

LOCATION: National Institute for Medical Research, The Ridgeway, London, NW7 1AA

REFERENCE: 16/4545/FUL **Registered:** 15/07/2016

WARD: Mill Hill

APPLICANT: Barratt London

PROPOSAL: Redevelopment of the site to provide 460 new residential units following demolition of all existing buildings. New residential accommodation to consist of 448 self-contained flats within 19 blocks ranging from three to nine storeys with basement car parking levels and 12 two storey houses with lower ground floor levels. Associated car and cycle parking spaces to be provided. Provision of new office (B1a) and leisure (D2) floorspace and a new publicly accessible café (A3). Reconfiguration of the site access and internal road arrangements and provision of new publicly accessible outdoor amenity space. New associated refuse and recycling arrangements. The application is accompanied by an Environmental Statement.

This application was refused at February Planning Committee against officer's recommendation for the following reasons:

- 1) The proposed development, by reason of its appearance, specifically the modern residential design and use of flats roofs, is out of character with the Mill Hill Conservation Area and has a negative impact when viewed from the Green Belt land to the north, contrary to policies 7.8 and 7.16 of the London Plan (2016), policies CS5 and CS7 of the Local Plan Core Strategy DPD (adopted September 2012) and policies DM01, DM06 and DM15 of the Development Management Policies DPD (adopted September 2012).
- 2) The proposal will result in the loss of trees of special amenity value with associated loss of nature conservation value, contrary to policies 7.19 and 7.21 of the London Plan (2016), policies CS5 and CS7 of the Local Plan Core Strategy DPD (adopted September 2012) and policies DM01 and DM16 of the Development Management Policies DPD (adopted September 2012).

The Mayor of London has directed (under the powers conferred by Section 2A of the 1990 Act) to act as the Local Planning Authority for the purposes of determining this application for the following two reasons:

- (i) The proposed development would have a significant impact on the implementation of the London Plan; and
- (ii) There are sound planning reasons for the Mayor's intervention.

The Mayor has had regard to housing delivery targets outlined in the development plan. The Mayor recognises that whilst Barnet Council has taken a positive approach to approving new homes in the borough during the last three years, it is currently significantly under-delivering against annualised housing completion targets and the borough's affordable housing targets. It is the view of the Mayor that the proposed development has the potential to make

important contributions to housing and affordable housing supply in compliance with London Plan policies 3.3 and 3.11.

As part of the decision process, a Representation Hearing is to take place before the Mayor decides whether or not to approve the application. During this hearing the applicant and the Local Planning Authority have an automatic right to speak and a representative from the Local Planning Authority will be invited to address the hearing for a maximum of 5 minutes.

For this reason, the Local Planning Authority would request that two Councillors make themselves available for this hearing. As of yet the Local Planning Authority does not know the date of this hearing, but will inform the Councillors as soon as this date is set. At present it is anticipated that the hearing will be held in May/June. Councillors should note that the GLA will give at fourteen clear days' notice of the hearing to those who may make oral representations, together with details of the procedure for those speaking. Seven clear days in advance of the hearing the GLA will publish the hearing agenda and the GLA officer's report and recommendation on the planning application on its website. Councillors should also note that the Mayor of London will make the final decision on this application and beyond its role at the representation hearing; the Council will not be involved in the final decision making. In addition to the hearing, Councillors should also make themselves available for the upcoming Mayor's site visit. Again, the Council Officers do not yet know the date of this, but will notify Councillors when this is confirmed.

Council officers have been invited to a meeting on Tuesday 16th May by the GLA to discuss procedures for the upcoming Representation Hearing. Relevant information from this meeting will be passed to Council representatives. In the meantime further information on the Representation Hearing procedures can be found on the GLA website. Please also contact Planning Case Officer, Harriet Beattie, if further information is required.