

From: [Sam Bennett](#)
To: [Mclean, Josh](#)
Subject: FW: 20/0888/FUL - Rear Of 1A Shelley Close
Date: 11 June 2020 20:17:36
Attachments: [494219_100 existing SITE PLAN AND SECTION.pdf](#)
[494219_101B proposed site plan and section.pdf](#)
[2030-GUA-DR-L-002-P03 Detailed Hard and Soft Landscape Proposals.pdf](#)
[2030-GUA-DR-L-001-P03 Landscape Masterplan.pdf](#)
[1a Shelley Close TPP Edgware.pdf](#)
[1a Shelley Close REPORT Edgware HA8 8DX.doc](#)
[1a Shelley Close SURVEY Edgware HA8 8DX.doc](#)
[1a Shelley Close TCP USE Edgware.pdf](#)
[494219_102B PROPOSED plans and elevations.col.pdf](#)

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

Description: Alan Cox Logo



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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

Description: Alan Cox Logo



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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
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Description: Alan Cox Logo



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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

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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

Description: Alan Cox Logo



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Description: lbac-logo



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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