

**LOCATION:** Pentavia Retail Park  
Watford Way  
London  
NW7 2ET

**REFERENCE:** 17/8102/FUL Validated: 22/12/2017

**WARD:** Mill Hill Expiry: 23/03/2018

**APPLICANT:** Meadow Residential

**ORIGINAL PROPOSAL:** Redevelopment of site including the demolition of all existing buildings and construction of 724 new Build to Rent residential units (Use Class C3) along with 949 sqm of ancillary residential facilities, 987 sqm of non-residential floorspace (Use Class A1, A3 and D1) within buildings ranging from 5 to 15 storeys, a new pedestrian access off Bunns Lane, open space, landscaping, car parking, acoustic mitigation and highway / pedestrian improvements (Environmental Statement Received)

#### **BACKGROUND SUMMARY:**

The aforementioned planning application was presented to LB Barnet Planning Committee on 25 July 2018 with a recommendation for refusal. Members resolved to refuse the application in line with officer recommendation along with the addition of an additional reason for refusal based on inadequate levels of affordable housing being proposed. Barnet Council thus resolved to refuse the application for the following reasons:

1. The proposed development, by virtue of its excessive height and scale would represent an over development of the site resulting in a discordant and visually obtrusive form of development that would fail to respect its local context and the pattern of development within the surrounding area, to such an extent that it would be detrimental to the character and appearance of the area. The proposal would therefore be contrary to policies CS NPPF, CS5, DM01 and DM05 of the Barnet Local Plan Core Strategy and Development Management Policies (September 2012), policies 3.4, 7.4, 7.6 and 7.7 of the London Plan (July 2011, October 2013 and January 2014) and the Pentavia Retail Park Planning Brief.
2. The proposed development would fail to provide adequate levels of affordable housing, contrary to Policy CS4 of the Barnet Core Strategy (2012), Policy DM10 of the Barnet Development Management Policies Document (2012) and Policies 3.11, 3.12 and 3.13 of the London Plan (2016).

Subsequent to the resolution above, and due to the application being one of strategic importance, the application was referred to the Mayor of London. On 5 November 2018, the Mayor of London

issued a direction to the London Borough of Barnet that he will act as the Local Planning Authority for the purposes of determining the Application (under article 7 of the Town and Country Planning (Mayor of London) Order 2008 and the powers conferred by Section 2A of the Town and Country Planning Act 1990 (as amended)).

Subsequent to the Mayor's direction, on 22 March 2019 the applicant submitted revisions to the Application comprising the following;

- an increase in the number of residential units from 724 to 844 to provide 120 additional residential units;
- changes to the type of market homes proposed to introduce private sale units, alongside Build to Rent;
- the provision of 41% affordable housing (increased from 35%);
- changes to the tenure of affordable units to provide: 131 Discount Market Rent units; 57 Discount Market rent units at London Living Rent levels; 94 London Affordable Rent units; and 63 London Shared Ownership units;
- a reduction in the amount of ancillary residential facilities from 949 sqm. to 885 sqm. (-64 sqm.);
- an increase in the amount of non-residential floorspace (Use Class A1, A3-A4 and D1) from 987 sqm. to 1,028 sqm. (+41 sqm.);
- changes in the height of Blocks B, C, D, F, G, H, I, J, K, L, M, N, O, P, Q and R and amendments to the elevational treatment;
- a reduction in car parking from 545 spaces to 397 spaces (-148 spaces);
- revised pedestrian and cycle access and the relocation of bus stops on Bunns Lane and the A1 (northbound); and
- an increase in cycle parking spaces from 1,182 spaces to 1,603 spaces (+421 spaces).

Having been called in by the Mayor, who is now acting as the Local Planning Authority, the Council is now required to make a formal representation to the Mayor on the updated scheme. This note seeks the necessary authority for officers to make this representation.

#### **ASSESSMENT:**

The Council resolved to refuse the application on the excessive height, scale and massing and in this regard the revised scheme retains the height of the 15 storey tallest element (Block A) and also introduces additional height to Blocks B, C, D, F, G, H, I, J, K, L, M, N, O, P, Q and R. Given the lack of any reduction in the height and scale of the development, officers recommend that the Council maintains the objection to the scheme as set out in the first reason for refusal.

In terms of affordable housing, the Council resolved to refuse the application based on the inadequate levels of affordable housing which would have fallen below the local target of 40%. The revised scheme has fundamentally revised the housing offer and has introduced private sale units instead of the previous solely 'build-to-rent' development. This, along with the other revisions to the scheme, has allowed the applicant to increase the on-site affordable housing provision to 41% which exceeds the Council's local target. On this basis, officers would consider that the scheme would be

compliant with Policy CS4 of the Barnet Core Strategy (2012), Policy DM10 of the Barnet Development Management Policies Document (2012). Officers would therefore strongly recommend that the Council withdraws any objection to the scheme based on affordable housing.

Aside from issues associated with the previous reasons for refusal, the revised development proposes a significant reduction in parking spaces. The scheme which was previously presented to members comprised 545 residential spaces at a ratio of 0.75 spaces whilst the revised scheme submitted to the Mayor comprises 366 residential spaces at a ratio of 0.43 spaces per unit (with the ability to add 31 spaces if demand is sufficient – raising the ratio to 0.47 spaces per unit).

The site has a poor level of accessibility with a PTAL of 1 however in making the original recommendation to members, officers considered that a level of 0.75 (whilst below a policy compliant level) was appropriate on balance given the package of sustainable transport measures that would have been secured through the development. However, with the revised scheme – the reduction in the levels of residential parking to a ratio of 0.43/0.47 spaces per unit is considered to constitute an unacceptably low level of residential parking. In light of this reduced level of parking, officers consider that it would be appropriate for the Council to make representations to the Mayor objecting to the revised application on this basis.

**RECOMMENDATION:**

Recommendation 1:

That the Council make representation to the Mayor of London, recommending that the application be refused for the following reasons:

1. The proposed development, by virtue of its excessive height and scale would represent an over development of the site resulting in a discordant and visually obtrusive form of development that would fail to respect its local context and the pattern of development within the surrounding area, to such an extent that it would be detrimental to the character and appearance of the area. The proposal would therefore be contrary to policies CS NPPF, CS5, DM01 and DM05 of the Barnet Local Plan Core Strategy and Development Management Policies (September 2012), policies 3.4, 7.4, 7.6 and 7.7 of the London Plan (July 2011, October 2013 and January 2014) and the Pentavia Retail Park Planning Brief.
2. The proposed development would provide inadequate levels of residential parking provision to serve the development, resulting in likelihood of additional parking stress within the surrounding area parking to the detriment of highway and pedestrian safety and the free-flow of traffic, contrary to Policies CS9 and CS15 of the Local Plan Core Strategy (adopted September 2012), and Policy DM17 of the Local Plan Development Management Policies DPD (adopted September 2012).

Recommendation 2:

That members grant delegated authority to the Head of Strategic Planning (in consultation with the Planning Committee Chairman) to make any additional representations to the Mayor of London as may be necessary.

**SITE LOCATION PLAN:**

