

From: [Mari, Joe](#)
To: ["James Hutchison"](#)
Cc: ["Artan Rexha"](#); ["Shahrazad Etemadi"](#); ["Mark Stevens"](#); ["Charlotte Harris"](#)
Subject: RE: 19/5706/FUL - Land Rear Of 172 Long Lane London N3 2RA (update request)
Date: 16 December 2019 19:32:15
Attachments: [image002.png](#)
[image003.jpg](#)

Dear James

I believe these matters would be better discussed/resolved under a separate pre-application submission. Alternatively you can use the information you have provided to substantiate your case at appeal.

I will consider this information you have provided when coming to my recommendation.

Kind regards,

Joe

Joe Mari

Principal Planning Officer

Development Management & Building Control Service

2 Bristol Avenue, Colindale, London, NW9 4EW

Tel: 020 8359 7666

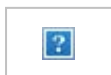
Email: joe.mari@barnet.gov.uk

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www.re-ltd.co.uk

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From: James Hutchison [mailto:james.hutchison@corbil.co.uk]

Sent: 16 December 2019 11:38

To: Mari, Joe <Joe.Mari@Barnet.gov.uk>

Cc: 'Artan Rexha' <artan@newimagesltd.co.uk>; 'Shahrazad Etemadi' <s.etemadi@newimagesltd.co.uk>; 'Mark Stevens' <ms@hasa-architects.com>; 'Charlotte Harris' <ch@hasa-architects.com>

Subject: RE: 19/5706/FUL - Land Rear Of 172 Long Lane London N3 2RA (update request)

Dear Joe,

Further to my holding reply sent on Friday afternoon, please find attached a letter in response to the concerns set out in your e-mails of 11 and 12 December 2019.

I have discussed the matter at great lengths with my client, and with the architect for the scheme, and we consider that many of the points are resolvable with the attached clarification.

We have attached the façade development sheet to this e-mail which explains the design process in respect of the front elevation and roof addition in more detail.

We consider that after reviewing the facts of the case, that it would be advantageous for both yourself/the LPA and ourselves if we refrain from issuing a decision in haste before the forthcoming break, but instead arrange a meeting between ourselves for early in the new year in which all concerns and potential modest amendments can be discussed in more detail.

My client has confirmed his acceptance to granting you a reasonable extension of time limit to cover the additional meeting and discussions. This would mean that a report does not have to be prepared in haste and a decision issued within the space of this forthcoming week.

If you are agreeable to meeting with us, please can you provide some times/dates for early January, and an extension of time that you would need to cover the same.

In the meantime, and before a meeting or decision takes place, I would be grateful if you could please consider the attached documents.

Thank you in advance for your assistance.

Kind Regards,

James

James Hutchison MRTPI

Planning Director

E-Mail: james.hutchison@corbil.co.uk

Tel: [REDACTED]

Address: Office 39, Bizspace, Courtwick Lane, Littlehampton, West Sussex, BN17 7TL

Website: www.corbilplanning.co.uk

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ESTATES & PLANNING LTD

Registered Company No: 09991331

Please note that our office will be closed from 23 December 2019 to 01 January 2020 (inclusive). We wish everyone a Merry Christmas and a Happy and Prosperous 2020.

From: Mari, Joe [<mailto:Joe.Mari@Barnet.gov.uk>]

Sent: 11 December 2019 19:49

To: James Hutchison <james.hutchison@corbil.co.uk>

Subject: RE: 19/5706/FUL - Land Rear Of 172 Long Lane London N3 2RA (update request)

Dear James,

Following my site visit and after careful consideration of the plans and documents submitted, by way of this email I advise that I cannot support this application for the following reasons:

- Impact on character: the proposed roof fails to relate to the immediate neighbouring properties and the side infill and bringing forward fails to transition height differences between the proposed building and No. 183 Squires Lane
- Impact on amenity of neighbouring occupiers – the rear projection will cause overlooking and overbearing on occupiers at 183 Squires Lane- unneighbourly presence of the rear projection when viewed from the garden area which is small. This is demonstrated on Proposed Section CC
- Impact on amenity of future occupiers – Unit 2: the master bedroom has poor outlook with proposed obscure glazing on the public pavement. Unit 3 - second bedroom is in excess of 11.5 sqm by my calculations and therefore it constitutes a 2bedroom 4person unit - at 66 sqm it fails to meet space standard of min. 70 sqm. Unit 5 – no details of head heights. The nationally described space standard sets a minimum ceiling height of 2.3 meters for at least 75% of the gross internal area of the dwelling.

All units fail to meet outdoor amenity space standards as set out in Table 2.3 of Barnet's Sustainable Design and Construction SPD (2016) but I appreciate a flexible approach was taken in the previous application.

- I do not think the rear elevation is accurate in its representation of the rear projection adjacent to the boundary of 181B and 181C Squires Lane

I can see no immediate way to overcome the concerns identified above. For this reason I will be recommending refusal and will not be accepting any amendments or revisions within the scope of this particular application.

Moving forward the applicant is encouraged to utilise the LPA's pre-application service prior to the submission of any future formal planning applications, in order to engage pro-actively with the LPA to discuss possible solutions to the reasons for refusal.

Please advise by close of play Friday 13 December 2019 whether the applicant wishes to withdraw the application or receive a refusal. Please be aware the applicant has the right to appeal any refusal to The Planning Inspectorate.

