

## Appeal Reference APP/N5090/W/23/3330577

### North London Business Park – RfR1 (Views) Scott Schedule – v4

Refusal Reason/Issue		
<b>RfR1</b>		
<p>The proposed development would, 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 Road, Oakleigh Close 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.</p>		
	<b>Summary of Appellant’s Position</b>	<b>Summary of Council’s Position</b>
The proposed development is of an excessive height, scale and massing...when viewed from the west of the site on:		
<b>RfR1 View 1 (R1-V1)</b>		
<b>Fernwood Crescent</b>	<p><b>General comments</b></p> <p>The image in the Appeal Scheme TVIA (TVIA view 16) shows the parameter plan volumes. In the completed project the view would be of a high quality development with appropriate details and materials designed accordance with the design guidelines and subject to reserved matters approval by the local authority.</p> <p>Part of the Appeal Scheme would appear in the background of the view. It would appear at a lower apparent height than houses close to the viewpoint; the height, scale and massing are appropriate and not excessive. The Appeal Scheme could be clearly understood as lying in the middle distance, on the other side of the railway line.</p> <p>The Appeal Scheme would appear as a coherent set of buildings, with variation in the heights and forms of the buildings providing some visual interest on the skyline.</p> <p>The Appeal Scheme would be more noticeable than the Existing Scheme in this view because the blocks are taller, but as with the Existing Scheme it would not be discordant or visually obtrusive.</p>	<p><b>General comments</b></p> <p>The immediate character along Fernwood Crescent is traditionally suburban – 2-3 storey residential properties, which is the defining characteristic of the immediate area, and indeed across the borough.</p> <p>In this immediate low rise residential context, buildings as high as 13 storeys would appear starkly out of keeping, and a significant increase on the approved scheme – which strikes a better balance in assimilating into the existing context.</p> <p>The visual impact would be only partly relieved by the buffer of the railway line, but this would not have the effect of suitably mitigating against the out of keeping scale and height of the buildings when seen in the immediate context, which is clearly discernible.</p> <p>The height, scale and massing are considered excessive in this setting, in contrast to the established pattern of development, and harmful to the visual amenity of the area.</p>
	<p><b>Height</b></p> <p>The Appeal Scheme rises to an apparent height lower than the existing houses on either side of the street. The effect on the view will not be discordant or visually obtrusive.</p>	<p><b>Height</b></p> <p>The heights of the proposed building in this suburban context are excessive and would result in a discordant form of development. The proposed excessive heights are clearly perceptible from Fernwood Crescent and disrupt unacceptably the existing built form.</p>

	<p><b>Scale</b></p> <p>The scale of the Appeal Scheme buildings that appear in this view will be understood as being larger than the existing foreground buildings. They are some distance away (about 180m from the viewer). Windows will allow the individual storeys to be read and will lend a sense of human scale not apparent in the illustrations of the parameter volumes. The effect on the view will not be discordant or visually obtrusive.</p>	<p><b>Scale</b></p> <p>Given the number of buildings proposed, and their overall width, the scale of the development when considered from this viewpoint will result in a wall of development, which will dominate the setting, notwithstanding the intervening railway line.</p>
	<p><b>Massing</b></p> <p>The massing (or form) of the Appeal Scheme as built will depend on what is in the reserved matters application in due course. The massing of the parameter volumes as illustrated comprises a variety of different volumes which have a varied and informal composition that sits comfortably in the view. The effect on the view will not be discordant or visually obtrusive.</p>	<p><b>Massing</b></p> <p>Whilst finer detail will be agreed at RM stage, given the parameters of the proposal, and number of units proposed, the overall massing of the buildings along the railway line can only result in a dominant form that will be incongruous in this suburban setting.</p>
<b>RfR1 View 2 (R1-V2)</b>		
<b>Denham Road</b>	<p><b>General comments</b></p> <p>The view image, to be provided for the inquiry, is not available at the time of writing. The viewpoint is comparable with V1 and the same comments will likely apply in general terms.</p>	<p><b>General comments</b></p> <p>The appellant is in the process of providing a TVIA View for Denham Road, but the council analysis is the same as above, Denham Road is a residential road that runs parallel to Oakwood Crescent and it is anticipated the views will confirm the impacts, as per the council's case, will be broadly similar.</p>
	<p><b>Height</b></p>	
	<p><b>Scale</b></p>	
	<p><b>Massing</b></p>	
<b>RfR1 View 3 (R1-V3)</b>		
<b>Oakleigh Road North, looking along Oakleigh Close</b>	<p><b>General comments</b></p> <p>The image in the Appeal Scheme TVIA (TVIA view 18) shows the parameter plan volumes. In the completed project the view would be of a high quality development with appropriate details and materials designed accordance with the design guidelines and subject to reserved matters approval by the local authority.</p> <p>The Appeal Scheme would appear behind buildings on Oakleigh Close, in the background of the view. The Appeal Scheme would appear noticeably lower than the buildings on Oakleigh Road North; the height, scale and massing are appropriate and not excessive. The Appeal Scheme could</p>	<p><b>General comments</b></p> <p>The council consider, whilst TVIA Views are very useful in forming positions on impacts, much better appreciation is achieved as part of a kinetic experience on the ground – such as at an officer site visit, or in this case during the appeal site visit, whilst walking the streets.</p> <p>For example, whilst TVIA 18 is labelled “Oakleigh Close and Oakleigh Road North” - view 19 is labelled “Oakleigh Road South” but is part of Oakleigh Road North, and as per the council Statement of Case, the impacts can be appreciated from this viewpoint, and at other parts of Oakleigh Road North.</p>

