

Mclean, Josh

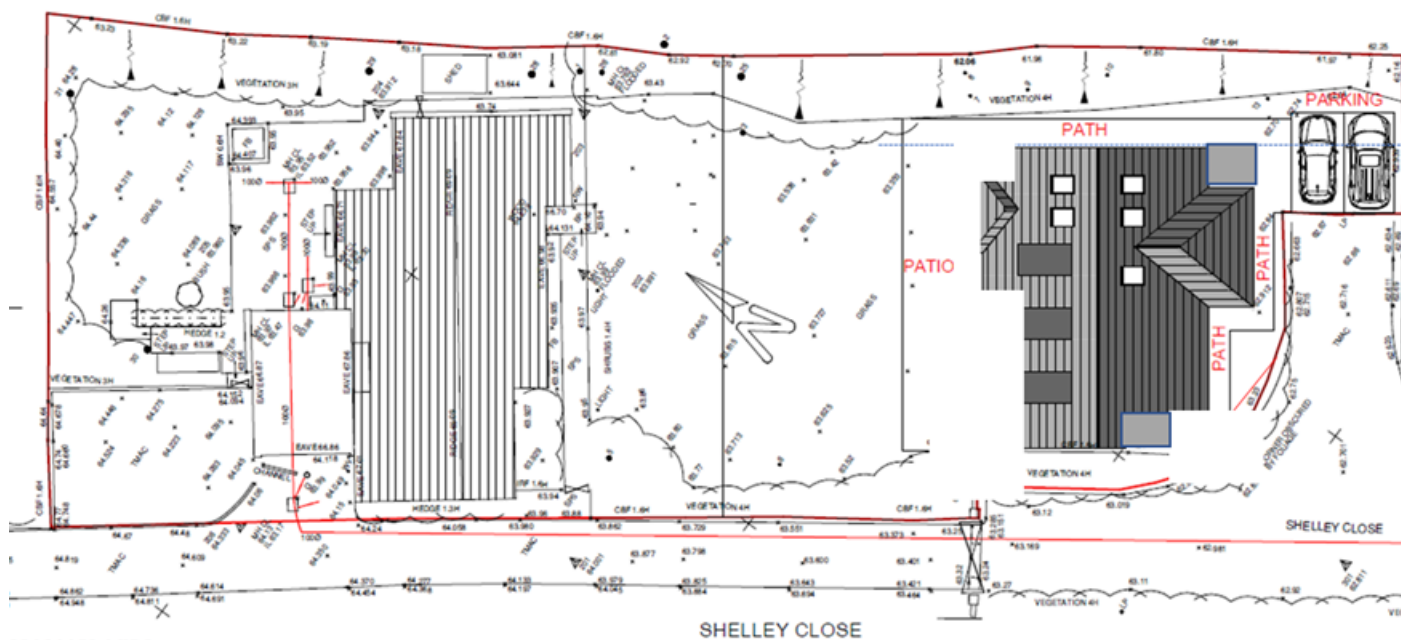
From: Springthorpe, Mark
Sent: 01 July 2020 11:09
To: Mclean, Josh
Subject: RE: 20/0888/FUL - Rear Of 1A Shelley Close

It's definitely better.

I'm still not convinced it needs to be this big – with 5 big bedrooms. They would be better off trying to bank permission for something smaller and then re applying...

The best chance they have of getting permission would be to try and get as close as possible to the footprint of the existing building, but reducing the width so as to retain the trees at the top?

What do you think?



Mark Springthorpe BA(Hons) MA(Dist)
Planning Manager - Hendon Area Team
Planning and Building Control
London Borough of Barnet
2 Bristol Avenue, Colindale, London NW9 4EW
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**STAY
ALERT**



**CONTROL
THE VIRUS**



**SAVE
LIVES**

From: Mclean, Josh <Josh.Mclean@Barnet.gov.uk>
Sent: 01 July 2020 10:50
To: Springthorpe, Mark <Mark.Springthorpe@barnet.gov.uk>
Subject: FW: 20/0888/FUL - Rear Of 1A Shelley Close

What do you think of this?

Fist 2 attachments are the latest revisions – third attachment is previous version.

You can see a difference flicking between the site plans.

Does this go far enough?

