDACTED]
Subject: RE: Golders Green Hippodrome 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



RE (Regional Enterprise) Limited is a joint venture between Capita plc and London Borough of Barnet.

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



From: [REDACTED]
Sent: 08 March 2021 16:23
To: Planning Consultation <Planning.Consultation@Barnet.gov.uk>
Subject: Golders Green Hippodrome NW11 7RP

Dear Barnet Council,

Application reference 20/2988/FUL

I wish to object to the the Golders Green Hippodrome becoming a mega mosque.

It would cause excessive traffic together with problems regarding local parking.

There would also be an environmental impact with noise before and after events and pollution from the traffic as it is an enormous building.

Please consider these points and avoid giving permission.

Kind regards,

[REDACTED]

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.

If you have received this email in error and you are not the intended recipient you must not disclose, distribute, copy or print any of the information contained or attached within it, all copies must be deleted from your system. Please notify the sender immediately.

Whilst we take reasonable steps to identify software viruses, any attachments to this email may contain viruses which our anti-virus software has failed to identify. No liability can be accepted, and you should therefore carry out your own anti-virus checks before opening any documents.

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.

From [REDACTED]
Sent: Mon, 8 Mar 2021 17:15:47 +0000
To: Planning Consultation
Subject: Re: Golders Green Hippodrome, London NW11 7RP Application Reference 20/2988/FUL

[REDACTED] NW11 [REDACTED]

> On 8 Mar 2021, at 17:03, Planning Consultation <Planning.Consultation@barnet.gov.uk> wrote:
>
> [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
>
> RE (Regional Enterprise) Limited is a joint venture between Capita plc and London Borough of Barnet.
> Registered in England 08615172. Registered Office: 17 Rochester Row, London, England SW1P 1QT.
>
>
>
>
>
>
> -----Original Message-----
> From: [REDACTED]
> Sent: 08 March 2021 16:00
> To: Planning Consultation <Planning.Consultation@Barnet.gov.uk>
> Subject: Golders Green Hippodrome, London NW11 7RP Application Reference 20/2988/FUL
>
>
> Dear Sirs,
>
> I understand the original application to convert this Grade 11 listed building into a mosque is still pending but at the same time the new application above reference has been submitted.
>
> I wish to lodge objections to the new application but these objections apply equally to the appeal.
>
> My main concern relates to the amount of congestion that will result from the use of the building as a mosque. Understandably a mosque with over 3000 seats will attract a substantial number of visitors to the area, particularly on days of religious festivals including for example Ramadan.
> A mosque is usually visited by worshippers at all hours day and night and this can only cause a detrimental amount of noise and congestion.
>
> I am particularly concerned at the disturbance that will result to the locality and to the local residents.

>

> This building has no facilities for parking and there is certainly is no availability for parking for the the likely number of visitors in the surrounding residential streets.

>

> Additional concerns include the loss to the area of amenities, including various types of concerts and other entertainment that has been taking place in this building for decades

>

> Yours Faithfully

>

> 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.

>

> If you have received this email in error and you are not the intended recipient you must not disclose, distribute, copy or print any of the information contained or attached within it, all copies must be deleted from your system. Please notify the sender immediately.

>

> Whilst we take reasonable steps to identify software viruses, any attachments to this email may contain viruses which our anti-virus software has failed to identify. No liability can be accepted, and you should therefore carry out your own anti-virus checks before opening any documents.

>

> 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.

From [REDACTED]

Sent: Mon, 8 Mar 2021 17:29:50 +0000

To: Planning Consultation

Subject: Object

☐ I do not want the iconic, historic, Golders Green Grade II listed Hippodrome converted into a 3200 capacity mosque reserved for one section of the community. More than for any other reason because of the impact this would have on access to Hampstead and the Hospital but also because of the parking and change of use which would have negative and devastating **implications for transport, environmental degradation, noise, disturbance, ambulance access to Royal Free Hospital, congestion and parking for the local community** make this application untenable and indeed unconscionable.
I am a local resident

[REDACTED]
[REDACTED]
Nw11 [REDACTED]

From [REDACTED]

Sent: Mon, 8 Mar 2021 17:46:22 -0000

To: Planning Consultation

Subject: Objection to 20/2988/FUL / Use as a Place of Worship (D1 use)

20/2988/FUL | Use as a Place of Worship (D1 use) and for ancillary community uses, public conferences and performances | The Hippodrome North End Road London NW11 7RP

Dear Sir / Madam,

I object to this Planning Application mainly because there is far too little information supplied to make a full opinion. This looks very much like a Trojan Horse which would allow the applicant to significantly abuse the permission if granted. In all likelihood pollution, noise, traffic congestion, smell, tidiness of the area could all be detrimentally affected. Also there are plenty of places of worship for every faith in or around Golders Green already and this one would be totally out of size with the area.