	<p>be clearly appreciated as lying in the middle distance, on the other side of the railway line.</p> <p>The variation in the height and form of the buildings within the proposed development would provide visual interest on the skyline, in contrast to the monotonous roof line of the existing buildings on the Site.</p> <p>The Appeal Scheme would be more noticeable than the Existing Scheme in this view because the blocks are taller, but as with the Existing Scheme it would not be discordant or visually obtrusive.</p>	<p>The buildings, when viewed from Oakleigh Close and Oakleigh Road North, are set back but would be clearly perceptible, and notwithstanding this, the buildings as a whole would still be seen as a tall, dominant, bulky and materially out of scale form of development when seen against the surrounding lower set residential buildings.</p> <p>The effect would be to materially disrupt the general consistency of height to the buildings within the residential streets, thereby causing unacceptable harm to the positive and distinctive characteristic of the immediate locality. The height, scale and massing are considered excessive in this setting.</p>
	<p><b>Height</b></p> <p>The Appeal Scheme rises to an apparent height lower than the existing houses on Oakleigh Road North. The effect on the view will not be discordant or visually obtrusive.</p>	<p><b>Height</b></p> <p>The council consider the excessive height would be clearly perceptible from Oakleigh Close and Oakleigh Road North. Whilst there is a variation in heights across the site, the tallest buildings will be prevalent from this view.</p>
	<p><b>Scale</b></p> <p>The scale of the Appeal Scheme buildings that appear in this view will be understood as being larger than the existing foreground buildings. They are some distance away (about 150m from the viewer) and will not be obtrusive. Windows will allow the individual storeys to be read and will lend a sense of human scale not apparent in the illustrations of the parameter volumes. The effect on the view will not be discordant or visually obtrusive.</p>	<p><b>Scale</b></p> <p>Coupled with the overall height, the widths of the buildings proposed with longer sides facing Oakleigh Road North, with limited gaps between, would result in a development of sheer scale, with a much more dominating presence than the extant scheme, which, it is acknowledged, would change the character of the area also.</p>
	<p><b>Massing</b></p> <p>The massing (or form) of the Appeal Scheme as built will depend on what is in the reserved matters application in due course. The massing of the parameter volumes as illustrated comprises a variety of different volumes which align with the orientation of the houses in the foreground and sit comfortably in the view. The effect on the view will not be discordant or visually obtrusive.</p>	<p><b>Massing</b></p> <p>There is a smaller scale of development in the wider area, and whilst the extant scheme will result in a greater mass of development than found locally, the appeal proposal strays significantly above the overall massing of development in the wider area and this would have a discordant impact on the wider setting.</p>
<b>RfR1 View 4 (R1-V4)</b>		
(and) <b>New Southgate Cemetery to the East</b>	<p><b>General comments</b></p> <p>The image in the Appeal Scheme TVIA (TVIA view 7) shows the detailed design for Phase 0 and 1 buildings and parameter plan volumes for some Phase 3 buildings. In the completed project the view of the Phase 3 buildings would be of a high quality development with appropriate details and materials designed accordance with the design guidelines and subject to reserved matters approval by the local authority; the form and massing of the Phase 0, 1 and 3 building relate coherently as a group.</p>	<p><b>General comments</b></p> <p>Immediately to the north-east of the site is New Southgate Cemetery. The cemetery is bordered by housing, typically 2 stories in height, or other areas of open land.</p> <p>The cemetery maintains the local suburban scale, which is a positive attribute of the local area. The appeal scheme would dominate this setting, and proposes a significant increase in development when view from the cemetery.</p>

	<p>The Appeal Scheme would appear in the middle distance, forming a background layer of development within the view.</p> <p>The school would form a calm backdrop for the cemetery entrance gates. The apartment blocks within Phase 1 would be the most visible elements within the Appeal Scheme, particularly Block D, although they would be obscured by the trees to some extent. They would appear as high quality residential buildings, with the use of brick relating well to the school and existing buildings outside the Site.</p> <p>The Appeal Scheme would be more noticeable than the Existing Scheme in this view because the blocks are taller, but as with the Existing Scheme it would not be discordant or visually obtrusive.</p>	<p>The extant scheme does not impact unduly on the existing suburban setting. In contrast the appeal scheme would dominate the outlook in this direction. From views using the cemetery, the sheer heights, bulk and scale of the proposed buildings would be harmful to the overall lower set scale that is a character trait of the area.</p>
	<p><b>Height</b></p> <p>The taller elements of the Appeal Scheme, furthest from the viewer, are as some distance away (about 250m from the viewer). The effect on the view will not be discordant or visually obtrusive.</p>	<p><b>Height</b></p> <p>Despite distances, this abrupt increase in height will be readily apparent from the park. Verified view no.7 confirms that the significant increase in heights over the extant scheme will dominate from this viewpoint.</p>
	<p><b>Scale</b></p> <p>The apparent scale of the buildings within the Appeal Scheme would be greater than that of existing buildings, its overall scale would sit comfortably in the view, and there would be variety in the height and scale of the visible buildings. The scale as seen in this view is appropriate and not excessive. The effect on the view will not be discordant or visually obtrusive.</p>	<p><b>Scale</b></p> <p>In the typically suburban area around the park, where two storey scale of housing is predominant, the proposals comprise an abrupt change in scale that will dominate the surrounding area.</p>
	<p><b>Massing</b></p> <p>The massing (or form) of the Appeal Scheme demonstrates pleasing variety and the volumes of the buildings as seen from this viewpoint are successfully layered, with the taller elements further away. The effect on the view will not be discordant or visually obtrusive.</p>	<p><b>Massing</b></p> <p>The number of buildings/units proposed, coupled with the increased height, will result in a volume of built form that will be in stark contrast to the reduced massing found locally. The location of the taller buildings to the "railway side2 of the site, does not successfully mitigate this, and there is a notable increase in massing above the extant scheme.</p>