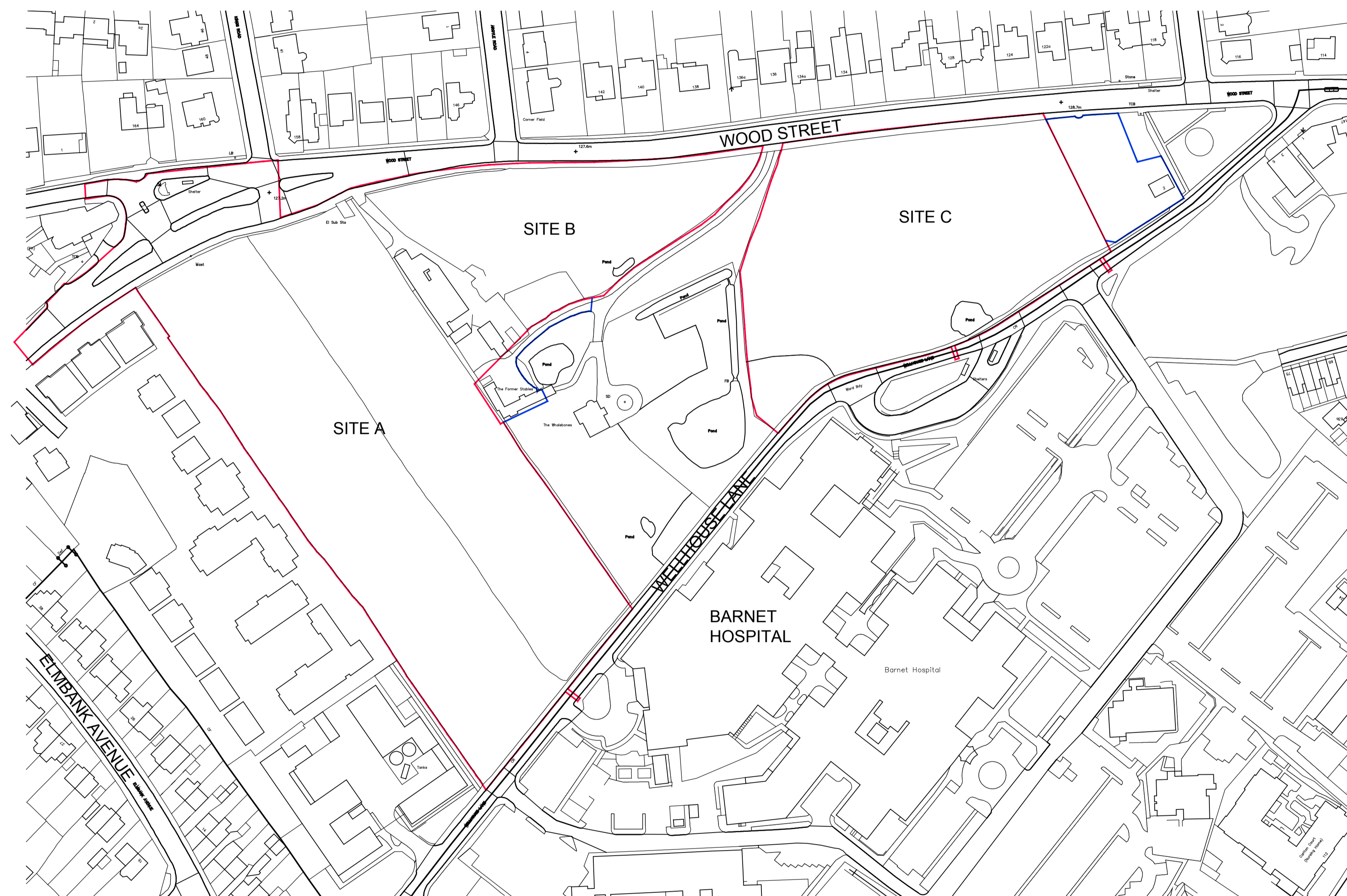
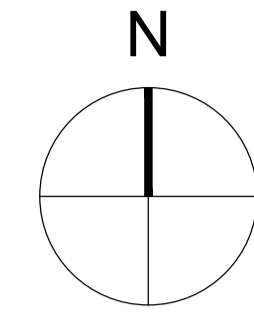
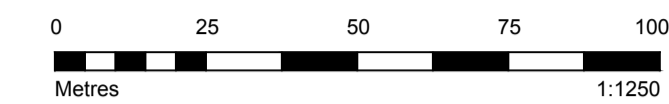