Please refuse!

Best wishes,

[REDACTED]

[REDACTED]

[REDACTED]

NW11 [REDACTED]

From: [REDACTED]
Sent: Mon, 08 Mar 2021 17:57:00 +0000
To: Planning Consultation
Subject: RE: OBJECT - Ref. 20/2988/FUL - Golders Green Hippodrome, London NW11 7RP
Importance: Normal

[REDACTED]
[REDACTED]
[REDACTED] W2 [REDACTED]
[REDACTED]

Sent from my Samsung device

----- Original message -----

From: Planning Consultation <Planning.Consultation@Barnet.gov.uk>
Date: 08/03/2021 17:03 (GMT+00:00)
To: [REDACTED]
Subject: RE: OBJECT - 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.

Thank you

Kind regards

Yasmeen Khan

Planning Technician

Planning and Building Control

London Borough of Barnet

2 Bristol Avenue, Colindale, London, NW9 4EW

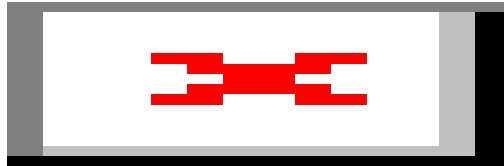
Tel: 0208 359 4628

Barnet Online: www.barnet.gov.uk



RE (Regional Enterprise) Limited is a joint venture between Capita plc and London Borough of Barnet.

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



From: [REDACTED]

Sent: 08 March 2021 16:08

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

Cc: [REDACTED]

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

I strongly object to the latest planning application of the Golders Green Hippodrome London NW11 7RP for the following reasons:

- Transport -Traffic problems, highway construction and congestion, of which we had already a worrying sample during the unauthorised use of the Hyppodrome
- Pollution – noise and disturbance, of which we had already a worrying sample during the unauthorised use of the Hyppodrome
- Historic Building Conservation – Hyppodrome’s history, design and craftsmanship should be used as much loved space by a shared use of the community as it’s the most important building in Golders Green and the centrepiece of that whole community
- A Mosque “to be among the largest Islamic Centre in Europe” (according to the Mosque organisers) would only contribute to alienate part of the community by its grandeur and not inclusion of other faiths

Regards,

A solid 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 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.

If you have received this email in error and you are not the intended recipient you must not disclose, distribute, copy or print any of the information contained or attached within it, all copies must be deleted from your system. Please notify the sender immediately.

Whilst we take reasonable steps to identify software viruses, any attachments to this email may contain viruses which our anti-virus software has failed to identify. No liability can be accepted, and you should therefore carry out your own anti-virus checks before opening any documents.

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.

From [REDACTED]
Sent: Mon, 08 Mar 2021 18:00:08 +0000 (UTC)
To: Planning Consultation
Subject: Planning Application CONSULTATION 20/2988/FUL

[REDACTED]
NW11 [REDACTED]
[REDACTED]

Dear Barnet Council

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

I am writing to let you know, as a [Barnet Council resident and member of Golders Green community], I am writing to support the planning permission application 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 a [REDACTED], an organisation that brings together Jews and Muslims, we feel strongly that Golders Green is a multifaith, open, welcoming community and that the Centre will contribute to its diversity. Barnet is a place for many different religious communities. We have enjoyed running social action events with their members and enjoy spending time with people from different faiths and backgrounds. The members mostly live locally and have escaped repression like so many Jewish people locally. There are parallels which bring us together.

We know that there are concerns about travel and parking, but we know there is a Travel Plan that The Markaz group have submitted and who we believe shall endeavour to adhere to the changes recommended by the Strategic Planning Committee.

We welcome the decision by the Barnet Council of granting The Markaz the use (as specified in their application) of such a historic building to be a community enabler and look forward to many diverse and inclusive event by the Markaz.

Please consider this letter a sign of my support for The Markaz's planning application.

