

McClean, Josh

From: Springthorpe, Mark
Sent: 29 April 2020 23:28
To: Bates, Andy; Euzger, Heidi; Feldman, Lesley; Conway, Karina; Patten, Denisse; Prince, Dave
Subject: Show & Tell
Attachments: Shelley Close.pdf

Hi All

In the absence of the last couple of meetings, I have a few I would appreciate a consensus (or at least, majority) opinion on:

Shelley Close 20/0888/FUL (see attached PDF):

I know Karina has told Scott (the case officer) that she still doesn't like this and there was also a negative pre-app (20/0032/QCG). I am less convinced, so I would appreciate a deciding voice. Happy to be outvoted though.

The pre-app stated:

6.11 Any development on this constrained site should have due regard to the built form and pattern of development of Shelley Close. The pattern of development on this section is predominantly comprised of buildings with relatively generous, private residential gardens to the rear. The pattern of development on this section is predominantly comprised of buildings at the front, and large private residential gardens to the rear. The resultant garden of no.1 due to the subdivision of the plot would be considerably reduced, significantly altering the pattern of the area.

6.12 Furthermore, the site benefits from very verdant surroundings with thick mature trees, especially to the southern and eastern perimeters of the site. The proposal will see the removal of these trees to make room for the proposed dwelling. These existing green boundaries are not only an important character of the overall area but also offers a positive protective barrier along with an effective and significant screening. Therefore, the loss of these trees will have a detrimental impact of the verdant character of the area.

6.13 It is therefore concluded that the principle of residential development would not be accepted at the rear.

6.14 The objection to the development relates to the functionality of the garden, which would be contrary to the established pattern of the building. It is accepted that the property benefits from a large garden, however it is not considered that the introduction of a dwelling would reflect the established character of the road, which includes relatively large dwellings on large plots. Furthermore, the residential activity at the rear would be at odds with the surrounding functions of other ancillary structures to the rear of residential gardens. The location of the proposed dwelling would appear at odds from this established pattern of development and would result in material harm to the character and appearance of the area.

The area of mature trees within the garden has since been felled and – although it would result in the removal of some of the remaining hedging and planting around the part of the perimeter adjacent to the new house (which does indeed define this end of the cul-de-sac), none of the remaining greenery is protected and the proposal would be subject to a landscaping condition (we are also trying to get it squeezed a little bit so that more meaningful re-planting can be retained/secured to both sides).

I am also not convinced that the size of the plots are necessarily regular enough to say that this infill would be unacceptable garden grabbing. I appreciate the position of the Core Strategy (Policy CS5) in terms of garden development, but my understanding is there is discretion where it would not undermine the pattern of development (ie: were consistent with DM01).

This site is the conjunction between two very different parts of Shelley Close. I have provided existing and mocked-up aerial photos and location plans, as well as a proposed site plan showing the extent to which the garden boundary could be reduced and still be compliant if it was felt necessary for the host property to retain more of their rear garden. I have also provided a street view image showing the greenery (but remember, the trees within the garden have since been cut down).

It is not ideal and it will be more cramped, but I am not convinced it is wholly unacceptable in the way described. Like I say, I am happy to be outvoted and a refusal would be consistent with our pre-app feedback

Queens Road 20/1189/FUL:

This is a Joe Henry case. Everything has already been approved (initially under 15/05486/FUL then again on appeal under 17/4230/S73). I am told that everything about the proposal is identical to the existing approval – save for the fact that the red line area has been reduced (see below comparison). The new red line would continue to provide the necessary amenity space and would contain all of the operational development. Apparently there would be no boundary treatment defining the new boundary – so no discernible impact on character and appearance. From what I can see, there is no separate access to the rear part of the site. I am not aware that there is any proposed use. The remainder of the curtilage would be within the blue line. The proposal is a demolition of a pair of semi-detached properties and rebuild to provide 7 no flats. Two questions:

- Does the change in the red line site automatically create a new planning unit to the rear (and even if it does, can anyone think of a reason to refuse given there would be no planning harm and any operational development would require express consent)?
- The previous two permissions were approved without requiring a Preliminary Roost Assessment. In view of the fact that the s73 remains extant, I am not sure that we can reasonably insist upon one this time around – notwithstanding the legal position and request from Ecology? Joe has said that otherwise they will just demolish it under the extant permission first.

I just can't work out what his game is....



