

McClean, Josh

Subject: FW: Planning application 20/0888/FUL re Rear of 1A Shelley Close, Edgware , HA8 8DX

From: Springthorpe, Mark
Sent: 21 May 2020 13:29
To: e-mail stephen.e.woolf [REDACTED]
Cc: McClean, Josh <Josh.McClean@Barnet.gov.uk>
Subject: RE: Planning application 20/0888/FUL re Rear of 1A Shelley Close, Edgware , HA8 8DX

Dear Mr Woolf

The points you have raised will be taken into account by the case officer in composing the assessment that forms the basis of the report to Committee. Any specific non-planning matters will be addressed in a separate section of the same report – following the standard format.

For the time-being, process of the application – including arrangements for site visits and other source material (in accordance with the LPA protocol for responding to Covid-19) – remains with the case officer however, should a recommendation for approval be forthcoming, the matter would be put before the Committee. At that point, Cllrs will be appraised of the site.

Ordinarily, that would include conduct of a group site visit by minibus at which I (as the Area Planning Manager) would also be in attendance. As I hope you can appreciate, such normal practice is currently suspended and details of the manner in which this will be done in the short to medium term is currently undetermined, but also contingent upon and evolving in line with Government advice.

Regards,

Mark

Mark Springthorpe BA(Hons) MA(Dist)
(Acting) Planning Manager - Hendon Area Team
Planning and Building Control
London Borough of Barnet
2 Bristol Avenue, Colindale, London NW9 4EW
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From: e-mail stephen.e.woolf [REDACTED]
Sent: 21 May 2020 13:08
To: Springthorpe, Mark <Mark.Springthorpe@barnet.gov.uk>
Cc: Mclean, Josh <Josh.Mclean@Barnet.gov.uk>
Subject: RE: Planning application 20/0888/FUL re Rear of 1A Shelley Close, Edgware , HA8 8DX

Dear Mr Springthorpe

Thank you for your email. Please would you let me know will it be you or Mr Mclean who will be responding to the points I raised in my email of 18th May.

Kind regards

Stephen Woolf
[REDACTED]

On 21 May 2020 at 13:00 "Springthorpe, Mark" <Mark.Springthorpe@barnet.gov.uk> wrote:

Dear Mr Woolf

For your information, please find the attached section provided by the applicant.

This application has now been reallocated to my colleague Josh (McClean). I have copied him into this email for your reference.

Please direct any future representations to him to be recorded and taken into account

Regards,

Mark

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(Acting) Planning Manager - Hendon Area Team

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From: [REDACTED]

Sent: 18 May 2020 11:32

To: Springthorpe, Mark <Mark.Springthorpe@barnet.gov.uk>

Subject: FW: Planning application 20/0888/FUL re Rear of 1A Shelley Close, Edgware , HA8 8DX

Dear Mr Springthorpe

Thank you for your email. I note that you are effectively giving the applicant an unlimited time to respond to your requests for further information / documentation before determining their application. If the situation should change and you are going to impose a time limit please would you let me know when that decision is to be taken and what it is to be.

You kindly confirmed in our conversation on the 7th May that from now on you will keep me apprised of the conversations and correspondence you have with the applicant and please do so shortly after having them.

It is interesting you refer to the “[retention of any remaining specimens of value](#)”. The applicant of course did not provide a tree survey and has removed a significant amount of vegetation we believe prior to and definitely after the submission of the application . If the developer should despite its previous poor behaviour be given a method of rescuing its application this seems inherently unreasonable.

Thank you for requesting a long section across the site. Presumably this will extend down to at least the rear windows of the houses in Glendale Avenue and Hillside Gardens. This long section should show the effect on the various houses in both Glendale and Hillside and not just those immediately at right angles to the proposed development.

The long section should also show the height above sea level of the land that is to be proposed to be developed and those of the land and buildings on Hillside Gardens and Glendale Avenue (particularly the height of the rear windows on ground floor of the properties to the rear of Glendale Avenue) so that the impact of the proposed development in each can be better appreciated. I am sure you will be taking into account that any such heights as are shown , as prepared by the developer , are likely to be taken at the best possible locations within the property and any surrounding land showing the most shallow gradient and therefore the least amount of impact on surrounding properties.

Please would you let me know on what date the representative of the planning department inspected the development site and the surrounding properties including those in Glendale Avenue (including the rear of their houses) so that she / he could accurately consider the effect of the proposed works. I assume that photographs were taken on this occasion which you have considered but please would you confirm. Without a physical examination of the rear of the houses in Glendale Avenue how can you judge the impact of the proposed development.