[REDACTED]

Yours sincerely,

[Redacted signature]

From [REDACTED]
Sent: Mon, 08 Mar 2021 18:00:15 +0000 (UTC)
To: Planning Consultation
Subject: Planning Application CONSULTATION 20/2988/FUL

[REDACTED]
[REDACTED]
HA2 [REDACTED]
[REDACTED]

Dear Barnet Council

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

I am writing to let you know, as a [Barnet Council resident and/or member of X community], how much I support planning permission for our neighbours, the Markaz.

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

Yours sincerely,

[REDACTED]

From [REDACTED]
Sent: Mon, 8 Mar 2021 18:10:26 +0000 (UTC)
To: Planning Consultation
Subject: Re: Golders Green Hippodrome, London NW11 7RP - Application number: 20/2988/FUL
- Objection

[REDACTED] NW11 [REDACTED]
NW11 [REDACTED]

On Monday, 8 March 2021, 15:06:37 GMT, 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



RE (Regional Enterprise) Limited is a joint venture between Capita plc and London Borough of Barnet.

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



From: [REDACTED]

Sent: 08 March 2021 13:59

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

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

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

From: [REDACTED]

To: Planning.consultation@barnet.gov.uk <planning.consultation@barnet.gov.uk>

Sent: Monday, 8 March 2021, 13:49:01 GMT

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

Application number: 20/2988/FUL

Golders Green Hippodrome, London NW11 7RP

OBJECTION

With reference to the above application, I wish to express my objection to the above application. Being a resident of Golders Green, I appreciate the quiet, serene environment in which I live. What is being proposed would result in a significant increase in congestion, noise and pollution in the area. The infrastructure was not designed to support such a busy venue which would severely affect the quiet living in the area to which we regard as so important to our well-being.

In addition, whatever the eventual use of the Hippodrome, we would wish for the character of the building, both inside and outside to be retained given its uniqueness.

[REDACTED]

[REDACTED] NW11 [REDACTED]

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.

If you have received this email in error and you are not the intended recipient you must not disclose, distribute, copy or print any of the information contained or attached within it, all copies must be deleted from your system. Please notify the sender immediately.

Whilst we take reasonable steps to identify software viruses, any attachments to this email may contain viruses which our anti-virus software has failed to identify. No liability can be accepted, and you should therefore carry out your own anti-virus checks before opening any documents.

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.

From [REDACTED]
Sent: Mon, 8 Mar 2021 18:15:06 +0000
To: Planning Consultation
Subject: Re: OBJECT

Dear Yasmeen

Thank you for your email.

My address is:

[REDACTED]
[REDACTED] NW11 [REDACTED]

Kind regards

[REDACTED]

NB Please excuse brevity and any typos as sent from a mobile device.

Sent from my iPhone

On 8 Mar 2021, at 15:05, Planning Consultation <Planning.Consultation@barnet.gov.uk> wrote:

□

[REDACTED]

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

Thank you

Kind regards

Yasmeen Khan

Planning Technician

Planning and Building Control

London Borough of Barnet

2 Bristol Avenue, Colindale, London, NW9 4EW

Tel: 0208 359 4628

Barnet Online: www.barnet.gov.uk

<image001.jpg>

<image002.jpg>

RE (Regional Enterprise) Limited is a joint venture between Capita plc and London Borough of Barnet.

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

<image003.jpg>

From:

Sent: 08 March 2021 13:14

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

Dear Sir/Madam

Proposed Golders Green Mosque

20/2988/FUL

I strongly wish to object to the above planning application for the following reasons:

Golders Green and Hampstead Conservation Areas

The mosque will dominate the area and be completely out of character with the rest of the area. 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**' which is wholly inappropriate for the residential area in which it sits*. The much loved Grade II listed building should be an arts and performance space for all communities coming together, in harmony and collaboration, to reflect the diverse population of Golders Green.

Congestion and Parking

At over 58k sq. ft with 3000 seats plus standing room, one of the *'**Largest Islamic Centres in Europe**'* would attract cars from all over the UK and Europe. Opening hours to 23.30 would force people out onto the streets late at night and will push congregants towards the use of cars to and from the mosque. Increased pressure on existing public transport links will also be untenable. To date, traffic congestion and parking on yellow lines have been a 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 to manage, adversely affecting the lives of all residents and users.

In addition, the incremental traffic to the 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”. We understand that the mosque has so far ignored these conditions and enforcing opening hours will be nigh on impossible particularly on Holy days such as Ramadan and Muharram. The 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.

Yours faithfully

[REDACTED]

[REDACTED]

[REDACTED]

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.