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 All dimensions are in millimetres unless noted otherwise
 All levels are in metres above ordnance datum unless noted otherwise
 This drawing must be read in conjunction with all other relevant drawings and specifications from the Architect and other consultants
 If in doubt, ask



Key
 Indicates extent of proposed Planning boundary line
 Indicates Additional Land within Applicant's Ownership

rev	date	description	drawn	checked
A	29.04.19	Issued for Planning	DF	DPD

PLANNING

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**Pollard
 Thomas
 Edwards**

project	job no.	drawn	checked	scale	date
Land adjoining the Whalebones, Barnet	16-122	DF	DPD	1:1250@A1	Mar'19
drawing title	drawing number	revision			
Site Location Plan	122_PL_001	A			

Planning and Building Control
2 Bristol Avenue, Colindale, London, NW9 4EW
Contact Number: 0208 359 6039

Ms Mia Scaggiante
Savills
15 Finsbury Circus
London
EC2M 7EB

Application Number: **19/3949/FUL**
Registered Date: 17 July 2019

TOWN AND COUNTRY PLANNING ACT 1990

REFUSAL OF PLANNING PERMISSION

TAKE NOTICE that the Barnet London Borough Council, in exercise of its powers as Local Planning Authority under the above Act, hereby:

REFUSES PLANNING PERMISSION for:

Demolition of non-listed structures and construction of a new single storey building to be used as an artists'/bee keepers' studio building (Use Class D1) with 14 associated parking spaces and new vehicular access point off Wellhouse Lane. Construction of 152 new residential dwellings (Use Class C3-40% affordable) consisting of 53 single family dwellings and 99 flats ranging from 2 storey to 4 storeys in height with 179 parking spaces and 4 visitor parking spaces. New landscaping, public open space, play areas, public realm, ecological enhancements and private agricultural land. Creation of new vehicular access points off Wood Street and off Wellhouse Lane. New pedestrian and cycle access points off Wood Street and Wellhouse Lane, restricted emergency vehicle access off Wellhouse Lane.

At: Whalebones, Wood Street, Barnet, EN5 4BZ,

as referred to in your application and shown on the accompanying plan(s):

For the following reason(s):

- 1 The proposed development by virtue of its siting and layout would result in the loss of open green land which forms an important part of this part of the Wood Street Conservation Area. This loss is considered to be adversely harmful and does not preserve or enhance the special character or appearance of the designated heritage asset and is harmful to the visual amenity of the neighbouring residents, contrary to the NPPF, London Plan Policy 7.8, Policies CS5, CS7, Policies DM01, DM06 and DM15 of Barnet Local Plan Core Strategy (2012); Development Management Policies (2012) and the Wood Street Conservation Area Character Appraisal Statement (2007).

- 2 In the absence of a Section 106 Agreement, the application does not include a formal undertaking to secure the planning obligations which are necessary to make the application acceptable. The application is therefore contrary to the NPPF; London Plan Policies 3.12, 3.13, 5.2, 6.3, 8.2, Policies DM04, DM10, DM15 and DM17, Policies CS4, CS7, CS9, CS13, CS15 of Barnet Local Plan Development Management (2012) and Core Strategy (2012); the Barnet Planning Obligations (adopted April 2013); Affordable Housing (adopted February 2007 and August 2010) Supplementary Planning Document; the Barnet Supplementary Planning Document on Delivering Skills, Employment and Enterprise Training (SEET) (adopted October 2014); and the Mayor's Supplementary Planning Guidance on Affordable Housing and Viability (2017).

