

Planning and Building Control
2 Bristol Avenue, Colindale, London, NW9 4EW
Contact Number: 020 8359 4195

Miss Lucy Slater
33 Margaret Street
London
W1G 0JD

Application Number: **24/2557/FUL**
Registered Date: 2 July 2024

TOWN AND COUNTRY PLANNING ACT 1990

GRANT 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:

GRANTS PLANNING PERMISSION for:

Single storey side extension. Single storey front extension plus porch/canopy. New porch/canopy to side elevation. Alterations to roof including raising the height of the eaves with associated cycle parking and landscaping

At: 310 Mays Lane, Barnet, EN5 2AH

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

Subject to the following condition(s):

- 1 The development hereby permitted shall be carried out in accordance with the following approved plans:

drg.no. 20 PL (Proposed Block Plan)
drg.no. 21 PL (Proposed Ground Floor Plan)
drg.no. 22 PL (Proposed First Floor Plan)
drg.no. 23 PL (Proposed Roof Plan)
drg.no. 24 PL Rev.A (Proposed Elevations)
drg.no. 25 PL Rev.A (Proposed Elevations)
drg.no. 26 PL (Proposed Section A-A)
drg.no. 28 PL (Proposed Cycle Storage)
CGI of Proposed Development

drg.no. 02 PL (Existing Block Plan)
drg.no. 03 PL (Existing Ground Floor Plan)
drg.no. 04 PL (Existing First Floor Plan)
drg.no. 05 PL (Existing Roof Plan)
drg.no. 04 PL (Existing First Floor Plan)

drg.no. 08 PL (Existing Section A-A)
Drg.no. 06 PL Rev A (Existing Front & Rear Elevations)
Drg.no. 07 PL Rev A (Existing Side Elevations)
The above were received on the 16th July 2024.

Zone of Theoretical Visibility

Transport Statement rev.B, prepared by EAS (Job no.2024/5077)
Energy and Sustainability Report, prepared by MACH Group
Community Engagement Statement, prepared by Planning Architecture
Tree Protection Scheme (Ref. P3781-TPS01 V3), prepared by Ligna Consultancy
Arboricultural impact Assessment (Ref. P3781-AIA01 V3), prepared by Ligna Consultancy
Biodiversity Credit Details
Biodiversity Net Gain (BNG) Assessment, prepared by Ligna Consultancy
Preliminary Roost Assessment (PRA), prepared by Ligna Consultancy
Design and Access Statement, prepared by Planning Architecture
Planning Statement

Drg.no. 100 PL (Site Location Plan)
Drg.no. 02 PL (Existing Block Plan)
Drg.no. 03 PL (Existing Ground Floor Plan)
Drg.no. 04 PL (Existing First Floor Plan)
Drg.no. 05 PL (Existing Roof Plan)
The above plans were received on the 28th July 2024.

Reason: For the avoidance of doubt and in the interests of proper planning and so as to ensure that the development is carried out fully in accordance with the plans as assessed in accordance with Policies CS NPPF and CS1 of the Local Plan Core Strategy DPD (adopted September 2012) and Policy DM01 of the Local Plan Development Management Policies DPD (adopted September 2012).

- 2 This development must be begun within three years from the date of this permission.

Reason: To comply with Section 51 of the Planning and Compulsory Purchase Act 2004.

- 3 a) No development other than demolition works shall take place until details of the materials to be used for the external surfaces of the building(s) and hard surfaced areas hereby approved have been submitted to and approved in writing by the Local Planning Authority.

b) The development shall thereafter be implemented in accordance with the materials as approved under this condition.

Reason: To safeguard the character and visual amenities of the site and wider area and to ensure that the building is constructed in accordance with Policies CS NPPF and CS1 of the Local Plan Core Strategy (adopted September 2012), Policy DM01 of the Development Management Policies DPD (adopted September 2012) and Policy D4 of the London Plan 2021.

- 4 Prior to Commencement of the development (including any demolition, ground works, site clearance), an events/activity management plan should be submitted in writing to the local planning authority for approval and the approved plan should be implemented as approved by the local planning authority. Failure to do so, the approval shall cease and all equipment and materials brought onto the land for the purposes of such use shall be removed until such time as a scheme is approved and implemented.

This must include a calendar of events, crowd control measures, traffic management for large events, emergency evacuation and cleansing arrangements.

Upon implementation of the approved events/activity plan in this condition, that plan shall thereafter be complied with.

Reason: To protect the amenities of neighbouring residential occupiers in accordance with Policies DM02 and DM04 of the Development Management Policies DPD (adopted September 2012) and the Sustainable Design and Construction SPD (adopted April 2013).

