

Date
3 August 2022

Andrew Dillon
Planning Department
London Borough of Barnet
2 Bristol Avenue
Colindale
NW9 4EW

By Email Only

Dear Mr Dillon,

Applicant's Amendments in Response to Statutory Comments on Planning Application Ref. 21/4433/OUT

On behalf of the Applicant, Comer Homes Group, this letter sets out further amendments that have been made in respect of the planning application relating to the proposed development at the North London Business Park having taken into consideration the comments received from statutory consultees. This includes the formal submission of updated plans and revisions to application documents ahead of determination of the planning application.

This letter is drafted to accompany formal revisions made to the planning application 21/4433/OUT following the receipt of comments, since the application was submitted and validated in August 2021.

Alongside this cover letter are a series of formal revisions to a number of plans, alongside additional information in relation to the drainage proposals. This letter clarifies the revisions that have been made to the plans and the reasoning behind those changes.

The following documents are submitted alongside this letter.

- Revised drawings including:
 - Proposed Development Zone Plan (drawing no. 211_WS_02_01 Rev B)
 - Development Zones & Maximum Heights (drawing no. 211_WS_02_05 Rev A)
 - Site Plan (drawing no. 211_WS_02_06 Rev A)
 - Block 1C_Ground Floor Plan (drawing no. 211_1C_02_00 Rev C)
 - Block 1C_First Floor Plan (drawing no. 211_1C_02_01 Rev C)
 - Block 1C_Second Floor Plan (drawing no. 211_1C_02_02 Rev C)
 - Block 1C_Third Floor Plan (drawing no. 211_1C_02_03 Rev C)
 - Block 1C_Fourth Floor Plan (drawing no. 211_1C_02_04 Rev C)
 - Block 1C_Fifth Floor Plan (drawing no. 211_1C_02_05 Rev C)
 - Block 1C_Sixth Floor Plan (drawing no. 211_1C_02_06 Rev C)
 - Block 1C_Seventh Floor Plan (drawing no. 211_1C_02_07 Rev C)
 - Block 1C_Eighth Floor Plan (drawing no. 211_1C_02_08 Rev C)
 - Block 1C_Ninth Floor Plan (drawing no. 211_1C_02_09 Rev C)
 - Block 1C_North & East Elevations (drawing no. 211_1C_04_01 Rev C)
 - Block 1C_South & West Elevations (drawing no. 211_1C_04_02 Rev B)
 - Block 1D_Ground Floor Plan (drawing no. 211_1D_02_00 Rev A)

- Block 1D_First Floor Plan (drawing no. 211_1D_02_01 Rev C)
- Block 1D_Second Floor Plan (drawing no. 211_1D_02_02 Rev C)
- Block 1D_Third Floor Plan (drawing no. 211_1D_02_03 Rev C)
- Block 1D_Fourth Floor Plan (drawing no. 211_1D_02_04 Rev C)
- Block 1D_Fifth Floor Plan (drawing no. 211_1D_02_05 Rev C)
- Block 1D_Sixth Floor Plan (drawing no. 211_1D_02_06 Rev C)
- Block 1D_Seventh Floor Plan (drawing no. 211_1D_02_07 Rev C)
- Block 1D_Eighth Floor Plan (drawing no. 211_1D_02_08 Rev C)
- Block 1D_Ninth Floor Plan (drawing no. 211_1D_02_09 Rev C)
- Block 1D_North & East Elevations (drawing no. 211_1D_04_01 Rev C)
- Block 1D_South & West Elevations (drawing no. 211_1D_04_02 Rev B)
- Block 1E_First Floor Plan (drawing no. 211_1E_02_01 Rev A)
- Block 1E_Second Floor Plan (drawing no. 211_1E_02_02 Rev A)
- Block 1E_Third Floor Plan (drawing no. 211_1E_02_03 Rev A)
- Block 1E_Fourth Floor Plan (drawing no. 211_1E_02_04 Rev A)
- Block 1E_Fifth Floor Plan (drawing no. 211_1E_02_05 Rev A)
- Block 1E_Sixth Floor Plan (drawing no. 211_1E_02_06 Rev A)
- Block 1E_Seventh Floor Plan (drawing no. 211_1E_02_07 Rev A)
- Block 1E_Roof Plan (drawing no. 211_1E_02_08 Rev A)
- Block 1E_North & East Elevations (drawing no. 211_1E_04_01 Rev A)
- Block 1E_South & West Elevations (drawing no. 211_1E_04_02 Rev A)
- Block 1E_Cross Section AA & BB (drawing no. 211_1E_05_01 Rev A)
- Block E_1 Bedroom Apartment type 01 & 02 (drawing ref. 211_E_09_01 Rev A)
- Block E_1 Bedroom Apartment type 05 & 06 (drawing ref. 211_E_09_03 Rev A)
- Block E_1 Bedroom Apartment type 07 & 08 (drawing ref. 211_E_09_04 Rev A)
- Block E_2 Bedroom Duplex Apartment type 01 (drawing no. 211_E_09_08 Rev A)
- Block E_2 Bedroom Duplex Apartment type 02 (drawing no. 211_E_09_09 Rev A)
- Block E_3 Bedroom Duplex Apartment type 01 (drawing no. 211_E_09_10 Rev A)
- Block E_3 Bedroom Duplex Apartment type 02 (drawing no. 211_E_09_11 Rev A)
- Block 1F_First Floor Plan (drawing no. 211_1F_02_01 Rev B)
- Block 1F_Second Floor Plan (drawing no. 211_1F_02_02 Rev B)
- Block 1F_Third Floor Plan (drawing no. 211_1F_02_03 Rev B)
- Block 1F_Fourth Floor Plan (drawing no. 211_1F_02_04 Rev B)
- Block 1F_Fifth Floor Plan (drawing no. 211_1F_02_05 Rev B)
- Block 1F_South & West Elevations (drawing no. 211_1F_04_02 Rev B)
- Updated Drawing Schedule is attached at **Appendix 1** to this letter
- Housing Quality Assessment Rev C
- Updated Flood Risk Assessment and further drainage and hydraulic details in response to LB Barnet’s flood and drainage comments
- Wind Statement
- Updated Daylight and Sunlight Review
- Greengage Letter confirming findings of ES remain unchanged