From: Sam Bennett [<mailto:sambennett@coxassociates.co.uk>]
Sent: 01 July 2020 09:48
To: Mclean, Josh <Josh.Mclean@Barnet.gov.uk>
Subject: RE: 20/0888/FUL - Rear Of 1A Shelley Close

Hi Josh

I didn't attached the drawings, please see attached.

Kind Regards

Sam Bennett

Alan Cox Associates
Tel: 020 8440 7777



From: Sam Bennett
Sent: 01 July 2020 09:43
To: Mclean, Josh <Josh.Mclean@Barnet.gov.uk>
Subject: RE: 20/0888/FUL - Rear Of 1A Shelley Close

Hi Josh

Please see the attached revised drawings. We have moved the building so it would be out of the tree canopy, I would need the drawing you highlighted to be updated by others, and reduced the width by 1m making it narrower than it was on the original submission. The building has been partially extended width ways towards the road. Before I finalise the drawings and update the other plans issued, could you please confirm that this meets the changes you requested.

Kind Regards

Sam Bennett

Alan Cox Associates

Tel: 020 8440 7777

www.coxassociates.co.uk



From: Mclean, Josh <Josh.Mclean@Barnet.gov.uk>
Sent: 30 June 2020 11:13
To: Sam Bennett <sambennett@coxassociates.co.uk>
Subject: RE: 20/0888/FUL - Rear Of 1A Shelley Close

Hi Sam,

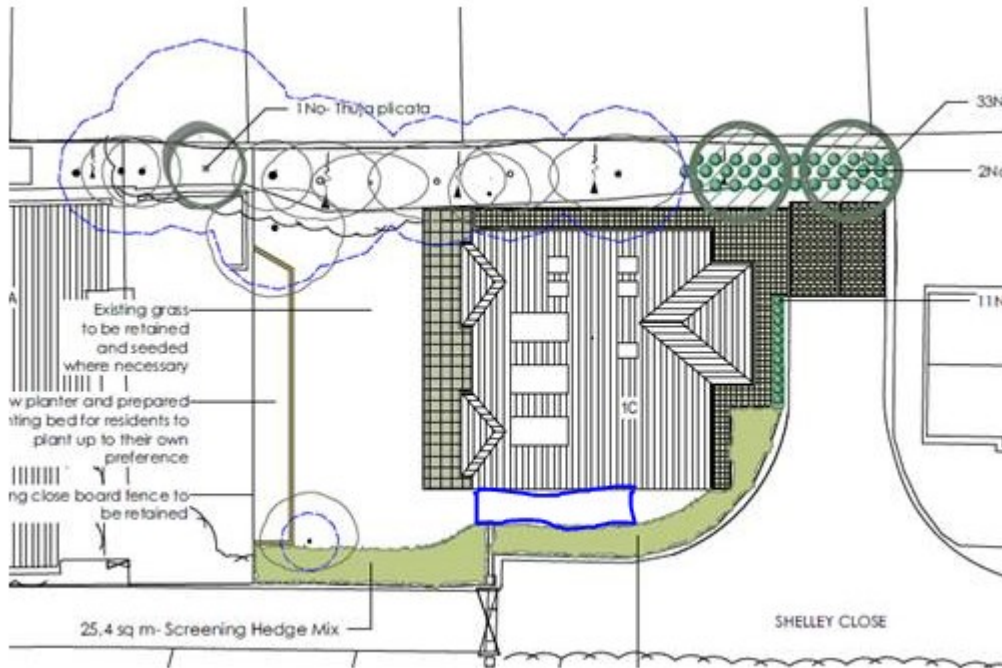
Yes I think that would be acceptable.

Josh

From: Sam Bennett [<mailto:sambennett@coxassociates.co.uk>]
Sent: 30 June 2020 11:11
To: Mclean, Josh <Josh.Mclean@Barnet.gov.uk>
Subject: RE: 20/0888/FUL - Rear Of 1A Shelley Close

Hi Josh

Thanks for the response. If we were to make the building narrower, would the area in blue be accepted to replace the lost area? As you said the other dwellings along the road are narrower, but they are much wider, with frontages directly onto the road whereas we have reduced the width well in from the boundary and increased the depth. We would retain the planting along the edge to keep the boundary conditions as proposed and the access around the house is via the other side, so the impact on the street would be negligible.