- 5 Prior to development, (including any demolition, ground works, site clearance) a scheme for sound proofing of the building should be submitted in writing to the local planning authority for approval and implemented prior to commencement of Use of the premises.

Failure to do so, the decision shall cease and all equipment and materials brought onto the land for the purposes of such use shall be removed until such time as a scheme is approved and implemented.

Upon implementation of the approved sound proofing plan as part of this condition, shall thereafter be complied with.

Reason: To protect the amenities of neighbouring residential occupiers in accordance with Policies DM02 and DM04 of the Development Management Policies DPD (adopted September 2012) and the Sustainable Design and Construction SPD (adopted April 2013).

- 6 The premises and use hereby permitted shall only be used / take place on Monday to Friday between the hours of 0700 and 2200, on Saturday the premises shall only be used between the hours of 0800 to 2200 and on Sunday the premises shall only be used between the hours of 1000 to 1800. Except on the festival of Ramdan and Muharram when this restriction shall not apply. On these days the premises and use shall be used / take place between the hours of 0700 and 12.00am (midnight).

Reason: To protect the amenities of neighbouring residential occupiers in accordance with Policies DM02 and DM04 of the Development Management

Policies DPD (adopted September 2012) and the Sustainable Design and Construction SPD (adopted April 2013).

- 7 No more than a maximum of 250 persons shall be present on site in connection with the use and its ancillary activities at any one time.

An exception is during the period of Ramadan, when no more than a maximum of 350 persons shall be present on site.

And once a year during the occasion of Muharram, the centre will have a 10 consecutive day programme with a peak attendance of 800 people.

Reason: To protect the amenities of neighbouring residential occupiers in accordance with Policies DM02 and DM04 of the Development Management Policies DPD (adopted September 2012) and the Sustainable Design and Construction SPD (adopted April 2013).

- 8 No development shall commence until details of a scheme for external lighting, including the phasing of its installation has been submitted to and approved by the local planning authority.

Reason: To protect the amenities of neighbouring residential occupiers in accordance with Policies DM02 and DM04 of the Development Management Policies DPD (adopted September 2012) and the Sustainable Design and Construction SPD (adopted April 2013).

- 9 a) No development (including any demolition, ground works, site clearance) shall take place until details of mitigation measures to show how the development will be constructed/adapted so as to provide sufficient air borne and structure borne sound insulation against internally generated noise and vibration has been submitted to and approved in writing by the Local Planning Authority.

This sound insulation shall ensure that the levels of noise generated from the halls; as measured or predicted within the habitable rooms of the nearest neighbouring dwelling; shall be no higher than 35dB(A) from 7am to 11pm and 30dB(A) from 11pm to 7am.

The report shall include all calculations and baseline data, and be set out so that the Local Planning Authority can fully audit the report and critically analyse the content and recommendations.

- b) The mitigation measures as approved under this condition shall be implemented in their entirety prior to the commencement of the use or first occupation of the development and retained as such thereafter.

Reason: To ensure that the proposed development does not prejudice the amenities of occupiers of the residential properties in accordance with Policies DM04 of the Development Management Policies DPD (adopted September 2012),

the Sustainable Design and Construction SPD (adopted October 2016), and D13 and D14 of the London Plan 2021.

- 10 No site works or works on this development including demolition or construction work shall commence until a Demolition and Construction Management and Logistics Plan has been submitted to and approved in writing by the Local Planning Authority. The development shall thereafter be implemented in full accordance with the details approved under this plan. The Demolition and Construction Management and Logistics Plan submitted shall include, but not be limited to, the following information:
- i. details of the routing of construction vehicles to the site, hours of access, access and egress arrangements within the site and security procedures;
 - ii. site preparation and construction stages of the development;
 - iii. details of provisions for recycling of materials, the provision on site of a storage/delivery area for all plant, site huts, site facilities and materials;
 - iv. details showing how all vehicles associated with the construction works are properly washed and cleaned to prevent the passage to mud and dirt onto the adjoining highway;
 - v. the methods to be used and the measures to be undertaken to control the emission of dust, noise and vibration arising from construction works;
 - vi. a suitable and efficient means of suppressing dust, including the adequate containment of stored or accumulated material so as to prevent it becoming airborne at any time and giving rise to nuisance;
 - vii. noise mitigation measures for all plant and processors;
 - viii. details of contractor's compound and car parking arrangements;
 - ix. Details of interim car parking management arrangements for the duration of construction;
 - x. Details of a community liaison contact for the duration of all works associated with the development.
 - xi. Provision of a competent banksman.