Your comment that subject to “[...proper consideration being given to the provision for mature screen planting – the impact on the rear of properties facing Glendale Avenue would not be materially different to that posed by the existing bungalows.](#)” With respect I do not understand how that can be the case.

The proposed development is I believe far closer to numbers 19 -23 Glendale Avenue than the current bungalows that are in existence. Even if it was not materially different to that posed by the existing bungalows that would not stop the new development from being overbearing? Just because it may have been a mistake to have allowed building at 1A – 1C Shelley Close does not mean that the mistake should be repeated. In any event the higher numbered properties in Glendale Avenue which are close to the site 1A-1C benefit from a degree of screening from existing mature vegetation in the case of the current buildings than 19-23 will from the new proposed building.

The developer has positively removed vegetation from this site. It would require the initial planting of equivalent vegetation on day one to that which screens 1C and 1C Shelley Close to limit the impact of this overbearing. Even if it were planted at say three metres height and three metres depth (and if you were to grant planning permission would you make this a planning condition?). Would you impose a condition requiring that the walls of the proposed development up to and including the roof lines on the short sides of the building will be clothed in vegetation to try to limit the intrusive effect of the building? Even if you were to impose such conditions the developer's cavalier behaviour is such that there is no comfort in this taking place and the owner maintaining such vegetation.

Kind regards

Stephen Woolf

[REDACTED]

From: Springthorpe, Mark <Mark.Springthorpe@barnet.gov.uk>

Sent: 08 May 2020 00:43

To: [REDACTED]

Subject: RE: Planning application 20/0888/FUL re Rear of 1A Shelley Close, Edgware , HA8 8DX

Dear Mr Woolf

Further to our earlier conversation, in my opinion it should be considered whether the narrowing of the footprint (as viewed from the front/rear) would better enable the retention of any remaining specimens of value (whether that be intrinsic or with regard to their screening effect) and the provision of a more comprehensive landscaping scheme. To do that, more information is needed with regard to the current situation, but also to what might be proposed and how that might then mature and be maintained without inviting pressure for its subsequent removal.

I am also seeking clarification as to the cill height of the rooflights serving the bedroom at first floor level at the north east end

I am proposing a repositioning of the proposed new rear boundary slightly closer to the new dwelling – though I have no fixed position in mind necessarily, in my opinion the remaining garden of the existing dwelling should be deeper (though the boundary must remain a minimum of 10.5m distant from the proposed dormer windows).

Following our discussion, I will also be requesting a long section across the site. However, I am mindful that – subject to proper consideration being given to the provision for mature screen planting – the impact on the rear of properties facing Glendale Avenue would not be materially different to that posed by the existing bungalows.

At this stage, the form of any amendments to the footprint of the building remains contingent upon this information being provided and considered. As such, I do not know how it will manifest itself, nor at what point the LPA would be in a position either to undertake a further formal re-consultation or make a recommendation.

Regards,

Mark

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(Acting) Planning Manager - Hendon Area Team

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From: Springthorpe, Mark

Sent: 07 May 2020 14:16

[REDACTED]

Subject: RE: Planning application 20/0888/FUL re Rear of 1A Shelley Close, Edgware , HA8 8DX

Dear Mr Woolf

For this type of application there is no deemed approval that results from the application not being determined. The Applicant/Agent is aware of the situation and has agreed an extension of time to continue discussing revisions to the scheme in advance of any recommendation being made. As it stands, I cannot confirm when the likely decision date would be. As you allude to, in light of the pandemic the progress of a number of applications has been prolonged.

Regards,

Mark

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From: [REDACTED]
Sent: 06 May 2020 19:56
To: Springthorpe, Mark <Mark.Springthorpe@barnet.gov.uk>
Subject: FW: Planning application 20/0888/FUL re Rear of 1A Shelley Close, Edgware , HA8 8DX

Dear Mr Springthorpe

I hope you are keeping well. No decision has been posted on the website in relation to the above application and I have not heard from Mr Hackner since his email of 17th April. As I have not heard from him in response to my emails I am writing to you.

The reason I am chasing is I thought, but please could you advise me if I am incorrect, that if the council do not make a decision in relation to a planning application within a fixed period, this is for planning purposes treated as a deemed approval (or a ground which allows the applicant to successfully appeal against a formal refusal). Is this correct and , if it is, has this period been extended by legislation as a result of the current pandemic? Given the developer's recent behaviour , of which I have made Mr Hackner aware, I am concerned that the developer may assume that there is a deemed approval.

Bearing in mind the planning application was received on Wednesday 19th February 2020 and validated on Friday 21 February 2020 by what date does a decision need to be made to avoid this situation occurring and will the decision be made in time?

Many thanks.

Kind regards

Stephen Woolf

[REDACTED]