If you have received this email in error and you are not the intended recipient you must not disclose, distribute, copy or print any of the information contained or attached within it, all copies must be deleted from your system. Please notify the sender immediately.

Whilst we take reasonable steps to identify software viruses, any attachments to this email may contain viruses which our anti-virus software has failed to identify. No liability can be accepted, and you should therefore carry out your own anti-virus checks before opening any documents.

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.

From [REDACTED]
Sent: Mon, 08 Mar 2021 19:22:51 +0000 (UTC)
To: Planning Consultation
Subject: Planning Application CONSULTATION 20/2988/FUL

[REDACTED]
[REDACTED]
HA8 [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]

From [REDACTED]
Sent: Mon, 8 Mar 2021 19:44:10 +0000 (UTC)
To: Planning Consultation
Subject: OBJECT Application Ref 20/2988/FUL

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

I wish to object to this planning application for the following reasons:

- Traffic problems due to congestion and not enough parking space means that parking space usually used by residents will be used instead.
- Noise and disturbance from a large number of people coming into the area and going in and out of the building.
- The Hippodrome should be protected as it is a historic building and it should be a community centre for all communities.

Yours sincerely,

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

I wish to object to the planning application to turn the Golders Green Hippodrome into a large mosque.

I wish to object for the following reasons

From [REDACTED]
Sent: Mon, 8 Mar 2021 19:48:08 -0000
To: Planning Consultation
Subject: RE: Objection to proposed planning application reference: 20/2988/FUL - NW11 7RP

My complete address is [REDACTED] NW11 [REDACTED]

From: Planning Consultation <Planning.Consultation@Barnet.gov.uk>
Sent: 08 March 2021 09:05
To: [REDACTED]
Subject: RE: Objection to proposed planning application reference: 20/2988/FUL - NW11 7RP

[REDACTED]

In order to have complete address please provide your property number, so we are 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



RE (Regional Enterprise) Limited is a joint venture between Capita plc and London Borough of Barnet.

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



From: [REDACTED]

Sent: 07 March 2021 23:47

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

Cc: [REDACTED]

Subject: Objection to proposed planning application reference: 20/2988/FUL - NW11 7RP

I strongly object to the planning application for the Golders Green Hippodrome, North End Road, Golders Green NW11 7RP- (application reference: 20/2988/FUL - NW11 7RP)

I live very near by on [REDACTED] NW11 [REDACTED]. The area I live in is an upper-class and quiet area. This has been my choice of residents due to its peaceful living and easy parking. The proposed application for the Golders Green Hippodrome will change the nature of this area entirely with a tremendous increase of noise, congestion and lack of parking. This will upset the local residence terribly.

I sincerely hope you take this objection to heart and not allow such an application that would harass my life in a very major way!

Yours Sincerely

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

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.

If you have received this email in error and you are not the intended recipient you must not disclose, distribute, copy or print any of the information contained or attached within it, all copies must be deleted from your system. Please notify the sender immediately.

Whilst we take reasonable steps to identify software viruses, any attachments to this email may contain viruses which our anti-virus software has failed to identify. No liability can be accepted, and you should therefore carry out your own anti-virus checks before opening any documents.

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.

From [REDACTED]
Sent: Mon, 08 Mar 2021 20:39:32 +0000 (UTC)
To: Planning Consultation
Subject: Planning Application CONSULTATION 20/2988/FUL

[REDACTED]
[REDACTED]
HA4 [REDACTED]
[REDACTED]

Dear Barnet Council

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

I am writing to let you know, as a [Barnet Council resident and/or member of X community], how much I support planning permission for our neighbours, the Markaz.

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

Yours sincerely,

[REDACTED]

From [REDACTED]
Sent: Mon, 8 Mar 2021 21:33:57 -0000
To: Planning Consultation
Subject: RE: OBJECT - Application Ref: 20/2988/FUL

Dear Yasmeen Khan,

My address is

[REDACTED]

[REDACTED]

[REDACTED] NW4 [REDACTED]

Kind regards,

[REDACTED]

From: Planning Consultation [mailto:Planning.Consultation@Barnet.gov.uk]
Sent: 08 March 2021 17:02
To: [REDACTED]
Subject: RE: OBJECT - Application Ref: 20/2988/FUL

[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



RE (Regional Enterprise) Limited is a joint venture between Capita plc and London Borough of Barnet.

