

Delegated Report		Analysis sheet		Expiry Date:		21/02/2013	
		N/A / attached		Consultation Expiry Date:			
Officer				Application Number(s)			
Jonathan Markwell				2013/0638/P			
Application Address				Drawing Numbers			
1 Beechworth Close (LB BARNET) London NW3 7UT				Please see decision notice			
PO 3/4	Area Team Signature	C&UD	Authorised Officer Signature				
Proposal(s)							
Observation to the adjoining London Borough of Barnet for extension to time limit for implementing previously approved outline application for redevelopment to provide two detached houses with basement (Class C3)							
Recommendation(s):		No objection					
Application Type:		Request for Observations to Adjoining Borough					
Conditions or Reasons for Refusal:		Refer to Draft Decision Notice					
Informatives:							
Consultations							
Adjoining Occupiers:		No. notified	00	No. of responses	00	No. of objections	00
				No. electronic	00		
Summary of consultation responses:		None.					
CAAC/Local groups* comments: <small>*Please Specify</small>		None.					
Site Description							
The application site comprises a single family dwellinghouse located on the east side of Beechworth Avenue. Immediately to the east of the application site is the borough boundary between LB Barnet and LB Camden. Within LB Camden at this point is West Heath (a designated open space and within an archaeological importance area) and Sandy Road.							
Relevant History							
2010/3423/P - Observation to the adjoining London Borough of Barnet for Outline Permission for redevelopment to provide two detached houses with basement (Class C3). No objection 15/07/2010.							

Relevant policies

LDF Core Strategy and Development Policies

CS1 – Distribution of growth

CS5 – Managing the impact of growth and development

CS11 - Promoting sustainable and efficient travel

CS14 – Promoting high quality places and conserving our heritage

CS15 – Protecting and improving our parks and open spaces and encouraging biodiversity

DP16 - Transport implications of development

DP17 - Walking, cycling and public transport

DP24 – Securing high quality design

DP26 – Managing the impact of development on occupiers and neighbours

DP27 – Basements and lightwells

Camden Planning Guidance 2011

London Plan 2011

NPPF 2012

Assessment

Proposals

An application to extend the time to implement a previously approved outline application has been sought to LB Barnet for the redevelopment of the site to provide two detached single family dwellinghouses, which incorporate the provision of a basement.

Assessment

LB Camden were previously consulted on the original application (see relevant history), at which time no objection was raised. At this time it was considered that the proposed development would be unlikely to have any significant adverse impact on LB Camden. This continues to be the case. In the intervening period the UDP has been superseded by the LDF policies, while the London Plan and national policy context (PPG/S to NPPF) has also changed. However, these are not considered to have any substantial material impact on the proposal or subsequent implications on LB Camden.

More specifically, the principle of development has already been established by previous permissions at the site, most recently the parent permission this application is seeking a time extension for. The application site borders LB Camden, at which point is designated open space – the proposed scheme is considered unlikely to cause harm to the wholeness, appearance and setting or intrude on the public enjoyment of the open space. Given the proposal remain only at outline application stage, details such as design are not able to be commented on at this stage. With the relatively small scale nature of the proposals in mind, it is not considered that there will be any significant impact on transport capacity in LB Camden caused by the proposed development.

Conclusion

Within this context, no objections are raised as the proposed development is considered unlikely to have any significant impact on LB Camden.

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