Reason: To ensure that the proposed development does not prejudice the amenities of occupiers of adjoining residential properties and in the interests of highway and pedestrian safety in accordance with policies CS9, CS13, CS14, DM01, DM04 and DM17 of the Barnet Local Plan and policies 5.3, 5.18, 7.14 and 7.15 of the London Plan.

- 11 No construction work resulting from the planning permission shall be carried out on the premises at any time on Sundays, Bank or Public Holidays, before 8.00 am or after 1.00 pm on Saturdays, or before 8.00 am or after 6.00pm pm on other days.

Reason: To ensure that the proposed development does not prejudice the amenities of occupiers of adjoining residential properties in accordance with policy DM04 of the Development Management Policies DPD (adopted September 2012).

- 12 Prior to occupation of the development, 2 long stay and 21 short stay cycle parking spaces shall be provided as per approved drg.no.28PL (Proposed Cycle Storage),

in accordance with the London Plan cycle parking standards. The allocated area shall not thereafter be used for any purpose other than for the parking of cycles associated with the development.

Reason: In the interests of promoting cycling as a mode of transport in accordance with London Borough of Barnet's Local Plan Policy CS9 of Core Strategy (Adopted) September 2012 and Policy DM17 of Development Management Policies (Adopted) September 2012.

- 13 Prior to occupation of the development, car parking spaces shall be provided in accordance with drg.no. 02 PL (Existing Block Plan). This area shall not thereafter be used for any purpose other than for the parking of cars associated with the development.

Reason: In the interests of promoting cycling as a mode of transport in accordance with London Borough of Barnet's Local Plan Policy CS9 of Core Strategy (Adopted) September 2012 and Policy DM17 of Development Management Policies (Adopted) September 2012.

- 14 The Biodiversity Gain Plan shall be prepared in accordance with the Statutory Biodiversity Metric dated 11h September 2024 and prepared by Rosie McLaughlin.

The development shall not commence until a Habitat Management and Monitoring Plan (the HMMP), prepared in accordance with the approved Biodiversity Gain Plan and including:

- (a) a non-technical summary;
- (b) the roles and responsibilities of the people or organisation(s) delivering the HMMP;
- (c) the planned habitat creation and enhancement works to create or improve habitat to achieve the biodiversity net gain in accordance with the approved Biodiversity Gain Plan;
- (d) the management measures to maintain habitat in accordance with the approved Biodiversity Gain Plan for a period of 30 years from the completion of development; and
- (e) the monitoring methodology and frequency in respect of the created or enhanced habitat to be submitted to the local planning authority, has been submitted to, and approved in writing by, the local planning authority.

Notice in writing shall be given to the Council when the:

- a) HMMP has been implemented; and
- b) habitat creation works as set out in the HMMP have been completed.

No occupancy or first use shall take place until:

- a) the habitat creation works set out in the approved HMMP have been completed; and
- b) a completion report, evidencing the completed habitat enhancements, has been submitted to, and approved in writing by the Local Planning Authority.

The created and/or enhanced habitat specified in the approved HMMP shall be managed and maintained in accordance with the approved HMMP.

Monitoring reports shall be submitted to local planning authority in writing in accordance with the methodology and frequency specified in the approved HMMP.

Reason: To ensure the development delivers a biodiversity net gain on site in accordance with Schedule 7A of the Town and Country Planning Act 1990 and NPPF policy 185, London Plan policy G6 and Barnet Local Development Plan DM16.

- 15 No development shall take place (including any demolition, ground works, site clearance) until a precautionary working method statement for great crested newts has been submitted to and approved in writing by the local planning authority. The content of the method statement shall include the:

- a) purpose and objectives for the proposed works;
- b) the Natural England GCN rapid risk assessment tool to reflect site conditions.
- c) detailed design and working methods necessary to achieve stated objectives (including, where relevant, type and source of materials to be used);
- d) extent and location of proposed works shown on appropriate scale maps and plans;
- e) timetable for implementation, demonstrating that works are aligned with the proposed phasing of construction;
- f) persons responsible for implementing the works;
- g) initial aftercare and long-term maintenance (where relevant);
- h) disposal of any wastes arising from works.
- i) location of protective heras fencing around the red line boundary the works site.
- j) contingency measures in the event that an individual great crested newt is discovered during the course of works.

The works shall be carried out strictly in accordance with the approved details during the great crested newts breeding season (April to July inclusive) and shall be retained in that manner thereafter.