INFORMATIVE(S):

- 1 The plans accompanying this application are:

122-PL-001 A Site Location Plan 1250

122-PL-002 A Existing Site Plan - Site A and B (Topographical)

122-PL-003 A Existing Site Plan - Site C (Topographical)

122-PL-004 A Existing Site Sections - Sheet 1 (Topographical)

122-PL-006 A Existing Tree Survey - Site A & B

122-PL-007 A Existing Tree Survey - Site C

122-PL-014 A Existing Small Holding Buildings - Plans And Elevations 100

122-PL-015 A Existing Small Holding Buildings - Demolition Plans And Elevations

122-PL-040 B Proposed Site Plan

122-PL-050 B Proposed Site Plan - Site A & B

122-PL-051 A Proposed Site Plan - Site C

122-PL-052 A Proposed Site Sections - Sheet 1

122-PL-060 A Proposed Street Scene Elevations - Wood Street (Sheet 1 of 2)

122-PL-061 A Proposed Street Scene Elevations - Wood Street (Sheet 2 of 2)

122-PL-062 A Proposed Street Scene Elevations - Wellhouse Lane (Sheet 1 of 2)

122-PL-063 A Proposed Street Scene Elevations - Wellhouse Lane (Sheet 2 of 2)

122-PL-100 C GA - Plan - Parcel 01 - Ground Floor

122-PL-101 C GA - Plan - Parcel 01 - First Floor

122-PL-102 C GA - Plan - Parcel 01 - Second Floor

122-PL-103 C GA - Plan - Parcel 01 - Roof Plan

122-PL-104 A GA - Plan - Parcel 02 - Ground Floor

122-PL-105 B GA - Plan - Parcel 02 - First Floor

122-PL-106 B GA - Plan - Parcel 02 - Second Floor
122-PL-107 B GA - Plan - Parcel 02 - Roof Plan
122-PL-108 A GA - Plan - Parcel 03 - Lower Ground Floor
122-PL-109 A GA - Plan - Parcel 03 - Ground Floor
122-PL-110 B GA - Plan - Parcel 03 - First Floor
122-PL-111 B GA - Plan - Parcel 03 - Second Floor
122-PL-112 B GA - Plan - Parcel 03 - Third Floor
122-PL-113 B GA - Plan - Parcel 03 - Roof Plan
122-PL-114 A GA - Plan - Parcel 04 - Lower Ground Floor
122-PL-115 A GA - Plan - Parcel 04 - Ground Floor
122-PL-116 B GA - Plan - Parcel 04 - First Floor
122-PL-117 B GA - Plan - Parcel 04 - Second Floor
122-PL-118 B GA - Plan - Parcel 04 - Third Floor
122-PL-119 B GA - Plan - Parcel 04 - Roof Plan
122-PL-120 A GA - Plan - Parcel 05 - Lower Ground Floor
122-PL-121 A GA - Plan - Parcel 05 - Ground Floor
122-PL-122 A GA - Plan - Parcel 05 - First Floor
122-PL-123 A GA - Plan - Parcel 05 - Second Floor
122-PL-124 A GA - Plan - Parcel 05 - Third Floor
122-PL-125 A GA - Plan - Parcel 05 - Roof Plan
122-PL-126 A GA - Plan - Parcel 06 - Ground Floor
122-PL-127 A GA - Plan - Parcel 06 - First Floor
122-PL-128 A GA - Plan - Parcel 06 - Second Floor
122-PL-129 A GA - Plan - Parcel 06 - Roof Plan

122-PL-300 A GA - Elevations & Sections - Parcel 01 - Sheet 1
122-PL-301 A GA - Elevations & Sections - Parcel 01 - Sheet 2
122-PL-302 A GA - Elevations & Sections - Parcel 02 - Sheet 1
122-PL-303 A GA - Elevations & Sections - Parcel 02 - Sheet 2
122-PL-304 B GA - Elevations & Sections - Parcel 03 - Sheet 1
122-PL-305 B GA - Elevations & Sections - Parcel 03 - Sheet 2
122-PL-306 B GA - Elevations & Sections - Parcel 04 - Sheet 1
122-PL-307 B GA - Elevations & Sections - Parcel 04 - Sheet 2
122-PL-308 A GA - Elevations & Sections - Parcel 05 - Sheet 1
122-PL-309 A GA - Elevations & Sections - Parcel 05 - Sheet 2
122-PL-310 A GA - Elevations & Sections - Parcel 06 - Sheet 1
122-PL-311 A GA - Elevations & Sections - Parcel 06 - Sheet 2

