

**McClean, Josh**

---

**Subject:** FW: 20/0888/FUL - expires today

**From:** Springthorpe, Mark  
**Sent:** 17 April 2020 17:55  
**To:** Hackner, Scott <Scott.Hackner@Barnet.gov.uk>  
**Cc:** [REDACTED]@Barnet.gov.uk  
**Subject:** RE: 20/0888/FUL - expires today

Hi Scott

I don't want you to think I am just picking on you, but I'm not going to sign this off.

I think we really need comments from the Trees & Landscape Officer [REDACTED] – and they probably need to provide us with more info about the trees that are retained.

I have amended the report a bit (see attached – I haven't changed anything in Uniform itself) to reflect the fact that a lot of trees appear to have been cut down, but I'm still not clear as to the full extent of what is left. However, their plans talk about trees to be retained without any information provided as to an assessment of them. I very much doubt that they can easily be retained and in a way which would enable them to continue to thrive. Whilst a lot of details can be reserved, I think there would need to be a more comprehensive consideration of the practicality of what is being proposed, what realistically has to go and the provision and feasibility for what might go back in its place.

I have copied Jonathan in as a heads-up (but you will need to put through a consultation via uniform), but maybe we could also ask the applicant to send us up to date site photos from the other angle and from the street so we have a better idea of what the current situation is? We can blame it a bit on them for having done the works since submission – so we want to make sure we are being fair to them in taking into account what is left.

More fundamentally though, to extend would also give me a chance to talk to Karina about this site (maybe also take it to the APM meeting) as I am not wholly convinced by the pre-app position – or at least the way it is expressed. I don't mind in-principle refusing it as a cramped form of development, using a bit of back garden and arguably incongruous. However, the pattern of development isn't exactly regular and you could also argue (especially with all the main trees gone) that it takes advantage of its position and is a more efficient use of land.

One other thing I would like to know is what is the cill height of the roof lights in the smaller Bed 4 (I note that there are two Bed 4's) and what is the distance from the rooflights in the front elevation to the rear garden boundary with the bungalow perpendicular to it across the turning head?

Thanks

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  
Tel: 020 8359 4270  
Barnet Online: [www.barnet.gov.uk](http://www.barnet.gov.uk)



**WINNER**



**SHORTLIST**



**FINALIST**



**Finalist**



## Coronavirus (COVID-19): Latest information and advice

For information about how we are working to support our residents, communities and businesses, and the latest advice about council services visit: [barnet.gov.uk/covid19](https://barnet.gov.uk/covid19)

If you, a family member, friend, or close member of your community are in need of urgent help that is **not medical related**, contact us through: [COVID19support@barnet.gov.uk](mailto:COVID19support@barnet.gov.uk) or call 0808 281 3210.

**STAY AT HOME**



**PROTECT THE NHS**



**save lives**

---

From: Hackner, Scott <[Scott.Hackner@Barnet.gov.uk](mailto:Scott.Hackner@Barnet.gov.uk)>

Sent: 17 April 2020 15:12

To: Springthorpe, Mark <[Mark.Springthorpe@barnet.gov.uk](mailto:Mark.Springthorpe@barnet.gov.uk)>

Subject: FW: 20/0888/FUL - expires today

Hi Mark,

Sending to work account too.

Thanks,

Scott

---

From: Hackner, Scott

Sent: 17 April 2020 09:45

To: [REDACTED]

Subject: 20/0888/FUL - expires today

Morning Mark,

I feel your IT anguish.

This one was a reallocation and had pre-app which gave unfavourable advice. I think it is a refusal for loss of verdant landscape but not for loss of neighbouring impact.

1. The introduction of a new dwelling in the rear garden would fail to reflect the established pattern of surrounding buildings and verdant character and appearance of the spaces and streets in the immediate area, contrary to National Planning Policy Framework (NPPF); Policies 3.5, 7.4 and 7.6 of the London Plan (Adopted 2016, Policies CS1 and CS5 of the LB Barnet: Local Plan (Core Strategy) DPD (2012) and Policy DM01 of the LB Barnet: Local Plan (Development Management Policies) DPD (2012) and advice contained in the Barnet Residential Design Guide Supplementary Planning Document (Adopted 2016).

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](http://www.barnet.gov.uk)



RE (Regional Enterprise) Limited is a joint venture between Capita plc and London Borough of Barnet. Registered in England 08615172. Registered Office: 17 Rochester Row, London, England SW1P 1QT.



**WINNER**



**SHORTLIST**



**FINALIST**

Finalist



## Coronavirus (COVID-19): Latest information and advice

For information about how we are working to support our residents, communities and businesses, and the latest advice about council services visit: [barnet.gov.uk/covid19](http://barnet.gov.uk/covid19)

If you, a family member, friend, or close member of your community are in need of urgent help that is **not medical related**, contact us through: [COVID19support@barnet.gov.uk](mailto:COVID19support@barnet.gov.uk) or call 0808 281 3210.

**STAY AT HOME**



**PROTECT THE NHS**



**save lives**