Reason: To ensure that protected and notable species great crested newts are safeguarded throughout the approved works.

Pursuant to the Wildlife and Countryside Act 1981 (as amended) and Conservation of Habitat and Species Regulation 2017, and in accordance with local planning policy DM01 & DM16. Policies CS5 and CS7 of the Local Plan Core Strategy DPD (adopted September 2012), Policy G5, G6 & G7 of the London Plan.

- 16 Prior to occupancy of the development the details the specification, location, including height, orientation, of the recommended ecological enhancement features including, 2 x integrated bat roost boxes, 2 x house sparrow terrace box, 2 x swift brick, and 2 x insect hotels (within the newly constructed dwelling) submitted and approved by the local planning authority.

All biodiversity enhancement features including biodiverse planting and the provision of 2 x hibernacula and 2 x insect hotels shall be installed onsite in

accordance with the thereafter approved enhancement plan, and under guidance of 'Designing for Biodiversity A technical guide for new and existing buildings (RIBA).

Reason: To enhance the biodiversity value of the site beyond its current baseline. Pursuant to section 197 of the Town and Country Planning Act 1990 in accordance with local planning policy DM16. Policies CS5 and CS7 of the Local Plan Core Strategy DPD (adopted September 2012), Policy G6 of the London Plan

- 17 Prior to the commencement of works details of a Bat Sensitive Lighting Strategy including post-development lux spill plans shall be submitted and approved by the local planning authority. Any artificial lighting scheme designed for project; including during the operational phase, shall be in accordance with Bats Conservation Trust Guidance Note 08/18 Bats and artificial lighting in the UK Bats and the Built Environment series.

Reason:Pursuant to section 197 of the Town and Country Planning Act 1990 in accordance with local planning policy DM01 & DM16. Policies CS5 and CS7 of the Local Plan Core Strategy DPD (adopted September 2012), Policy G5, G6 & G7 of the London Plan

- 18 Prior to commencement of any works including ground clearance works, a protective barrier shall be installed to enclose the that may be present, from the proposed demolition and construction as per the guidance outlined in the British Standard BS 5837:2012 Trees in Relation to Demolition and Construction - Recommendations sections 6.1.2 and 6.1.3. The protective barrier shall be installed under by suitable qualified ecologist or appropriately qualified person.

Reason: Pursuant to section 197 of the Town and Country Planning Act 1990 in accordance with local planning policy DM01 & DM16. Policies CS5 and CS7 of the Local Plan Core Strategy DPD (adopted September 2012), Policy G5, G6 & G7 of the London Plan 2021.

- 19 a) No site works or development (including any temporary enabling works, site clearance and demolition) shall take place until a dimensioned tree protection plan in accordance with Section 5.5 and a method statement detailing precautions to minimise damage to trees in accordance with Section 6.1 of British Standard BS5837: 2012 (Trees in relation to design, demolition and construction - Recommendations) have been submitted to and approved in writing by the Local Planning Authority.

b) No site works (including any temporary enabling works, site clearance and demolition) or development shall take place until the temporary tree protection shown on the tree protection plan approved under this condition has been erected around existing trees on site. This protection shall remain in position until after the development works are completed and no material or soil shall be stored within these fenced areas at any time. The development shall be implemented in accordance with the protection plan and method statement as approved under this condition.

Reason: To safeguard the health of existing trees which represent an important amenity feature in accordance with Policy DM01 of the Development Management Policies DPD (adopted September 2012), Policies CS5 and CS7 of the Local Plan Core Strategy DPD (adopted September 2012) and G7 of the London Plan 2021.

- 20 No loudspeakers, microphones or amplified music are to be erected or used outside the building.

Reason: To ensure that the proposed development does not prejudice the amenities of occupiers of neighbouring properties in accordance with Policies DM04 of the Development Management Policies DPD (adopted September 2012) and D14 of the London Plan 2021.

- 21 Before development commences, a report should be carried out by an approved acoustic consultant and submitted to the Local Planning Authority for approval, that assesses the likely noise impacts from the development with regards to its use as a community centre. The report shall also clearly outline mitigation measures for the development to reduce these noise impacts to acceptable levels. It should include all calculations and baseline data and be set out so that the Local Planning Authority can fully audit the report and critically analyse the contents and recommendations. The approved measures shall be implemented in their entirety before (any of the units are occupied/ the use commences).

Reason: To ensure that the amenities of neighbouring premises are protected from noise from the development in accordance with Policies D13 and D14 of the London Plan 2021.

