

Strategic Planning Committee draft Minute of refusal

RESOLVED that the application be recommended for refusal to the Planning Inspectorate for the following reasons:

1. The proposed development, by virtue of its excessive height, scale, massing and density would represent an over development of the site resulting in a discordant and visually obtrusive form of development that would demonstrably fail to respect the local context and established pattern of development, to the detriment of the character and appearance of the area, and the visual amenity of adjoining residential occupiers. The proposal would therefore not create a high-quality building, not constitute a sustainable form of development and would be contrary to the provisions of the NPPF, Policies D3, D4 and D9 of the London Plan 2021 and policies CS5, DM01 and DM05 of the Barnet Local Plan Core Strategy and Development Management Policies 2012'
2. The proposed development does not include a formal undertaking to meet the costs of provision of affordable housing, affordable workspace, carbon off-setting, highways mitigation, non-financial and financial skills, employment, enterprise and training obligations, or street scene and street tree improvements. Moreover, the quantum of development and absence of appropriate secured mitigation would result in an undue strain being placed upon local health services The proposal would therefore not address the impacts of the development, contrary to Policies CS5, CS9 and CS11 of the Local Plan Core Strategy (adopted September 2012), policies DM01, DM04, DM10 and DM17 of the Development Management Policies (adopted September 2012) and the Planning Obligations SPD (adopted April 2013), Paragraph 8 of the NPPF, Policy S2 of the London Plan 2021.