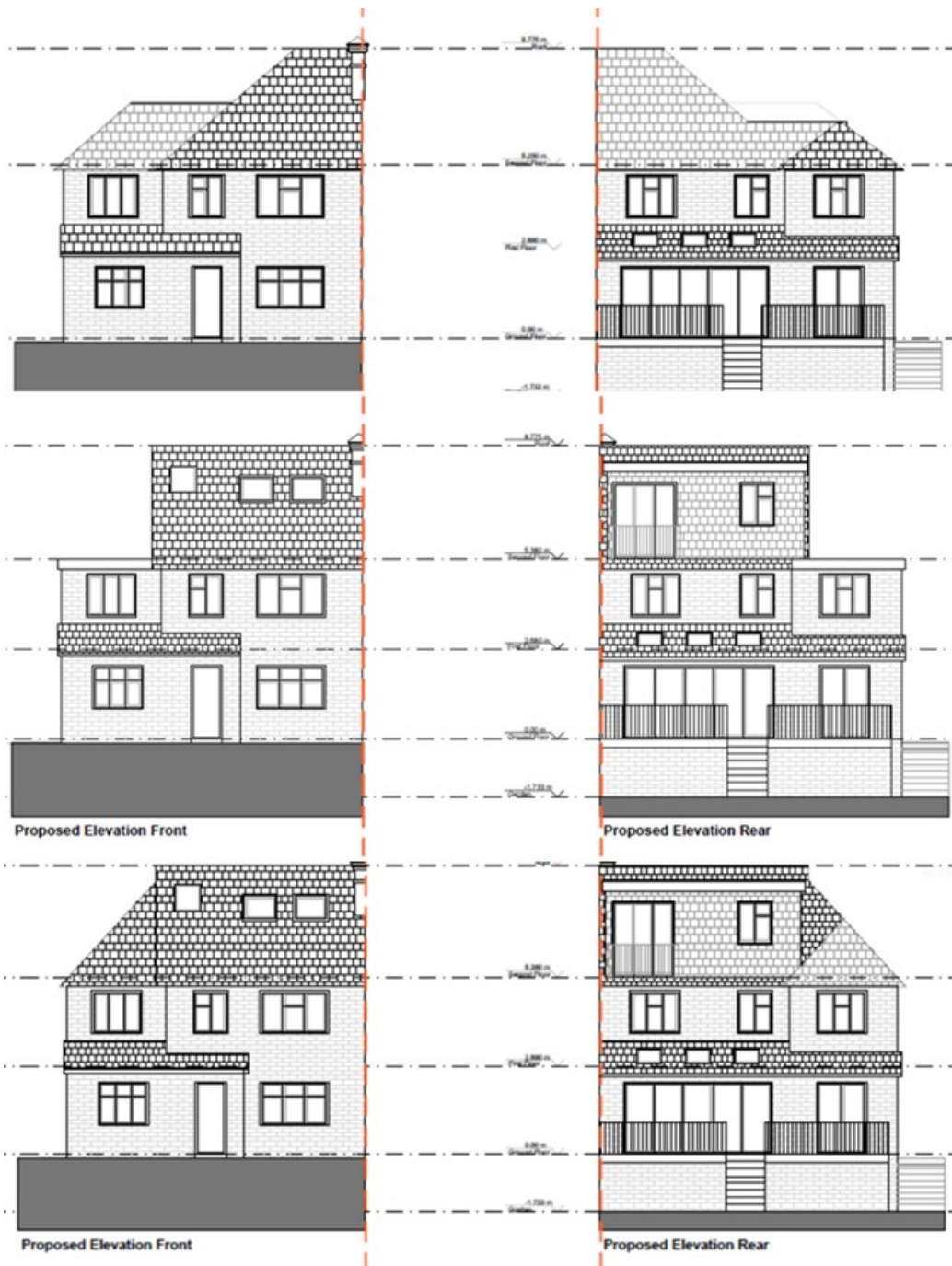
93 Station Road:

In my opinion, these PNH extensions are not complete enough to provide the necessary fall-back. One of them has not been knocked through, neither have been fully enclosed/fitted with doors or windows and the roof is incomplete and seems to cover the whole area – including the 'gap'. Is that agreed?