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



From: [REDACTED]
Sent: 08 March 2021 15:34
To: Planning Consultation <Planning.Consultation@Barnet.gov.uk>
Subject: OBJECT - Application Ref: 20/2988/FUL

Dear Sir,

I would like to object to changing the present Hippodrome area of the Golders Green Hippodrome, London NW11 7RP to a facility holding more than 3000 people. The available space is too small if you consider access, parking and the congestion which is caused by such a number of people attending at the same time.

Yours sincerely,

[REDACTED]



Virus-free. www.avg.com

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.

If you have received this email in error and you are not the intended recipient you must not disclose, distribute, copy or print any of the information contained or attached within it, all copies must be deleted from your system. Please notify the sender immediately.

Whilst we take reasonable steps to identify software viruses, any attachments to this email may contain viruses which our anti-virus software has failed to identify. No liability can be accepted, and you should therefore carry out your own anti-virus checks before opening any documents.

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.

From [REDACTED]
Sent: Mon, 8 Mar 2021 22:50:21 +0000
To: Planning Consultation
Subject: Objection : Planning Application Ref No. 20/2988/FUL

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

As a resident of the neighbourhood, I would like to object the subject Planning Application for the following reasons:

1. The traffic and parking will be greatly worsened in this already very congested area;
2. Noise and pollution will greatly impact the amenities of the area adversely;
3. The Hippodrome is a listed historic building in the Golders Green Conservation area, and its cultural use and character should be preserved;
4. The Hippodrome should continue to be shared by all of the community in Golders Green.

Thank you for your kind attention.

Regards,

[REDACTED]
[REDACTED] NW11 [REDACTED]

From [REDACTED]

Sent: Mon, 08 Mar 2021 23:56:13 +0000

To: Planning Consultation

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

OBJECT

To whom it may concern

We herein object to the planned establishment for change of use for the Hippodrome as serving for a community which is really not part of our environment.

It is obvious that people would be coming from outside the area, so there would be Parking issues, unsociable times along with congregating in the streets around particularly Golders Green Station and affecting Golders Hill Park. Motorised vehicles will bring pollution to the area - transport will be affected and also amenities for the area.

The applicants say they want to make the hippodrome one of the largest Islamic centres in Europe. This itself is not in the interest of the people in Golders Green and Barnet.

As we all know that during their unauthorised use of the building they have abused Barnet and its population, by creating severe transport problems and congestion. Noise and disturbance have played noticeable issues in the locality too.


Planning law is there to protect a building like this for its history in the area, its design, its artistry, its craftsmanship and it should be in use for the whole community not just a segment of cultural life in Golders Green / Barnet.

Please uphold the Objection

Sincerely,

[REDACTED]

[REDACTED]

NW11 

From: [REDACTED]
Sent: 08 March 2021 14:39
To: Planning Consultation
Subject: Planning Application Consultation 20/2988/FUL Hippodrome, 3 North End Road, London NW11 7RP
Attachments: West_Heath_Drive_Residents'_Representation on Case APP N5090 C 19 3229937_Hippodrome_3_North_End_Road_London_NW11_7RP.docx
Follow Up Flag: Follow up
Flag Status: Completed

I am writing regarding the new application reference 20/2988/FUL regarding 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've attached a response I submitted on behalf of myself and other residents of the road in 2019 in relation to Markaz's appeal against the decision on their previous application. The core issues from my perspective as a neighbouring resident largely remain the same, and discouragingly this new application neither acknowledges nor seeks meaningfully to engage with the facts of the impact of Markaz's existing and planned use. I've reiterated much of this attached response below with some adjustments.

The main thrust of the argument in this new Planning application would seem to be that the nature of use of the building is the same or similar as that which was approved in 2007 for El-Shaddai's use of it as a church, and that it would be discriminatory not to allow its use for their religious purposes given permission was granted for another religious use.

It therefore seeks via this new application to be allowed to continue using the site as it does currently under the existing Condition, however with extended hours.

Notwithstanding the pause in normal usage resulting from the pandemic and associated lockdowns, the core issues remain as before: that their pattern of use is materially different to that of previous occupants in that they are more frequent, and at later hours.

While the use of the building may indeed be the same or similar with regard to the activities contained within, from our observation and experience to date, the patterns (i.e. the days, times and frequency) of use differ substantially from that which might be expected from a church, having a substantively different impact on its surroundings, and therefore it would not be appropriate to treat them the same in terms of measures required to mitigate the effect on the amenity of neighbouring residents, as well as severely curtailing crucial parking availability for local restaurants on some of the busiest nights.