122-PL-500 A House Typology - HT01a (3B5P)
122-PL-501 A House Typology - HT02 (4B8P)
122-PL-502 A House Typology - HT03 (4B6P)
122-PL-503 B House Typology - HT04a (3B5P)
122-PL-504 A House Typology - HT04b (4B8P)
122-PL-505 A House Typology - HT05 (2B4P)
122-PL-506 A House Typology - HT06 (3B5P)
122-PL-507 A House Typology - HT07 (2B4P)
122-PL-508 A House Typology - HT08 (2B4P)
122-PL-509 A House Typology - HT09 (3B5P)
122-PL-510 A House Typology - HT01b (3B5P)

122-PL-520 A GA Plan - Apartments Block F - Lower Ground Floor
122-PL-521 A GA Plan - Apartments Block F - Ground Floor

122-PL-522 A GA Plan - Apartments Block F - First and Second Floors
122-PL-523 A GA Plan - Apartments Block F - Third Floor
122-PL-524 A GA Plan - Apartments Block F - Roof Plan
122-PL-525 A GA Plan - Apartments Block G - Basement
122-PL-526 A GA Plan - Apartments Block G - Ground Floor
122-PL-527 A GA Plan - Apartments Block G - First and Second Floors
122-PL-528 A GA Plan - Apartments Block G - Third Floor
122-PL-529 A GA Plan - Apartments Block G - Roof Plan
122-PL-530 A GA Plan - Apartments Block H - Basement
122-PL-531 A GA Plan - Apartments Block H - Ground Floor
122-PL-532 A GA Plan - Apartments Block H - First and Second Floors
122-PL-533 A GA Plan - Apartments Block H - Third Floor
122-PL-534 A GA Plan - Apartments Block H - Roof Plan

122-PL-320 A GA Elevations - Block F Sheet 1
122-PL-321 A GA Elevations - Block F Sheet 2
122-PL-322 A GA Elevations - Block G Sheet 1
122-PL-323 A GA Elevations - Block G Sheet 2
122-PL-324 A GA Elevations - Block H Sheet 1
122-PL-325 A GA Elevations - Block H Sheet 2

122-PL-550 A Studio Building - Ground Floor and Roof Plan
122-PL-350 A Studio Building - Elevations & Sections

7120.01.001 P01 Illustrative Masterplan
7120.01.002 P01 GA Plan
7120.01.003 Areas of Management Responsibility
7120.01.101 P01 Hardworks Plan Sheet 1
7120.01.102 Hardworks Plan Sheet 2
7120.01.103 Hardworks Plan Sheet 3
7120.01.104 Hardworks Plan Sheet 4
7120.01.105 Hardworks Plan Sheet 5
7120.01.106 Hardworks Plan Sheet 6
7120.01.107 Hardworks Plan Sheet 7
7120.01.108 Hardworks Plan Sheet 8
7120.01.200 Planting Schedule
7120.01.201 P01 Planting Plan Sheet 1
7120.01.202 Planting Plan Sheet 2
7120.01.203 Planting Plan Sheet 3
7120.01.204 Planting Plan Sheet 4
7120.01.205 Planting Plan Sheet 5
7120.01.206 Planting Plan Sheet 6
7120.01.207 Planting Plan Sheet 7
7120.01.208 Planting Plan Sheet 8
7120.01.301 Landscape Sections Sheet 1
7120.01.302 Landscape Sections Sheet 2
7120.01.303 Landscape Sections Sheet 3
7120.01.304 Landscape Sections Sheet 4
7120.01.305 Landscape Sections Sheet 5
7120.01.306 Landscape Sections Sheet 6
7120.01.401 Landscape Details Sheet 1
7120.01.402 Landscape Details Sheet 2

7120.01.403 Landscape Details Sheet 3
7120.01.404 Landscape Details Sheet 4
7120.01.411 Play Equipment
7120.02.412 Street Furniture

172811/PHL/09 C Northern Site Access Right Turn Facility
172811/PHL/09/AT01 Swept Path Analysis of Northern Site Access Right Turn Facility
(Refuse Vehicle)