19 The Reddings:

Another Joe Henry case. The property has a two storey side extension from the 1990's (top image = existing). A 192 has been granted (20/0174/192) for removal of the pitched roof from the side extension and the formation of a new gable and rear dormer (middle image). The current HSE app is for the 192 works together with the 'restoration' of a pitched roof (bottom image). The case officer has asked for the pitch to be slightly amended however (subject to that), on this occasion (in light of the intention shown by the 192) in my opinion there is merit in giving the fall back position weight.



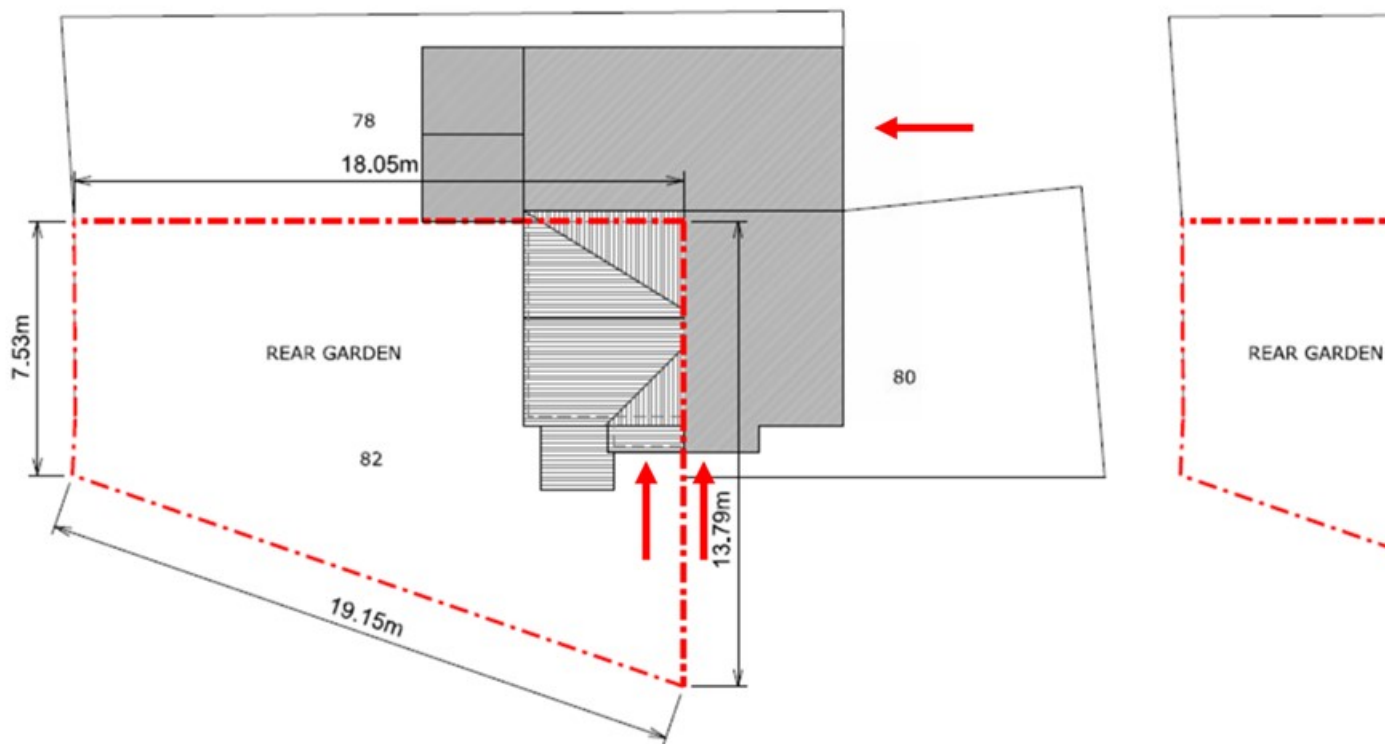
19 Sevington Road:

This is a PNH. The odd shaped little store attached to the rear does appear to be potentially original. Do we think it is significant enough given its height and depth to create side elevations material to the decision? It does seem to be more significant than a couple of old coal stores I have overlooked in the past..



82 Longfield Avenue:

This is going to seem like a silly question, but I assume that if you only have two elevations and they are perpendicular, then the one that isn't the front is necessarily a side elevation (obviously it is literally to the side of the front)? This building is divided into three dwellings arranged like a pair of semis with another dwelling at right angles along the back. As such, each of the front pair has only the two elevations either side of a corner – but they are not directly opposed. Therefore they can't utilise PNH PD rights?



That's all, I promise....

Thanks!

Mark

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