The effect of allowing what in fact amounts to a change of usage under the current Condition has and will continue to harm local community amenity and would be grossly inappropriate.

The use of the Hippodrome by its current owners in normal circumstances, involved regular (not infrequently daily) late hours of events, and many congregants travelling by car (as supported by evidence provided as part of Markaz's earlier appeal) meaning that it was not unusual for there to be significant levels of congestion on the road late at night (after 11pm) with associated door slamming, car horns, dangerous driving etc. when events end, to the extreme detriment of local amenity. There is no reason to think that this reliance on private car travel would be lessened with a return to more normal patterns, as if anything more people are likely to avoid public transport for some time. Although travel plans submitted, show how the impact *could* be limited by use of public transport etc., in the time the present occupants have been here, when one would expect them to be taking every care to minimise their effect on the surrounding neighbourhood while they apply for planning permission, in practice their congregants have continued to travel primarily via private car. There's no reason to believe from their use to date that this would be improved if permission were granted.

The present permitted hours are 8:00am - 11.30pm. We regularly see large numbers of people leaving the Hippodrome at between 11:45pm to 00:15am (including but not limited to staff). They seem to then return to their parked cars in their car park or along North End Road, West Heath Drive and West Heath Avenue.

Visitors to the Hippodrome frequently park, obstructing driveways and exceed the speed limit endangering pedestrians, and cause noise and disturbance late at night after events (often after midnight).

It adds to congestion on the corner of West Heath Drive and North End Road by the Golders Green Parish Church which is already over-congested with people parking/stopping to drop off and collect from the station and the sharp turn which is itself already a dangerous corner.

We have also noted that with the timing of arrival being after or coinciding with the end of enforced parking hours, this results in much of the parking on busy event days being unavailable to local residents returning in the evening, as well as the blocking of drives etc. when no parking officers are in attendance to address this.

As noted, this differs substantively from the patterns of use from the church, where the potential for these effects was limited by the fact that activities drawing large numbers of people were almost exclusively well within enforced parking hours, meaning congregants by necessity used other means of transport, thus resulting in minimal negative effects to the amenity of its neighbours.

Thus, it would not seem at all appropriate for the current use to be allowed to be extended under the existing planning Condition.

The current use of the Hippodrome is substantively different to previous uses and by their nature unequivocally leads to a more negative effect on the Hippodrome's neighbours in terms of day and night time noise, congestion, hazards to vehicles and pedestrians amongst other prejudices to local amenity.

The number of people that will be able to use the Hippodrome at full capacity is completely disproportionate to what the area can sustain on top of already high levels of traffic and congestion, and will result in having to reroute around the area (in particular emergency response – police, fire, ambulance).

As a further point, the Hippodrome so far has not seemed to have been made meaningfully available as a broader community and cultural venue under the current owners, which appears to be a condition of its use. While I recognise some efforts by the owners have been made in this respect, enforceable measures should be in place to ensure it continues to reflect its status as a significant community and cultural asset.

I would welcome an application from the present owners that seriously engaged with, proposed realistic solutions to, and made enforceable commitments to address these issues.

Kind regards,

[REDACTED]

[REDACTED]

NW11

Submitted via email to Teame1@planninginspectorate.gov.uk, 27th November 2019.

Representation on Case APP/N5090/C/19/3229937 – Hippodrome, 3 North End Road, London NW11 7RP

Submitted by [REDACTED] of [REDACTED] NW11 [REDACTED] and other residents of West Heath Drive listed below (NAMES REMOVED).

The main thrust of the argument in the appeal submitted by Markaz El Tathgheef El Eslami (Planning inspectorate reference APP/N5090/C/19/3229937), in response to an enforcement notice (ENF/0615/19) would seem to be that the nature of Markaz's use of the building is the same or similar as that which was approved in 2007 for El-Shaddai's use of it as a church, and that attaching the term 'church' to the Condition '*...rather than as a Place of worship within the description of development is not considered necessary, relevant to planning, enforceable or reasonable in all other respects.*' It therefore seeks via its appeal to be allowed to continue using the site as it does currently under the existing Condition.

In the following we detail the basis for our objection to this appeal being sustained.

