

From: [Sam Bennett](#)
To: [Mclean, Josh](#)
Subject: RE: 20/0888/FUL
Date: 06 July 2020 12:03:22
Attachments: [image004.png](#)
[image008.png](#)
[2030-GUA-DR-L-002-P03 Detailed Hard and Soft Landscape Proposals rev A.pdf](#)
[2030-GUA-DR-L-001-P03 Landscape Masterplan revA.pdf](#)
[494219 101 proposed site plan and section rev C.pdf](#)
[494219 102 plans and elevations rev C.pdf](#)

Hi Josh

Please see attached all updated files related to this application.

Kind Regards

Sam Bennett

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

Description: Alan Cox Logo



Description: lbac-logo



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From: Mclean, Josh <Josh.Mclean@Barnet.gov.uk>
Sent: 03 July 2020 18:03
To: ALAN COX <alan@coxassociates.co.uk>
Cc: Sam Bennett <sambennett@coxassociates.co.uk>
Subject: RE: 20/0888/FUL

Hi Alan,

Further to our call this afternoon, I can confirm that we are happy to proceed with the plans that Sam sent through to me this week on 01/07.

We will need the landscape drawings updated to take account of this version of the drawings.

I am also awaiting confirmation from our Arboricultural Officer, that the submitted tree information is acceptable.

Subject to receipt of the above, the application will need to be referred to the Hendon Area Planning Committee for consideration. I am going to struggle to get the application to a committee this month, the next committee after this is scheduled for 7 September 2020.

Have a good weekend.

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

Please note that the comments are provisional and represent an informal view by an officer; the views contained within this email do not constitute an official determination, are not legally binding and do not bind the council to a particular course of action.

From: ALAN COX [<mailto:alan@coxassociates.co.uk>]

Sent: 02 July 2020 11:45

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

Cc: Sam Bennett <sambennett@coxassociates.co.uk>; Akram - Epcot Design <info@epcotdesign.co.uk>

Subject: FW: 20/0888/FUL

Hi Josh.

Trust you and the family are well?

Can you please call me regarding the above application which was submitted on the 27th Feb.

You are now the third planning officer dealing with this and I would refer you to previous emails below from Scott and Mark.

We have amended the scheme on 3 occasions to comply with previous LPA recommendations and our tree consultant as follows.

- First application submitted 27th Feb
- Amendment made to reduce size around Shelley Close boundary and introduction of landscaping plan, width of building not noted as an issue
- Reduction to side of north east side to avoid RPA.
- Reduction of width in line with the planners guidance.

We have prepared and paid for landscaping consultants based on the last revision and I now understand you are requesting further revisions to reduce still further.

The footprint of the building is becoming smaller and smaller and will not reflect the character of the adjoining buildings if reduced still further.

Are you requesting further amendments to appease the committee or can you recommend approval based on the current scheme?

Also what is happening with committee meetings in this climate?

Look forward to hearing from you.

Kind Regards

Alan Cox

Alan Cox Associates

Tel: 020 8440 7777

Mob: 07973 839952

www.coxassociates.co.uk

Description: Alan Cox Logo



Description: lbac-logo



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

Sent: 02 July 2020 11:30

To: ALAN COX <alan@coxassociates.co.uk>

Subject: FW: 20/0888/FUL

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

Sent: 01 May 2020 15:46

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

Subject: RE: 20/0888/FUL

Is this ok?

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

Sent: 01 May 2020 15:32

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

Subject: RE: 20/0888/FUL

Thanks

Kind Regards

Sam Bennett

Alan Cox Associates

Tel: 020 8440 7777

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

Sent: 01 May 2020 14:43

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

Subject: RE: 20/0888/FUL

If we can agree until Monday then that would be helpful for now.

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

Sent: 01 May 2020 14:40

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

Subject: RE: 20/0888/FUL

Hi Scott

I have gone to the client with the information but cannot get in contact with him at the moment. I have advised we should re work the design and accept the extension, can we agree to respond on Monday if I do not get a response today please?

Kind Regards

Sam Bennett

Alan Cox Associates

Tel: 020 8440 7777

www.coxassociates.co.uk

Description: Alan Cox Logo



Description: lbac-logo



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

Sent: 01 May 2020 14:37

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

Subject: RE: 20/0888/FUL

Hi,

Can you confirm EOT acceptance?