Kind Regards

Sam Bennett

Alan Cox Associates

Tel: 020 8440 7777

www.coxassociates.co.uk



From: Mclean, Josh <Josh.Mclean@Barnet.gov.uk>

Sent: 30 June 2020 08:56

To: Sam Bennett <sambennett@coxassociates.co.uk>

Subject: RE: 20/0888/FUL - Rear Of 1A Shelley Close

Morning Sam,

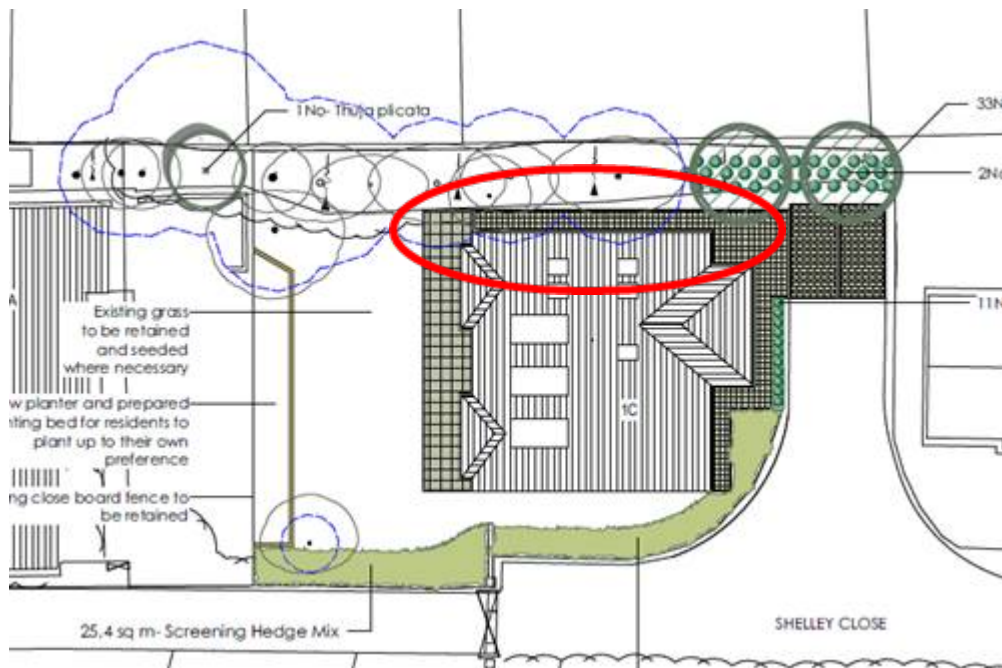
I hope you're well. Sorry I didn't have the chance to respond yesterday to you, I was tied up with committee related work.

Yes I did speak to Mark at the end of last week and whilst we appreciate the positive steps taken so far, we consider that it's not quite there yet and a couple of revision are required.

1. With the revised drawings, you have made the dwelling deeper which we don't feel is appropriate and doesn't reflect the pattern of development of bungalows along this strip. For us to support the scheme, this is a really important factor. We request that further revisions to the dwelling are made with the depth being reduced. Not saying it needs to be exactly the blue rectangular but that's a comparison of layout compared to the existing property to the NW.



2. Whilst we are still awaiting the formal comments from the Arboricultural Officer, for the avoidance of making the process as easy as possible, you should remove away all built form completely out of the canopy zone of the adjacent trees. In the image below, whilst the conflict is not significant, given the objection comments and the high interest from neighbouring properties, it would be beneficial that this is removed completely out of the tree canopy



Should the above be satisfactory resolved, Officers consider that the application could be supported.

Any queries let me know.

Thanks
Josh

Josh McLean MRTPI
Planning Manager
Planning and Building Control
2 Bristol Avenue, Colindale, NW9 4EW
Tel: 0208 359 6039 | Barnet Online: www.barnet.gov.uk

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From: Sam Bennett [<mailto:sambennett@coxassociates.co.uk>]
Sent: 29 June 2020 13:22
To: Mclean, Josh <Josh.Mclean@Barnet.gov.uk>
Subject: RE: 20/0888/FUL - Rear Of 1A Shelley Close

Hi Josh

Hope you had a good weekend.