While the use of the building may indeed be the same or similar with regard to the activities contained within, from our observation and experience to date, the patterns (i.e. the days, times and frequency) of use differ substantially from that which might be expected from a church, having a substantively different impact on its surroundings, and therefore it would not be appropriate to treat them the same in terms of measures required to mitigate the effect on the amenity of neighbouring residents.

The effect of allowing what in fact amounts to a change of usage under the current Condition has and will continue to harm local community amenity and would be grossly inappropriate.

The regular (not infrequently daily) late hours of events and the fact that many congregants appear to travel by car (as supported by evidence provided as part of the appeal) mean that it's not unusual for there to be significant levels of congestion on the road late at night (after 11pm) with associated door slamming, car horns, dangerous driving etc. when events end.

The present permitted hours are 8:00am - 11.30pm (and the withdrawn planning application sought to extend these to 8:00am - 12.30am). We have regularly seen large numbers of people leaving the Hippodrome at between 11:45pm to 00:15am (including but not limited to staff). They seem to then return to their parked cars in their car park or along North End Road, West Heath Drive and West Heath Avenue.

Visitors to the Hippodrome frequently park obstructing driveways and exceed the speed limit endangering pedestrians, and cause noise and disturbance late at night after events (often after midnight).

It has added to congestion on the corner of West Heath Drive and North End Road by the Golders Green Parish Church which is already over-congested with people parking/stopping to drop off and collect from the station and the sharp turn which is itself already a dangerous corner.

We have also noted that with the timing of arrival being after or coinciding with the end of enforced parking hours, this results in much of the parking on busy event days being unavailable to local residents returning in the evening, as well as the blocking of drives etc. when no parking officers are in attendance to address this.

As noted, this differs substantively from the patterns of use from the church, where the potential for these effects was limited by the fact that activities drawing large numbers of people were almost exclusively well within enforced parking hours, meaning congregants by necessity used other means of transport, thus resulting in minimal negative effects to the amenity of its neighbours. Thus it would not seem at all appropriate for the current use to be allowed under the existing planning Condition.

The Transport Statement submitted alongside the appeal relies at least in part again on an ostensible similarity of use as the El-Shaddai church to argue that Markaz's current use presents no change from what would have been experienced before. As with the previous points, the times and patterns of this current use are in fact materially different, and we would argue this claim does not hold up.

Paragraph 4.10 of the Statement indicates '*...the local parking network is considered to be 'stressed' when on-street occupancy exceeds the 85% capacity.*'

The results of the parking surveys provided in Paragraphs 4.16-4.25 indicate that this threshold was exceeded on West Heath Drive both for Resident Permit Holder Bays and Single Yellow Lines in nearly all cases where an event was being held at the Hippodrome. This was the case not just for large events but also for typical Friday and Wednesday evenings. West Heath Drive itself shows stress levels of up to 140%, and in only one case a level below 85% (for Single Yellow Lines).

Paragraph 4.26 states that '*the surveys described above suggest that current travel behaviour by visitors to the Hippodrome for the purposes of events can lead to on-street car parking in excess of the 85% threshold at which streets are considered to be 'stressed'.*' and goes on to state '*This is very likely to have been true of the previous uses, i.e. a church and a concert hall.*' This statement regarding the previous uses is based on supposition and is not supported by the facts. As detailed above the times, days and frequency of the current use are substantively different to previous uses and by their nature unequivocally lead to a more negative effect on the Hippodrome's neighbours in terms of day and night time noise, congestion, hazards to vehicles and pedestrians amongst other prejudices to local amenity.

Paragraph 4.27 dismisses concerns about the proven excessive stress levels on the local parking network stating '*The Travel Plan will implemented with vigour by the Markaz to influence travel behaviours and patterns that encourage more sustainable modes of travel and thereby minimise parking impacts on the surrounding streets.*' This is a highly dubious claim given the lack of success in protecting the amenity of neighbours to date, when one would expect Markaz to be making every effort to support their case. There is simply not sufficient parking capacity in the vicinity to serve the volume of private vehicular travel that a large proportion of congregants choose to use, and there is no evidence that the measures being taken or proposed will mitigate this in any meaningful way.

The number of people that will be able to use the Hippodrome at full capacity is completely disproportionate to what the area can sustain on top of already high levels of traffic and congestion, and will result in having to reroute around the area (in particular emergency response – police, fire, ambulance).

Further, the fact that the restrictions imposed by the enforcement notice have so far been flouted, must cast doubt on the likelihood of compliance with restrictions imposed by any permission which is granted.