Arboricultural Impact Assessment, Landmark Trees (dated 24 April 2019)
Air Quality Assessment, Air Quality Consultants (dated June 2019)
Agricultural Viability Report, Cheffins (dated February 2018)
Addendum to Agricultural Viability Report, Cheffins (dated March 2019)
Desk-Based Archaeological Assessment Rev A, Heritage Network (dated March 2017)

Design and Access Statement, Pollar Thomas Edwards Architects (dated July 2019)

Energy Strategy Rev D, Energist UK Ltd (dated 6 June 2019)
Estate Management Strategy
Heritage Statement, Brighter Planning Consultancy (dated June 2019)
Noise Impact Assessment, Cass Allen Associated Ltd (dated April 2019)
Overheating Assessment, Energist UK Ltd (dated 6 June 2019)
Planning Statement, Savills (dated July 2019)
Statement of Pre-application Consultation, GL Hearn (dated July 2019)
Sustainability Statement, Energist UK Ltd (dated 25 June 2019)
Flood Risk Assessment and Sustainable Drainage Systems (SUDS) Strategy, Vectos
(dated April 2019)
Transport Assessment, Vectos (dated June 2019)
Scheme Summary, Savills (dated July 2019)

Bat Activity Survey, MKA Ecology (March 2019)
Bat Inspection Survey, MKA Ecology (March 2019)
Biodiversity net gain assessment, MKA Ecology (June 2019)
Breeding Bird Survey, MKA Ecology (March 2019)
Ecological Impact Assessment, MKA Ecology (May 2019)
Environmental DNA Great Crested Newt Survey, MKA Ecology (March 2019)
Nocturnal Bat Survey, MKA Ecology (March 2019)
Preliminary Ecological Appraisal, MKA Ecology (March 2019)
Reptile Survey, MKA Survey (March 2019)

Landscape Design and Access Statement, The Environment Partnership (dated April
2019)

Summary Design and Access Pages

Landscape Management Plan, The Environment Partnership (dated April 2019)

Townscape and Visual Assessment, The Environment Partnership (dated April 2019)

- 2 In accordance with paragraphs 38-57 of the NPPF, the Council takes a positive and proactive approach to development proposals, focused on solutions. To assist applicants in submitting development proposals, the Local Planning Authority has produced planning policies and written guidance to guide applicants when

submitting applications. These are all available on the Council's website. A pre-application advice service is also offered.

The applicant sought formal pre-application advice which was provided. Unfortunately the submitted scheme is not considered to accord with the Development Plan. If the applicant wishes to submit a further application, the Council is willing to assist in identifying possible solutions through the pre-application advice service.

- 3 This is a reminder that should an application for appeal be allowed, then the proposed development would be deemed as 'chargeable development', defined as development of one or more additional units, and / or an increase to existing floor space of more than 100 sq m. Therefore the following information may be of interest and use to the developer and in relation to any future appeal process:

The Mayor of London adopted a Community Infrastructure Levy (CIL) charge on 1st April 2012 setting a rate of £60 per sq m on all forms of development in Barnet except for a £0 per sq m rate for education and health developments.

The London Borough of Barnet adopted a CIL charge on 1st May 2013 setting a rate of £135 per sq m on residential and retail development in its area of authority. All other uses and ancillary car parking were set at a rate of £0 per sq m.

Please note that Indexation will be added in line with Regulation 40 of Community Infrastructure Levy.

Liability for CIL is recorded to the register of Local Land Charges as a legal charge upon a site, payable should development commence. The Mayoral CIL charge is collected by the London Borough of Barnet on behalf of the Mayor of London; receipts are passed across to Transport for London to support Crossrail.

The assumed liable party will be sent a 'Liability Notice' providing full details of the charge and to whom it has been apportioned for payment. If you wish to identify named parties other than the original applicant for permission as the liable party for paying this levy, please submit to the Council an 'Assumption of Liability' notice; also available from the Planning Portal website.

The Community Infrastructure Levy becomes payable upon commencement of development. A 'Notice of Commencement' is required to be submitted to the Council's CIL Team prior to commencing on site; failure to provide such information at the due date will incur both surcharges and penalty interest. There are various other charges and surcharges that may apply if you fail to meet other statutory requirements relating to CIL, such requirements will all be set out in the Liability Notice you will receive. You may wish to seek professional planning advice to ensure that you comply fully with the requirements of CIL Regulations.