Did you manage to speak with your manager?

Kind Regards

Sam Bennett

Alan Cox Associates
Tel: 020 8440 7777
www.coxassociates.co.uk



From: Mclean, Josh <Josh.Mclean@Barnet.gov.uk>
Sent: 23 June 2020 15:05
To: Sam Bennett <sambennett@coxassociates.co.uk>
Subject: RE: 20/0888/FUL - Rear Of 1A Shelley Close

Hi Sam,

I am meeting with Mark on Friday to discuss the case.

I am also waiting for our Arboricultural Officer to review the information. He has been on leave and just returned to work yesterday.

I'll provide you with more of an update by the end of the week.

Josh

Josh McLean MRTPI
Planning Manager
Planning and Building Control
2 Bristol Avenue, Colindale, NW9 4EW
Tel: 0208 359 6039 | Barnet Online: www.barnet.gov.uk

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From: Sam Bennett [<mailto:sambennett@coxassociates.co.uk>]
Sent: 23 June 2020 14:57
To: Mclean, Josh <Josh.Mclean@Barnet.gov.uk>
Subject: RE: 20/0888/FUL - Rear Of 1A Shelley Close

Hi Josh

Have you had a chance to review this? Would you be able to provide us with a decision date?

Kind Regards

Sam Bennett

Alan Cox Associates

Tel: 020 8440 7777

www.coxassociates.co.uk



From: Mclean, Josh <Josh.Mclean@Barnet.gov.uk>
Sent: 15 June 2020 10:04
To: Sam Bennett <sambennett@coxassociates.co.uk>
Subject: RE: 20/0888/FUL - Rear Of 1A Shelley Close

Hi Sam,

Yes I confirm receipt.

Thanks
Josh

Josh McLean MRTPI
Planning Manager
Planning and Building Control
2 Bristol Avenue, Colindale, NW9 4EW
Tel: 0208 359 6039 | Barnet Online: www.barnet.gov.uk

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From: Sam Bennett [<mailto:sambennett@coxassociates.co.uk>]
Sent: 15 June 2020 10:03
To: Mclean, Josh <Josh.Mclean@Barnet.gov.uk>
Subject: RE: 20/0888/FUL - Rear Of 1A Shelley Close

Hi Josh

Could you confirm receipt of the amended drawings please.

Kind Regards

Sam Bennett

Alan Cox Associates

Tel: 020 8440 7777

www.coxassociates.co.uk



From: Sam Bennett

Sent: 11 June 2020 20:14

To: Mclean, Josh <Josh.Mclean@Barnet.gov.uk>

Subject: FW: 20/0888/FUL - Rear Of 1A Shelley Close

Hi Josh

Apologies for the delay in getting this back to you, I attach all the drawings for the submission, including ours, the landscape architects and the arboriculturist report. Please let me know if you need anything else.

Kind Regards

Sam Bennett

Alan Cox Associates

Tel: 020 8440 7777

www.coxassociates.co.uk



From: Mclean, Josh <Josh.Mclean@Barnet.gov.uk>
Sent: 20 May 2020 16:25
To: Sam Bennett <sambennett@coxassociates.co.uk>
Subject: RE: 20/0888/FUL - Rear Of 1A Shelley Close

Hi Sam,

Great thanks, that's agreed then.

Josh

From: Sam Bennett [<mailto:sambennett@coxassociates.co.uk>]
Sent: 20 May 2020 16:11
To: Mclean, Josh <Josh.Mclean@Barnet.gov.uk>
Subject: RE: 20/0888/FUL - Rear Of 1A Shelley Close

Hi Josh

11m off the back of the ground level is where it has been set which leaves a 7.5m garden on the existing house, which we think is a better compromise as both houses then have generous gardens. The existing house has a large garden on the other side too.

Kind Regards

Sam Bennett

Alan Cox Associates
Tel: 020 8440 7777
www.coxassociates.co.uk

From: Mclean, Josh <Josh.Mclean@Barnet.gov.uk>
Sent: 19 May 2020 17:00
To: Sam Bennett <sambennett@coxassociates.co.uk>
Subject: RE: 20/0888/FUL - Rear Of 1A Shelley Close

Thanks Sam.

