

McClean, Josh

From: Springthorpe, Mark
Sent: 19 May 2020 16:29
To: Sam Bennett
Cc: McClean, Josh
Subject: RE: 20/0888/FUL - Rear Of 1A Shelley Close

Hi Sam

Thank you for this. I apologise for the delay in responding.
I have uploaded it to the application reference. The new case officer is Josh McClean – who I have copied in for your reference.

Regards,

Mark

Mark Springthorpe BA(Hons) MA(Dist)
(Acting) Planning Manager - Hendon Area Team
Planning and Building Control
London Borough of Barnet
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From: Sam Bennett <sambennett@coxassociates.co.uk>
Sent: 15 May 2020 15:08
To: Springthorpe, Mark <Mark.Springthorpe@barnet.gov.uk>
Subject: RE: 20/0888/FUL - Rear Of 1A Shelley Close

Hi Mark

Please see an existing and proposed short section of the site on to the Glendale Avenue properties. I am still working on getting the landscape detailed.

Kind Regards

Sam Bennett

Alan Cox Associates

Tel: 020 8440 7777

www.coxassociates.co.uk



From: Sam Bennett
Sent: 11 May 2020 16:28
To: Springthorpe, Mark <Mark.Springthorpe@barnet.gov.uk>
Subject: RE: 20/0888/FUL - Rear Of 1A Shelley Close

Hi Mark

Thanks you for this, I forwarded an updated drawing to Scott last week, I have re attached in case this did not get to you. Reducing the footprint to Shelley Close leaves 1.6m from the boundary to the wall, more than enough to provide access and allow for planting to be retained or introduced around the extents of the site. We are working to get a landscape plan survey drawn up and will send over when we have them.

To respond to the other points

- We will move the boundary so it is 10.5m from the new dwelling, it does comply with amenity space requirements.
- The cill heights of the rooflights are at 1.5m above the first floor level, this can be moved down if required.
- A section across the site will be added and I will send through when it is done

Kind Regards

Sam Bennett

Alan Cox Associates

Tel: 020 8440 7777

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

Sent: 08 May 2020 00:43

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

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

Dear Sam,

Further to your previous correspondence with Scott, please note he has now left the Council.

As it stands, this case has not been reallocated (though I anticipate this will be done next week). However, with regard to the below email, for the sake of clarity and in order not to lose too much time, I would reiterate the matters that I would like to see addressed:

- In my opinion, there is not necessarily grounds for an in-principle objection to the proposal (as had previously been hinted at the pre-application stage). However, as described by the report, this is contingent on the setting being appropriately considered
- As such, it should be considered to what extent any remaining specimens of value (whether that be intrinsic or with regard to their screening effect) can be retained and a more comprehensive landscaping scheme being developed in advance of the permission (as opposed to being reserved by condition). In this instance I would consider that not just advantageous, but also necessary given the character of the area. 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. In my opinion, that is likely to necessitate some sort of narrowing of the footprint of the building. Contrary to how it has been expressed in the email from Scott below, I do in fact have concerns about the proximity of the footprint to both side boundaries for the reasons set out in this email. I would suggest that an arboriculturalist is engaged and a scale and photographic survey provided to supplement the indicative Site Plan
- I would also seek clarification as to the cill height of the rooflights serving the bedroom at first floor level at the north east end, so as to confirm that a meaningful outlook is provided to the occupiers (though if they need to be enlarged, perhaps enlarging the ones in the rear elevation would be the more sensitive approach
- I would also propose a repositioning of the new rear boundary slightly closer to the new dwelling. I have no fixed position in mind necessarily however, in my opinion the remaining garden of the existing dwelling should be deeper given the character of these dwellings and the benefit to the outlook from the corresponding rooms (though the boundary must remain a minimum of 10.5m distant from the proposed dormer windows and the necessary area of useable amenity space be provided to the new dwelling).
- Finally, given the considerable role that level changes play in the setting, I would like to see a second long section the other way across the site, positioning the properties on Hillside Gardens and Glendale Avenue. I am aware that – subject to proper consideration being given to the retention and provision of mature screen planting – the impact on the rear of properties facing Glendale Avenue would not necessarily be materially different to that posed by the existing bungalows however, it is an important relationship to consider and one which might assist the proposal if it were illustrated together with any mitigation measures.

I (or the new case officer) will let you know when this application has been reallocated however, in the meantime please let me know if you have any further questions regarding the above.

Regards,

Mark

Mark Springthorpe BA(Hons) MA(Dist)
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From: Hackner, Scott
Sent: 01 May 2020 12:20
To: Sam Bennett <sambennett@coxassociates.co.uk>
Subject: RE: 20/0888/FUL

Afternoon Sam,

I hope this find you well.

I have been in detailed conversations with my manager and we feel at the moment the scheme is not supportable however, there is scope to improve the landscaping and reduce the footprint to such an extent that the scheme could be approved. In the spirit of overcoming issues and being proactive, I would like to seek and further extension of time for 3wks.

Subject to this being agreed, please can you seek to revise the scheme with a detailed landscape plan and reduce the footprint further away from the boundary with the highway as this is most sensitive and thus needs most attention and greater mitigation. It is noted that the area is verdant in character and in order to support the scheme you need to improve this element of the proposal to better reflect and reduce its perceivable impact.

Please come back to me by 3pm today.

Regards,

Scott

From: Sam Bennett <sambennett@coxassociates.co.uk>
Sent: 20 April 2020 10:36
To: Hackner, Scott <Scott.Hackner@Barnet.gov.uk>
Subject: RE: 20/0888/FUL

Hi Scott

The trees were removed prior to the application being submitted by the land owner, the site is not in a conservation area nor were they protected trees. This is not relevant to the application so we do not agree to a three week period to consult. Please confirm when the decision for the date will be.

Kind Regards

Sam Bennett

Alan Cox Associates

Tel: 020 8440 7777

www.coxassociates.co.uk



From: Hackner, Scott <Scott.Hackner@Barnet.gov.uk>

Sent: 17 April 2020 18:38

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

Subject: 20/0888/FUL

Dear Mr. Bennett,

Following recent evidence that there works upon vegetation and trees being lopped off on the site, I need to consult our Trees and Landscape Officer for comments. Please can you agree to a 3wk time extension to better assess the impact on landscaping and what exactly would be retained and what would be removed as part of the proposal. Also, could you please send photos from within the site and from the streetscene as it appears there have been physical changes since the submission of the application and we want to make a fair judgement as to the merits of the case.

With kind regards,

Scott Hackner

Principal Planner - Hendon Area Team

Planning and Building Control

London Borough of Barnet

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