If you have a specific question or matter you need to discuss with the CIL team, or you fail to receive a 'Liability Notice' from the Council within 1 month of any appeal being allowed, please contact us: cil@barnet.gov.uk.

Relief or Exemption from CIL

If social housing or charitable relief applies to your development or your development falls within one of the following categories then this may reduce the final amount you are required to pay; such relief must be applied for prior to commencement of development using the 'Claiming Exemption or Relief' form available from the Planning Portal website: www.planningportal.gov.uk/cil.

You can apply for relief or exemption under the following categories:

1. Charity: If you are a charity, intend to use the development for social housing or feel that there are exception circumstances affecting your development, you may be eligible for a reduction (partial or entire) in this CIL Liability. Please see the documentation published by the Department for Communities and Local Government at https://www.gov.uk/government/uploads/system/uploads/attachment_data/file/6314/19021101.pdf

2. Residential Annexes or Extension: You can apply for exemption or relief to the collecting authority in accordance with Regulation 42(B) of Community Infrastructure Levy Regulations (2010), as amended before commencement of the chargeable development.

3. Self Build: Application can be made to the collecting authority provided you comply with the regulation as detailed in the legislation.gov.uk.

Please visit

www.planningportal.gov.uk/planning/applications/howtoapply/whattosubmit/cil for further details on exemption and relief.

Date of Decision: 9 March 2021

Signed:



Fabien Gaudin
Service Director – Planning and Building Control

NOTE(S):

1. Your attention is drawn to the attached Schedule which sets out the rights of an applicant who is aggrieved by a decision of the Local Planning Authority.
2. This Notice relates solely to a planning decision and does not purport to convey any approval or consent which may be required under the Building Regulations or any other statutory purpose.

For more information about making a Building Regulations application, please contact the Barnet Council Building Control team by email

(building.control@barnet.gov.uk), telephone (0208 359 4500), or see our website at www.barnet.gov.uk/building-control

3. For information on Construction Site Guidelines for Householders and Developers, please visit <https://www.barnet.gov.uk/citizen-home/environmental-health/pollution/construction-information.html>
4. For details relating to Street naming and numbering, please visit <https://www.barnet.gov.uk/citizen-home/planning-conservation-and-building-control/building-control/street-naming-and-numbering.html>

APPEAL GUIDANCE:

Should you (an applicant or agent) feel aggrieved by the decision of the Council to either refuse permission or to grant permission subject to conditions, you can appeal to the Secretary of State for the Department of Communities and Local Government – Sections 78 and 195 of the Town and Country Planning Act 1990 / Sections 20 and 21 of the Planning (Listed Buildings and Conservation Areas) Act 1990. Any such appeal must be made within the relevant timescale for the application types noted below, beginning with the date of the decision notice (unless an extended period has been agreed in writing with the Council):

- Six months: Full (excluding householder and minor commercial applications), listed building (including Certificate of Lawfulness in relation to a listed building), Section 73 'variation/removal', Section 73 'minor material amendment', extension of time and prior approval applications.
- 12 weeks: Householder planning, householder prior approval and minor commercial applications.
- 8 weeks: Advertisement consent applications
- No timescale: Certificate of lawful development (existing/proposed) applications.

Where an enforcement notice has been issued, the appeal period may be significantly reduced, subject to the following criteria:

- Where the development proposed by your application is the same or substantially the same as development that is the subject of an enforcement notice served within the last two years you must appeal within 28 days of the date of the application decision
- Where an enforcement notice is served on or after the decision date on your application relating to the same or substantially the same land and development as in your application and if you want to appeal against the Council's decision you are advised to appeal against the Enforcement Notice and to do so before the Effective date stated on the Enforcement Notice.

Appeals must be made using the prescribed form(s) of The Planning Inspectorate (PINS) obtained from www.planning-inspectorate.gov.uk or by contacting 03034445000. A copy of any appeal should be sent both to PINS and the Council.