Mark has just forwarded his correspondence with you where the separation distance was discussed.

So in relation to the boundary, can you confirm that it is proposed as per the below?



Josh

From: Sam Bennett [<mailto:sambennett@coxassociates.co.uk>]
Sent: 19 May 2020 16:35
To: Mclean, Josh <Josh.Mclean@Barnet.gov.uk>
Subject: RE: 20/0888/FUL - Rear Of 1A Shelley Close

Hi Josh

I would be surprised if the landscape plan can be submitted by the 26th, especially as there is a bank holiday next week, but I will send this all over as soon as I can.

On the sub division of the garden, we previously received guidance from Mark Springthorpe that the boundary should be set 10.5m off the back of the new property. Given this advice and the applicants wish to divide up the property so it could be rented, we went ahead and updated land registry plans and installed a new fence 11m off the further point out on the rear of the proposed house. Can we agree that this is acceptable in location given the guidance we received. I appreciate this isn't your fault as you have only just come onto the project but we have been trying to satisfy different requirements from different people which has been complicated.

Kind Regards

Sam Bennett

Alan Cox Associates

Tel: 020 8440 7777

www.coxassociates.co.uk



From: Mclean, Josh <Josh.Mclean@Barnet.gov.uk>
Sent: 19 May 2020 16:24
To: Sam Bennett <sambennett@coxassociates.co.uk>
Subject: RE: 20/0888/FUL - Rear Of 1A Shelley Close

Thanks Sam for the prompt response.

On first glance, that is an improvement and is a step in the right direction. Let me just run this past the Hendon Area Manager to see whether this was along the lines he had discussed with Scott.

Thanks for the update on the landscape and tree survey – that will be very helpful to review and look forward to receiving that, can both the survey findings and the landscape plan be submitted please.

The only other area I want to investigate further is the proposed subdivision and the provision of garden area for plot 1B and how this relates to other plots to the north. I need to undertake some measurements and if any issues I'll come back to you.

I see that you agreed an extension of time with Scott until 26/05, we'll just have to keep this in review as to when the landscape/ tree details are provided and if any further amendments required to the building footprint.

As there are 14 objections, if Officers are minded to support the application, it will need to be referred to the Hendon Area Committee.

Josh

Josh McLean MRTPI

Planning Manager

Planning and Building Control

2 Bristol Avenue, Colindale, NW9 4EW

Tel: 0208 359 6039 | [Barnet Online: www.barnet.gov.uk](http://www.barnet.gov.uk)

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From: Sam Bennett [<mailto:sambennett@coxassociates.co.uk>]

Sent: 19 May 2020 16:04

To: Mclean, Josh <Josh.Mclean@Barnet.gov.uk>

Subject: RE: 20/0888/FUL - Rear Of 1A Shelley Close

Hi Josh

Please see attached. We moved the building up by 1m so there was a minimum pinch point at the corner of 1.5m from the eaves of the roof to the boundary fence.

We had a landscape and tree survey of the existing conditions undertaken today, so a landscape plan will be forthcoming. Do you have any comments other than what Scott wanted to see?

Kind Regards

Sam Bennett

Alan Cox Associates

Tel: 020 8440 7777

www.coxassociates.co.uk



From: Mclean, Josh <Josh.Mclean@Barnet.gov.uk>
Sent: 19 May 2020 15:45
To: Sam Bennett <sambennett@coxassociates.co.uk>
Subject: 20/0888/FUL - Rear Of 1A Shelley Close

Dear Sam,

I hope you are well.

20/0888/FUL | Erection of a new two storey dwelling. New vehicular access to provide off-street parking. Associated refuse and recycling and cycle storage | Rear Of 1A Shelley Close Edgware HA8 8DX

You may or may not be aware, that Scott has recently left the Council. I am picking up this application following his departure.

Would it be possible to resend your revised plans to me please so I can assess whether sufficient reductions have been made following the initial comments?

Do you have any update on the landscape plan?

More than happy to have a quick call with you to discuss the project in general.

Thanks
Josh

Josh McLean MRTPI
Planning Manager
Planning and Building Control
2 Bristol Avenue, Colindale, NW9 4EW
Tel: 0208 359 6039 | Barnet Online: www.barnet.gov.uk

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