Thanks,

Scott

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

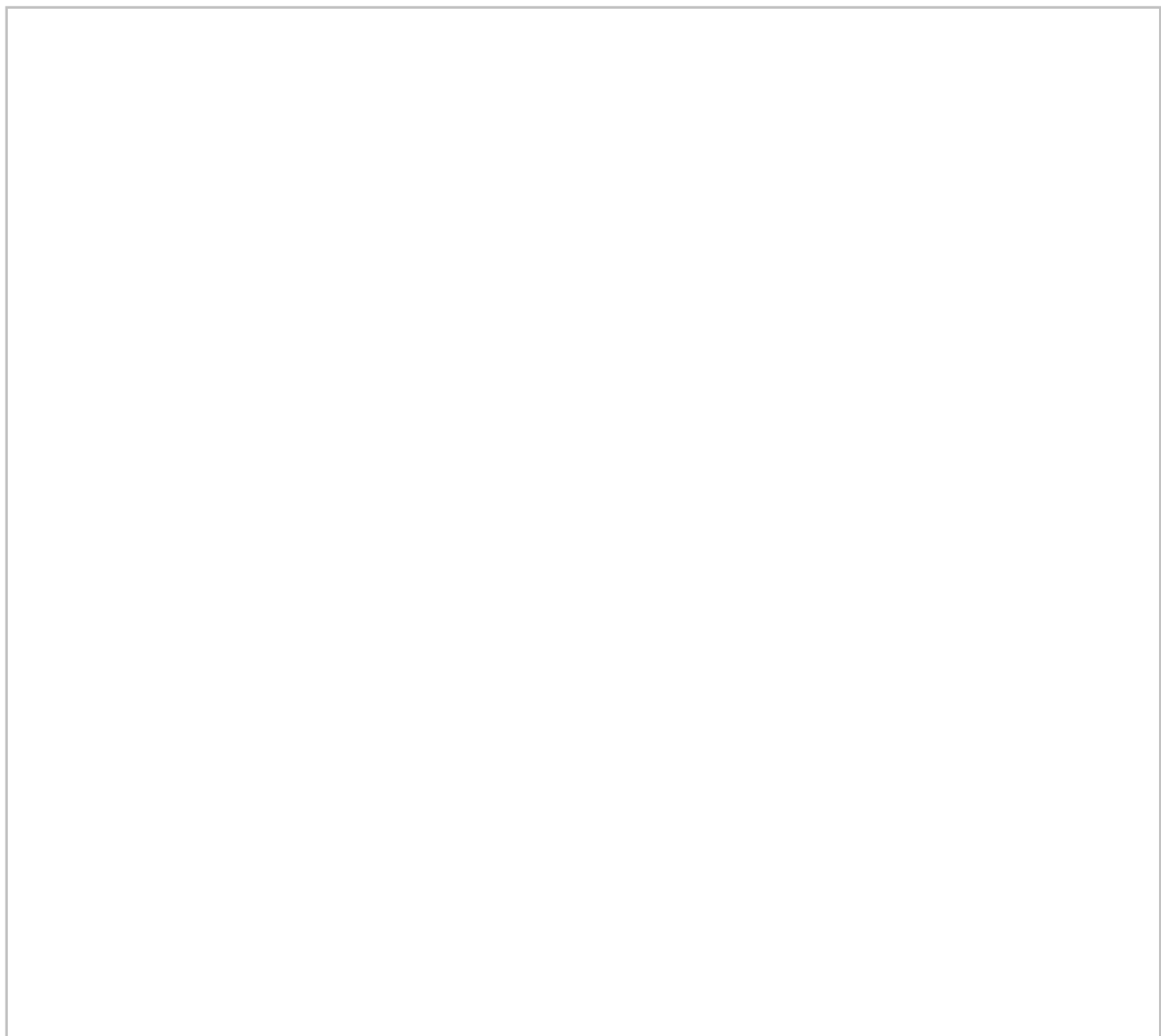
Sent: 01 May 2020 12:37

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

Subject: RE: 20/0888/FUL

Hi Scott

I have crudely highlighted, red line with the arrow, what I think you are looking for on the markup below, please can you confirm so I can contact the client to inform him. We can provide a proper landscape plan that would not be an issue, this would be via a landscape architect rather than ourselves so right not I cannot confirm how long it will take to re provide.



Kind Regards

Sam Bennett

Alan Cox Associates

Tel: 020 8440 7777

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Description: Alan Cox Logo



Description: lbac-logo



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

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 we need to improve this element of the proposal to better reflect and reduce it harm.

Please come back to me by 3pm today.

Regards,

Scot

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

Description: Alan Cox Logo



Description: lbac-logo



Awards2014_Finalist_2



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,

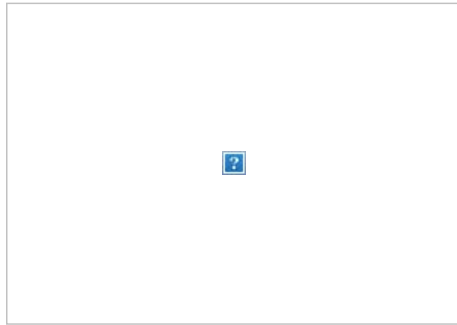
Following recent evidence that there works upon vegetation and trees being lopped off on the site, I need to consult our Trees and Landscape Officer for comments. Please can you agree to a 3wk time extension to better assess the impact on landscaping and what exactly would be retained and what would 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
2 Bristol Avenue, Colindale, London NW9 4EW
Tel: 020 8359 4267
Barnet Online: www.barnet.gov.uk



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