1. Amendments to the Planning Application

We provide details of the proposed amendments to the application in turn below.

Community floorspace

Comer has been actively engaging with a local group regarding the use of the community floorspace as part of the proposed development. Discussions have progressed and it was agreed an increase in community floorspace was required to meet their needs. Therefore the total community floorspace now proposed is 1,908sqm compared to the originally proposed 960sqm. The increase of 948sqm floorspace will be accommodated in Block 3A which is reconfigured as follows (which is also shown on the amended Development Zone Plan).

Block 3A Floorspace Use	Originally proposed floorspace	Amended proposed floorspace
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Residential	25,103sqm	25,103sqm
Retail	474sqm	
Community	960sqm	1,908sqm
Childcare	960sqm	960sqm
Offices	474sqm	
Total	27,971sqm	27,971sqm

Reduction in single aspect units

The GLA Stage 1 report raised concern over the number of single aspect north facing units within Blocks 1C, D, E and F. The design of these blocks have been heavily reviewed by the design team and have found a solution to reduce the number of north facing single aspect units.

In Block 1C there were previously 10 stacked 1x bed apartments on the northern elevation. To overcome this, the design team has altered the design of these apartments in to 5 2-bedroom duplexes which includes a generous double height window into each LKD space. Whilst still single aspect, it is considered the quality of these spaces is significantly improved.

In Block 1D, there were previously two single aspect units in this southern block. This has been amended so that these two units are now a dual aspect, 3-bed unit. In the northern block, the same approach has been taken as in Block 1C whereby the previously proposed 1-bed single aspect units have been converted into duplexes.

In Block F, there was previously one 3-bed west facing unit on each floor which has been amended to two 1-bed units in their place, on each floor.

The changes to the internal layouts have been reviewed by our daylight / sunlight consultants, eb7, in order to update the findings of their previous report dated August 2021. The updated results for the areas of change are included with this amendment submission as an addendum and the commentary confirms the revised layouts maintain the high level of internal amenity previously reported in their original August 2021 assessment. Eb7 confirm that the compliance rates exceed 96% for each block which is excellent for a modern flatted development and remains fully acceptable.

Overall, across Phase 1, the number of single aspect units (minus the houses in Block B) has reduced from 454 to 445, however the quality of those 445 units are higher and policy compliant. The percentage of dual aspect units has increased from 62.1% to 62.7%. In terms of revised housing mix for the apartments, a comparison of the original and amended Phase 1 scheme totals are as follows:

Block	No. of bedrooms	Original scheme proposed mix	Amended July 2022 proposed mix
C	1	58	48
	2	78	83
	3	18	18
	4	0	0
D	1	70	56
	2	52	49
	3	47	56
	4	2	1
E	1	32	32
	2	32	32
	3	4	4
	4	0	0
F	1	6	16
	2	34	34

	3	21	16
	4	0	0
	<i>Total 1 beds</i>	166	152
	<i>Total 2 beds</i>	196	198
	<i>Total 3 beds</i>	90	94
	<i>Total 4 beds</i>	2	1
	Total Phase 1 apartments	454	445

Full details of the revised accommodation proposed for Phase 1 is set out in the revised Housing Quality Assessment.

Wind

There have been some changes to the externals of the proposed development in Phase 1 to ensure the wind environment is acceptable. In Block C, glass screens have been added behind the balustrades to 1.5m. In Block D, full height glass screens to the front top two balconies facing the public space have been added. In Block E, glass screens have been added to the two openings at the seventh floor.

A revised Pedestrian Level Wind and Microclimate Assessment is submitted as part of this package of amendments which confirms the wind conditions within and around the detailed elements of the proposed development (Phase 1) would be suitable for the intended use and as such no further mitigation measures would be required for this element. The report recommends re-assessment of the outline phases at detailed design stage, which will be complied with.

Fire safety

The plans have also been updated to incorporate a lift to the upper levels of Block E and respond to the recommendations of the Fire Statement submitted.

Flood Risk and SuDS

In response to the flood and drainage comments received from LB Barnet, the applicant's flood consultant has revised the Flood Risk Assessment which includes changes to the Drainage Strategy and hydraulic calculations as well as providing a separate response to each of the points raised by LB Barnet.

2. Conclusion

We trust the amendments to the scheme submitted alongside this cover letter, which provides further details of the amendments and their implications provides a full response to comments received. Please do not hesitate to contact us if you have any other queries regarding the application.

Yours faithfully



Daniel Watney LLP