

LOCATION: North London Business Park, Oakleigh Road South, London, N11 1GN.

REFERENCE: 21/4433/OUT **Received:** 10 August 2021
Accepted: 10 August 2021

WARD: Brunswick Park **Expiry:** 9 November 2021

APPLICANT: Comer Homes Group

PROPOSAL: Hybrid planning application for the phased comprehensive redevelopment of the North London Business Park to deliver a residential-led mixed use development. The detailed element comprises up to 461 residential units in five blocks reaching 9 storeys, the provision of a 5 form entry secondary school, a gymnasium, a multi-use sports pitch and associated changing facilities and improvements to open space and transport infrastructure, including improvements to the access from Brunswick Park Road and; the outline element comprises up to 1,967 additional residential units in buildings ranging from three to twelve storeys, up to 7,148 sqm of non-residential floor space (use Class E and F) and public open space. Associated site preparation/enabling work, transport infrastructure and junction work, landscaping and car parking.

APPLICATION SUMMARY

Agenda Item 7 (North London Business Park) of the Planning Committee meeting of the 15th December 2022 was deferred by members in order that the reasons for refusal, in discussion with Planning Officers, could be prepared and agreed at the next meeting of the Committee. The proposed reasons for refusal are:

1. The proposed development, by virtue of its excessive height, scale, and massing result in a discordant and visually obtrusive form of development that would demonstrably fail to respect the local context and established pattern of development when viewed from the west of the site on Fernwood Crescent, Denham Crescent, Oakleigh Crescent and Oakleigh Road North as well as New Southgate Cemetery to the East, 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 development, 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 secure the provision of affordable housing, community and health care floorspace,

affordable workspace, off site nature conservation and playspace provision, carbon off-setting, highways mitigation, non-financial and financial skills and employment, enterprise and training obligations. 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.

SITE LOCATION PLAN: North London Business Park, Oakleigh Road South, London N11 1GN

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