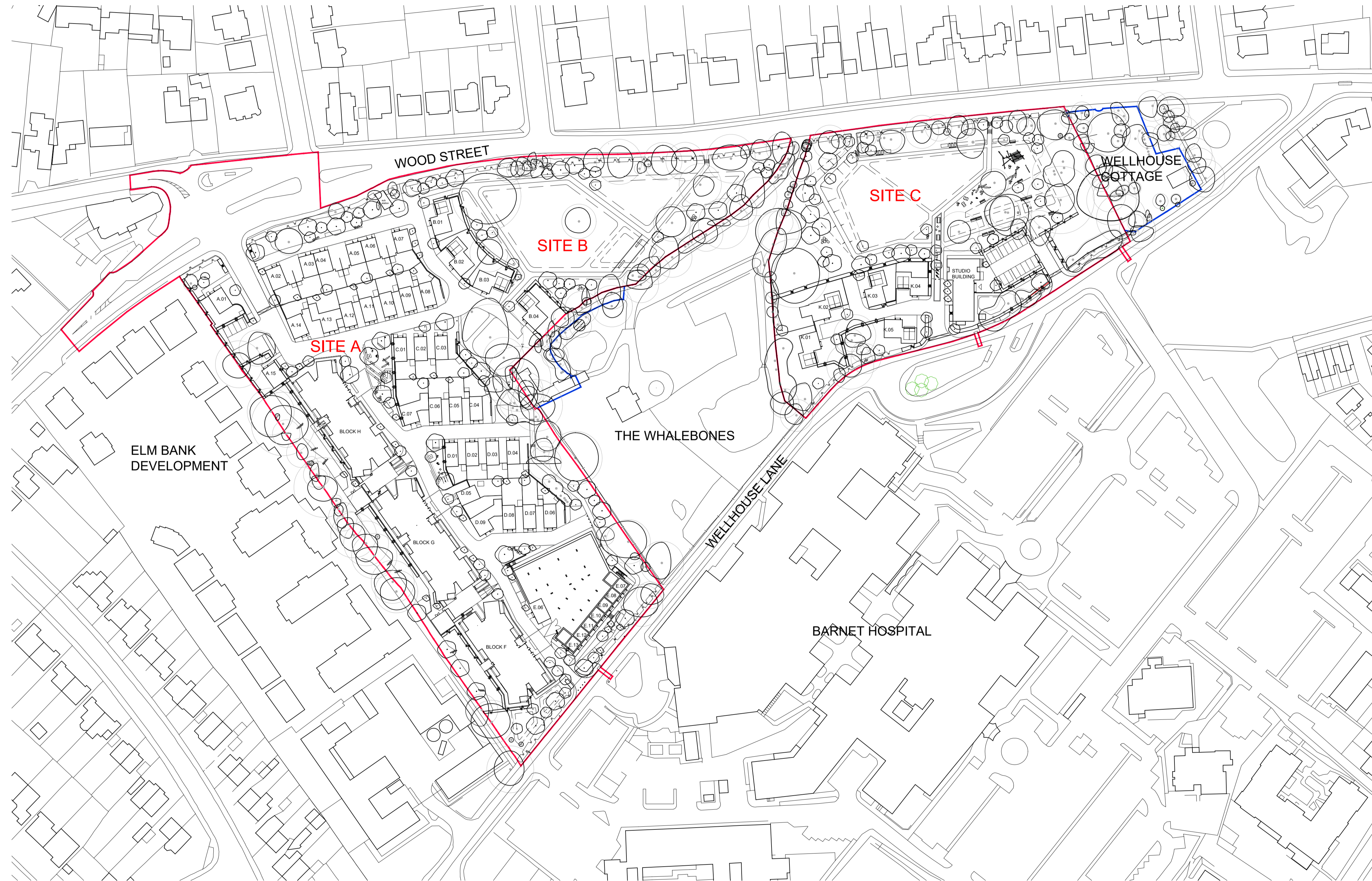
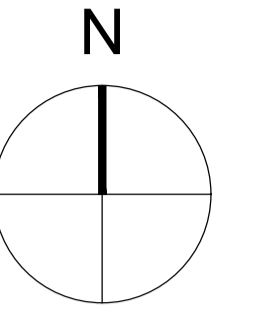
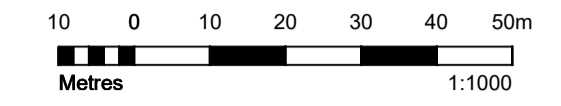
The Secretary of State can allow a longer period for giving notice of an appeal, but will not normally be prepared to use this power unless there are exceptional special circumstances. The Secretary of State can refuse to consider an appeal if the Council could not have granted planning permission for the proposed development or could not

