

**From:** [Mari, Joe](#)  
**To:** ["James Hutchison"](#)  
**Subject:** RE: 19/5706/FUL - Land Rear Of 172 Long Lane London N3 2RA (update request)  
**Date:** 12 December 2019 14:58:58  
**Attachments:** [image002.png](#)  
[image003.jpg](#)

---

James

Thank you.

Since my email yesterday the highways officer has clarified that on the basis that the parking survey is more than 2 years old we require a new/updated survey. This is to capture any changes, including major committed developments (within a 200m radius of the application site for residential developments and 500m radius for commercial developments) or changes in the area that will impact on parking.

The highways officer also noted:

London Plan standards specify 1 cycle space for studio/1 bed and 2 cycle spaces for 2 bed or more dwellings. Hence for the proposed 4 apartments, 7 long stay cycle parking spaces are requested. For the office element, 1 long stay cycle parking space is required. Hence a total of 8 long stay cycle parking spaces is required. The ground floor plan shows 4 cycle parking spaces and based on the internal area available it would be difficult to easily manoeuvre bicycles in and out of the store. A revised cycle parking layout is therefore requested.

Although this can be conditioned I am struggling of a place/area in the development where this could be relocated.

Anyway notwithstanding the above, my comments in my previous email still stand.

I will await your response.

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](mailto:joe.mari@barnet.gov.uk)

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

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

RESTRICTED: The information in this e-mail and any attachments is confidential and may be subject to legal professional privilege. Unless you are the intended recipient or his/her representative you are not authorised to, and must not, read, copy, distribute, use or retain this message or any part of it. If you are not the intended recipient, please notify the sender immediately.



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.

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

---

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

**Sent:** 12 December 2019 10:34

**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,

Thank you for your e-mail.

I will discuss with my client and get back to you.

I feel that it is highly unlikely that we will be withdrawing, but if we do decide to, I will let you know by the end of tomorrow as requested.

Kind Regards,

James

James Hutchison MRTPI

Planning Director

**E-Mail:** [james.hutchison@corbil.co.uk](mailto:james.hutchison@corbil.co.uk)

**Tel:** [REDACTED]

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

**Website:** [www.corbilplanning.co.uk](http://www.corbilplanning.co.uk)

corbil\_logo-04.jpg



#### **ESTATES & PLANNING LTD**

Registered Company No: 09991331

---

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

**Sent:** 11 December 2019 19:49

**To:** James Hutchison <[james.hutchison@corbil.co.uk](mailto: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

**Email:** [joe.mari@barnet.gov.uk](mailto:joe.mari@barnet.gov.uk)

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

[www.re-ltd.co.uk](http://www.re-ltd.co.uk)

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

RESTRICTED: The information in this e-mail and any attachments is confidential and may be subject to legal professional privilege. Unless you are the intended recipient or his/her representative you are not authorised to, and must not, read, copy, distribute, use or retain this message or any part of it. If you are not the intended recipient, please notify the sender immediately.



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.

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

---

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

**Sent:** 11 December 2019 13:06

**To:** Mari, Joe <[Joe.Mari@Barnet.gov.uk](mailto: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](mailto:james.hutchison@corbil.co.uk)

**Tel:** [REDACTED]

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

**Website:** [www.corbilplanning.co.uk](http://www.corbilplanning.co.uk)

corbil\_logo-04.jpg



**ESTATES & PLANNING LTD**

Registered Company No: 09991331

---

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

**Sent:** 10 December 2019 09:53

**To:** 'Mari, Joe' <[Joe.Mari@Barnet.gov.uk](mailto: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](mailto:james.hutchison@corbil.co.uk)

**Tel:** [REDACTED]

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

**Website:** [www.corbilplanning.co.uk](http://www.corbilplanning.co.uk)

corbil\_logo-04.jpg



**ESTATES & PLANNING LTD**

Registered Company No: 09991331

---

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

**Sent:** 06 December 2019 15:31

**To:** James Hutchison <[james.hutchison@corbil.co.uk](mailto: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**

2 Bristol Avenue, Colindale, London, NW9 4EW

**Tel:** 020 8359 7666

**Email:** [joe.mari@barnet.gov.uk](mailto:joe.mari@barnet.gov.uk)

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

[www.re-ltd.co.uk](http://www.re-ltd.co.uk)

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

RESTRICTED: The information in this e-mail and any attachments is confidential and may be subject to legal professional privilege. Unless you are the intended recipient or his/her representative you are not authorised to, and must not, read, copy, distribute, use or retain this message or any part of it. If you are not the intended recipient, please notify the sender immediately.



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.

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

---

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

**Sent:** 05 December 2019 13:30

**To:** Mari, Joe <[Joe.Mari@Barnet.gov.uk](mailto: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](mailto:james.hutchison@corbil.co.uk)

**Tel:** [REDACTED]

**Address:** Suite 2, Littlehampton Business Centre, Gratwicke House, 10 East Street, Littlehampton, West Sussex, BN17 6AW

**Website:** [www.corbilplanning.co.uk](http://www.corbilplanning.co.uk)

corbil\_logo-04.jpg



### **ESTATES & PLANNING LTD**

Registered Company No: 09991331

---

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

**Sent:** 02 December 2019 14:18

**To:** James Hutchison <[james.hutchison@corbil.co.uk](mailto: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**

2 Bristol Avenue, Colindale, London, NW9 4EW

**Tel:** 020 8359 7666

**Email:** [joe.mari@barnet.gov.uk](mailto:joe.mari@barnet.gov.uk)

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

[www.re-ltd.co.uk](http://www.re-ltd.co.uk)

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

RESTRICTED: The information in this e-mail and any attachments is confidential and may be subject to legal professional privilege. Unless you are the intended recipient or his/her representative you are not authorised to, and must not, read, copy, distribute, use or retain this message or any part of it. If you are not the intended recipient, please notify the sender immediately.



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.

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

---

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

**Sent:** 02 December 2019 11:54

**To:** Mari, Joe <[Joe.Mari@Barnet.gov.uk](mailto: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](mailto:james.hutchison@corbil.co.uk)

**Tel:** [REDACTED]

**Address:** Suite 2, Littlehampton Business Centre, Gratwicke House, 10 East Street,  
Littlehampton, West Sussex, BN17 6AW

**Website:** [www.corbilplanning.co.uk](http://www.corbilplanning.co.uk)

corbil\_logo-04.jpg



**ESTATES & PLANNING LTD**

Registered Company No: 09991331

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.

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.