Kind regards,

Joe

Joe Mari

Principal Planning Officer

Development Management & Building Control Service

2 Bristol Avenue, Colindale, London, NW9 4EW

Tel: 020 8359 7666

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From: James Hutchison [<mailto:james.hutchison@corbil.co.uk>]

Sent: 11 December 2019 13:06

To: Mari, Joe <Joe.Mari@Barnet.gov.uk>

Subject: RE: 19/5706/FUL - Land Rear Of 172 Long Lane London N3 2RA (update request)

Dear Joe,

Further to my e-mail below, please can you confirm when a recommendation will be prepared for the application, and when a decision will be issued?

I am conscious that we have little over a week left on the application (decision due by 20 December) and we have not yet received your views.

As I have said before, we would be grateful to hear your recommendation in advance of any decision being issued.

Thank you, and I look forward to hearing from you shortly.

Kind Regards,

James

James Hutchison MRTPI

Planning Director

E-Mail: james.hutchison@corbil.co.uk

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From: James Hutchison [<mailto:james.hutchison@corbil.co.uk>]

Sent: 10 December 2019 09:53

To: 'Mari, Joe' <Joe.Mari@Barnet.gov.uk>

Subject: RE: 19/5706/FUL - Land Rear Of 172 Long Lane London N3 2RA (update request)

Dear Joe,

As you will have noted from the application form, this is a new applicant and owner of the site. The title was amended in the sale of the premises. The location plan correlates with the new title plan. Clearly, as this is a stand-alone application and we are not submitting it as a material amendment to the permission already in place, there is no need for the red-lines to match and so I trust that you can proceed on this basis.

As I said in my previous e-mail, behind the window is a set of stairs. It is on this basis that we have concluded that the window serves a hallway / stairwell.

Please note that as of yesterday, we have relocated to a new office (address below). Please can you ensure that the agent details are amended on your system. Thank you.

Kind Regards,

James

James Hutchison MRTPI

Planning Director

E-Mail: james.hutchison@corbil.co.uk

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From: Mari, Joe [<mailto:Joe.Mari@Barnet.gov.uk>]

Sent: 06 December 2019 15:31

To: James Hutchison <james.hutchison@corbil.co.uk>

Subject: RE: 19/5706/FUL - Land Rear Of 172 Long Lane London N3 2RA (update request)

James

Thank you for this.

The red line appears to differ from that of the site location plan attached to the previous consent. See attached. Please explain?

Do you know what room this newly discovered window serves?

The plans have been uploaded and respective ones superseded.

Kind regards,

Joe

Joe Mari

Principal Planning Officer

Development Management & Building Control Service

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From: James Hutchison [<mailto:james.hutchison@corbil.co.uk>]

Sent: 05 December 2019 13:30

To: Mari, Joe <Joe.Mari@Barnet.gov.uk>

Subject: RE: 19/5706/FUL - Land Rear Of 172 Long Lane London N3 2RA (update request)

Dear Joe,

My apologies for the delayed response.

The red-line has been taken from a surveyed drawing of the site which has then been checked against the land registry title plans for accuracy. They have then been overlaid in CAD onto licenced OS plans, the boundaries of which are only accurate to a certain tolerance at this scale of drawing. I can confirm that the red-lines, arising from a detailed site survey and then being checked with land registry, are the most accurate available. I hope this clarifies matters for you. On a separate note, it has been brought to our attention that the drawings have omitted a side facing window in the western elevation of no.181. This side window currently sits down below and behind the existing warehouse building on the site and so is therefore out of sight from the surrounding ground level, hence the reason that it has not been picked up to date.

We have since been up onto the roof of the warehouse building and measured the position and size of the window. This is now shown on the attached plans for which we would be grateful if you could include with our planning submission having superseded the relevant old drawings. Please can you confirm when this has been done.

We trust that the newly found window does not present any material planning issues that would affect permission being granted. The window is already completely obscured by the facing flank wall of the warehouse building and has been for some time. From being able to look in through the window from the roof of the warehouse, we are aware that the window sits in-front of a set of stairs only, and so is non-habitable.

Please do not hesitate to contact me should you have any queries, and I look forward to receiving your thoughts and recommendation shortly.

Kind Regards,

James

James Hutchison MRTPI

Planning Director

E-Mail: james.hutchison@corbil.co.uk

Tel: [REDACTED]

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Website: www.corbilplanning.co.uk

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From: Mari, Joe [<mailto:Joe.Mari@Barnet.gov.uk>]

Sent: 02 December 2019 14:18

To: James Hutchison <james.hutchison@corbil.co.uk>

Subject: RE: 19/5706/FUL - Land Rear Of 172 Long Lane London N3 2RA (update request)

James

The application remains under consideration.

I do note on a review of the plans that the red line on the site location plan and block plan is slightly 'off' the boundaries – should it be?

Kind regards,

Joe

Joe Mari

Principal Planning Officer

Development Management & Building Control Service

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From: James Hutchison [<mailto:james.hutchison@corbil.co.uk>]

Sent: 02 December 2019 11:54

To: Mari, Joe <Joe.Mari@Barnet.gov.uk>

Subject: 19/5706/FUL - Land Rear Of 172 Long Lane London N3 2RA (update request)

Dear Mr Mari,

I trust you are keeping well.

I note that the above referenced application has gone over its consultation period deadline now, and I was wondering whether you could please confirm the likely timescales for the application, and any thoughts that you had on the proposed scheme to date?

Specifically, our client would be interested to know if the application is likely to be dealt with inside of the statutory time period, and the likely recommendation.

I look forward to hearing from you.

Kind Regards,

James

James Hutchison MRTPI

Planning Director

E-Mail: james.hutchison@corbil.co.uk

Tel: [REDACTED]

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