

**Greenhouse Garden Centre, Birchen Grove, London, NW9 8RY – LPA Ref: 09/3220**

**Case officer – Victoria McDonagh, Tel: 020 8937 5337**

Proposal

Outline planning permission for the erection of 71 dwellings with amenity open space (matters to be determined: access)

UDP Designations and surrounding uses

- The Greenhouse Garden Centre lies within Metropolitan Open Land (MOL).
- The site abuts a Site of Metropolitan Conservation Importance (Welsh Harp) & public open space to south and west. The proposed access road off Birchen Grove will run through the Site of Metropolitan Conservation Importance and public open space.
- The site abuts residential properties to the north (Doreen Avenue, Glenwood Grove) and Woodfield School to east.
- Welsh Harp is designated as a site of special scientific interest (SSSI). This is located to the south of the site but does not abut the application site.

Summary of the proposed scheme

- 71 houses (18 x 2bedroom, 36 x 3bedroom and 17 x 4 bedroom) and 110 car parking spaces
- density – 196 habitable rooms per hectare
- 50% affordable
- communal amenity space in centre of the site
- existing landscaping to remain with new trees on northern and southern ends

Matters to be determined as part of this application – Means of Access

The existing access to the garden centre is through the Welsh Harp Environmental Education Centre. The garden centre also has planning permission from 1999 (99/0868) to create a new access to the site by extending the Birchen Grove carriage way and footpath.

This application proposes to close the existing access through the Welsh Harp Environmental Education Centre and for the new access off Birchen Grove to be implemented with alterations

Key issues

- impact upon the Metropolitan Open Land in terms of the residential development and access road
- impact upon the Welsh Harp in terms of the residential development and access road
- impact upon the wildlife
- whether the access road is suitably designed and can accommodate the new residential development
- impact upon Birchen Grove and the traffic lights at the junction of Birchen Grove and Blackbird Hill

Timescales for application

Consultation Period due to expire on 11<sup>th</sup> November 2009

Likely timescale for decision – to be reported to the planning committee meeting on 16<sup>th</sup> December 2009.