

North London Business Park

PREVIOUS APPLICATION



CGIs of the approved scheme

Comer Homes submitted a planning application for this site in 2017. This was approved by the Secretary of State in 2020. This section will outline the previous proposals and describe the comments from the Planning Inspectorate (PINS) which led us to revise the plans.

Previous proposals

- 1,350 new homes
- New buildings ranging from 2 to 9 storeys
- Provision of a 5-form entry secondary school
- A new gymnasium and a multi-use sports pitch
- 2.54 hectares of open space
- 5,177 sqm of non-residential floor space

The Inspector (and Secretary of State) were in agreement that the existing character of the site is entirely different to its surrounding area. It was considered that the proposed scheme was appropriate to the current character of the site as:

The taller buildings would be located away from existing development, in the interior of the site or adjacent to the railway lines that provide a buffer to existing development;

The buildings proposed closest to existing development would be three storeys;

The open space would be retained between blocks; and

The taller buildings would not be visually obtrusive to those living around the site.

Secretary of State Comments

The report by the Secretary of State is the primary reason behind the decision to revise our proposals for North London Business Park. The report suggests that the 2017 proposals will only have a minimal impact on the surrounding area. The project team's own analysis mirrors this and also shows that increasing the density will not jeopardize these findings.