have granted without the conditions it imposed, having regard to the statutory requirements and provision of the Development Order and to any direction given under the Order. In practice it is uncommon for the Secretary of State to refuse to consider appeals solely because the Council based its decision on a direction given by the Secretary of State.

PURCHASE NOTICES:

If either the Local Planning Authority or the First Secretary of State refuses permission to develop land or grants it subject to conditions, the owner may claim that he/she can neither put the land to a reasonably beneficial use in its existing state nor can he/she render that land capable of a reasonable beneficial use by carrying out of any development which has been or would be permitted. In these circumstances, the owner may serve a Purchase Notice on the District Council in whose area the land is situated. This notice will require the Council to purchase his interest in the land in accordance with the provisions of Part VI of the Town and Country Planning Act 1990.

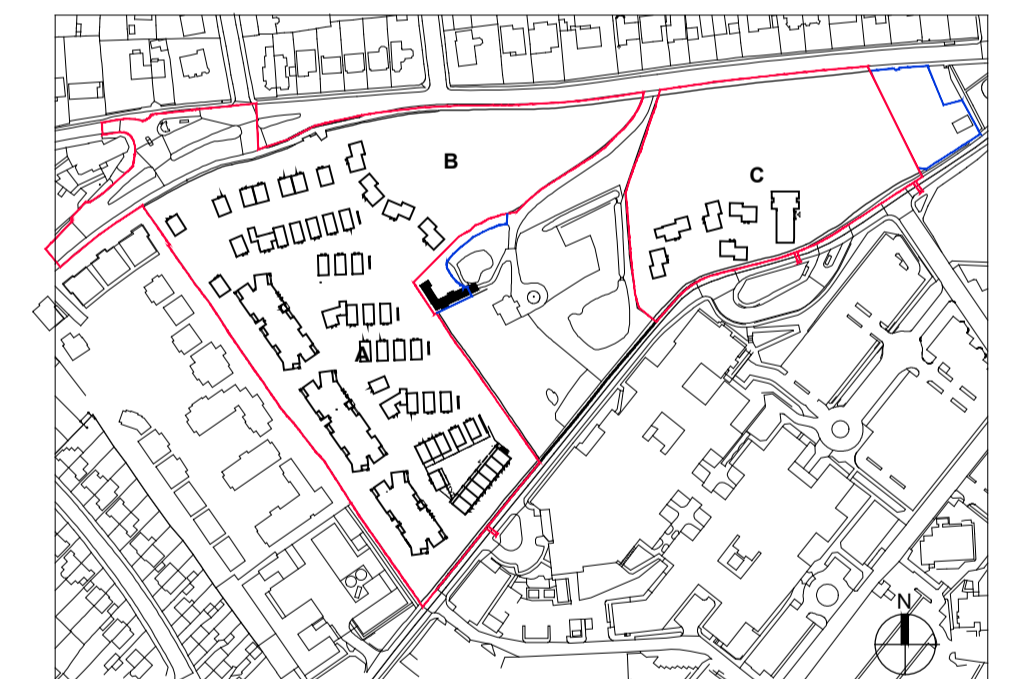
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Indicates Additional Land within Applicant's Ownership —



LOCATION KEY

B	29.07.20	Issued for Planning	DPD	DPD
A	29.04.19	Issued for Planning	MR	DPD
rev	date	description	drawn	audited
drawing status				

PLANNING

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**Pollard
 Thomas
 Edwards**

project	job no.	drawn	audited	scale	date
Land Adjoining The Whalebones, Barnet	16-122	DF	DPD	1:1000@A1	Mar'19
drawing title	drawing number	revision			
Proposed Site Plan	122_PL_040	B			