

## **REPORT FOR: Planning Committee.**

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**Date of Meeting:** 16 November 2011

**Subject:** **INFORMATION REPORT –  
Urgent Non-Executive Decision:  
Stonegrove and Spur Road  
Estates Site, Edgware**

**Responsible Officer:** Hugh Peart – Director of Legal and  
Governance Services

**Exempt:** No

**Enclosures:** None

### **Section 1 – Summary**

The Urgent Non-Executive Decision procedure, set out in Part 3 of the Council's Constitution, requires all decisions taken under the procedure to be reported to the appropriate Committee. The Committee is requested to note the action taken under the Urgent Non-Executive Decision procedure, as outlined in Section 2 below.

**FOR INFORMATION**

## **Section 2 – Report**

### CIRCUMSTANCES

#### Site Description

The site comprises part of the Stonegrove and Spur Road estates, on the eastern side of Stonegrove, which forms the boundary with the Borough of Harrow.

The site benefits from outline permission for 937 residential units and community facilities, with access off Spur Road and Stonegrove (Barnet ref: W13582E/07. Harrow ref: P/3366/07) (“*the Outline Permission*”) which was granted on 6 October 2007.

Reserved matters applications relating to scale, appearance and landscaping are to be submitted for each phase of the development.

#### Proposal Details

The Outline Permission was subject to Condition 3, which stated:

“Applications for the approval of reserved matters for which the outline planning permission relates, as shown on plan entitled ‘Hybrid Planning Application Boundaries’ reference 1093\_MP\_33 Revision E dated July 2006 **shall be made to the local planning authority before the expiration of three years from the date of this permission** and shall be in accordance with the approved design code for that scheme” (emphasis added)

The three year expiration date specified in Condition 3 was 6 October 2011. The applicant (Barratt Evolution Limited) sought permission to vary Condition 3, to allow a further three years within which to make applications to approve outstanding reserved matters (i.e. a new expiration date of 6 October 2014).

The Outline Permission was a hybrid permission that divided the development into eight phases. Phase 1 was granted full permission under the Outline Permission, with the remaining phases having scale, appearance and landscaping reserved for future applications. Phases 2 and 3 have had their reserved matters discharged under subsequent applications.

Phases 4 to 8 have not had their reserved matters approved. Phases 5 and 6 cover parts of the Stonegrove and Spur Road estates that are on the eastern side of the site, away from the boundary with the Borough of Harrow. Phases 4, 7 and 8 cover those parts of the Stonegrove and Spur Road estate located on the eastern side of Stonegrove, directly opposite the Borough of Harrow. As part of this application, rewording of the 60 planning conditions of the Outline Permission was also proposed to remove reference to phases that had already been implemented and/or had their reserved matters approved.

As a neighbouring authority located opposite the site, Harrow Council has been consulted on the proposed variation by The London Borough of Barnet.

The issue for consideration is therefore the impact on the London Borough of Harrow of the proposed variation rather than a determination of the application itself.

### Appraisal

Harrow Council objected to the Outline Application for the following reasons:

1. “The proposed access road to the development from Stonegrove will have an adverse effect on highway safety and prejudice the free flow of traffic on this London Distributor Road, contrary to HUDP Policy T15 and national planning guidance (PPG 13).
2. The proposed six and four storey blocks facing Stonegrove are out of character with the location and do not respond to their local context contrary to HUDP Policy D4 and national planning guidance (PPS 1)”.

Despite these objections, the London Borough of Barnet granted permission for the Outline Application, subject to conditions. Although reserved matters for scale, appearance and landscaping are yet to be approved for Phases 4 to 8, the access road from Stonegrove has been established under the Outline Permission. Furthermore, Condition 7 of the Outline Permission specifies that all reserved matters applications shall be in accordance with several key parameter plans, including a maximum parameter height plan (ref: 10930\_MP-01F) and a Masterplan layout and access plan (ref: 10930\_MP\_31\_Rev E). These latter two plans establish the heights and location of buildings on the eastern side of Stonegrove that were the subject of Harrow Council’s objection. Given the above, those aspects of the development that were the subject of Harrow Councils objections are established in principle by the Outline Permission and are not open to renewed consideration.

No property in the London Borough of Harrow consulted by the London Borough of Barnet has objected to the proposed variation. Variation of Condition 3 would also not remove Harrow Council’s opportunity to consider and respond to the reserved matters application(s) for Phases 4 to 8 at a future date. In the intervening period between grant of the Outline Permission and this application, there have also been no relevant changes to national planning policy or Harrow Council planning policy that would justify an objection to the variation of Condition 3 sought.

Given the above, Harrow Council raises no objection to variation of Condition 3.

## **Section 3 – Further Information**

### Action Sought

- 1.1 Inform the London Borough of Barnet that Harrow Council raises **NO OBJECTION** to this application.

1.2 The decision to raise no objection has been taken having regard to national planning policy guidance and statements (PPS1, PPS3 and PPG13); Policies 6.3, 7.4B and 7.6B of the London Plan (2011); and saved policies D4 and T15 of the Harrow Unitary Development Plan (2004) and all relevant material considerations.

Date of Request for Action:

17 October 2011

Reason for urgency:

The application was due to be heard at Barnet Council Planning Committee on 18 October 2011. The next Harrow Council Planning Committee meeting was not until 16 November 2011

Decision: Officer recommendation agreed.

## **Section 4 – Financial Implications**

None

## **Section 5 – Corporate Priorities**

The proposal would be in line with the corporate objectives of United and Involved Communities: a Council that listens and leads.

Name: Kanta Hirani	<input checked="" type="checkbox"/>	on behalf of the Chief Financial Officer
Date: 3 November 2011		

## **Section 6 - Contact Details and Background Papers**

Contact: Miriam Wearing, Senior Democratic Services Officer, 020 8424 1542

Background Papers: Individual Urgent Non-Executive Decision Form, as reported.