

PLANNING & ENVIRONMENT COMMITTEE MEETING

Monday 19th December 2011, 7.00PM

ADDENDUM TO REPORT OF THE ASSISTANT DIRECTOR OF PLANNING AND DEVELOPMENT MANAGEMENT

AGENDA ITEM 1 – Pages

Reference: H/04565/11

Address: Inglis Barracks, Price Close, London, NW7 1PX

After the consultation period expired the following representations were received:

The Mill Hill Preservation Society raised the following concerns:

- Building heights along Partingdale Lane and Central Slopes West are considered too high, and should generally be 1 storey lower than stated.
- There is a building height discrepancy within the document between Fig 2.7 on page 16, and Fig 6.1 on page 108.
- No reference has been made to the existing boundary vegetation on Bittacy Hill which lies adjacent to the NHHT housing.
- The Society objects to the use of parking bays in order to create 'pinch points' for traffic calming on the highway.
- A concern that the demonstrative drawings in the document may influence developers to design buildings those are too big in order to achieve a higher density.
- The proposals to use Plane Trees throughout the planting scheme may be unacceptable, as these trees are susceptible to disease.
- Concerns that the illustrative photos on pages 136 and 140 are out of keeping with local context studies.
- Concerns that there does not seem to be provision for the retention of many of the existing trees on the site.

In response:

- The building heights and locations have been previously approved within the Parameter Plan of the outline consent under ref: H/04017/09.
- The building height discrepancy between figures 2.7 and 6.1 has been noted, and will be corrected in the final version of the Design Code.
- The boundary treatment adjacent to the NHHT housing does not fall within the curtilage of the application site, and therefore cannot be considered under this application.
- The use of parking bays to create pinch points has not been objected to by the Highways Team. The roads in question are on private land, and will not be adopted by the Local Authority.
- The Trees Officer has not objected to the use of Plane Trees as they are considered a suitable tree for the area. The concern that the trees could potentially be affected by disease could be applied to any tree species.
- The photos on pages 136 and 140 are intended for illustrative purposes only, to highlight high quality contemporary design.
- The issue of Trees was considered in detail in the committee report for the Outline Application (Ref: H/04078/09) considered by Members on the 13th April 2011.