- 22 The applicant shall install a noise limiter of noise frequencies from 8Hz-20Khz to control amplified music and speech before commencement of use of the Community Centre. The Noise limiter will cut out amplified noise at a level to ensure residents are not disturbed by amplified music as agreed by the Local Planning Authority. The Noise limiter will be electrically connected to all electrical sockets in the community centre where amplified noise is to be made. All amplified music and speech shall be played through a noise limiter. Windows and door shall be kept closed whilst the hall is in usage.

Reason : To ensure that the proposed development does not prejudice the enjoyment of the occupiers of their homes in accordance with Policy DM04 of the Development Management Policies DPD (adopted September 2012) and Policy D14 of the London Plan 2021.

- 23 Before the development hereby permitted is first occupied, a Noise Management Plan shall be submitted to the local authority for approval and the use implemented thereafter in accordance with the details approved.

Reason: To ensure that the proposed development does not prejudice the amenities of occupiers of neighbouring properties in accordance with Policies DM04

of the Development Management Policies DPD (adopted September 2012) and D14 of the London Plan 2021.

- 24 All windows and doors shall be fixed closed or kept shut whilst there is any singing or music or amplified speech or music within the building/ the halls are in use . All ventilation and cooling for the proposed development shall be provided by mechanical ventilation. The details of the mechanical ventilation shall be provided to and agreed in advance by the Local Planning Authority.

Reason: To ensure that the proposed development does not prejudice the enjoyment of the occupiers of their homes in accordance with Policy DM04 of the Development Management Policies DPD (adopted September 2012) and Policy D14 of the London Plan 2021.

INFORMATIVE(S):

- 1 In accordance with paragraphs 38-57 of the NPPF, the Local Planning Authority (LPA) takes a positive and proactive approach to development proposals, focused on solutions. The LPA has produced planning policies and written guidance to assist applicants when submitting applications. These are all available on the Council's website. A pre-application advice service is also offered and the Applicant engaged with this prior to the submissions of this application. The LPA has negotiated with the applicant/agent where necessary during the application process to ensure that the proposed development is in accordance with the Development Plan.
- 2 As a result of development and construction activities is a major cause of concern to the Council. Construction traffic is deemed to be "extraordinary traffic" for the purposes of Section 59 of the Highways Act 1980. During the course of the development, a far greater volume of construction traffic will be traversing the public highway and this considerably shortens the lifespan of the affected highway.

To minimise risks and damage to public highway, it is now a requirement as part of any new development to undertake a Highway Condition Survey of the surrounding public highway to the development to record the state of the highway prior to commencement of any development works. The condition of the public highway shall be recorded including a photographic survey prior to commencement of any works within the development. During the course of the development construction, the applicant will be held responsible for any consequential damage to the public highway due to site operations and these photographs will assist in establishing the basis of damage to the public highway. A bond will be sought to cover potential damage resulting from the development which will be equivalent to the cost of highway works fronting the development. To arrange a joint highway condition survey, please contact the Highways Development Control / Network Management Team on 020 8359 3555 or by e-mail

highways.development@barnet.gov.uk or nrswa@barnet.gov.uk at least 10 days prior to commencement of the development works.

Please note existing public highways shall not be used as sites for stockpiling and storing plant, vehicles, materials or equipment without an appropriate licence. Any damage to the paved surfaces, verges, surface water drains or street furniture shall be made good as directed by the Authority. The Applicant shall be liable for the cost of reinstatement if damage has been caused to highways. On completion of the works, the highway shall be cleared of all surplus materials, washed and left in a clean and tidy condition.

- 3 The developer is informed that hoarding, scaffolding, crane and skips on or abutting the public highway require a license. To make an application for these licences please contact the council's Highways Licence Team on 0208 359 3555 for any necessary Highways Licenses or email highwayscorrespondence@barnet.gov.uk .
- 4 The Community Infrastructure Levy (CIL) applies to all 'chargeable development'. This is defined as development of one or more additional units, and / or an increase to existing floor space of more than 100 sq m. Details of how the calculations work are provided in guidance documents on the Planning Portal at www.planningportal.gov.uk/cil.

We believe that your development is liable for CIL. The Mayor of London adopted a CIL charge on 1st April 2012 setting a rate of £60 per sq m on all forms of development in Barnet except for education and health developments which are exempt from this charge. The London Borough of Barnet first adopted a CIL charge on 1st May 2013. A new Barnet CIL Charging Schedule applies from 1 April 2022 (<https://www.barnet.gov.uk/planning-and-building/planning/community-infrastructure-levy>) which applies a charge to all residential (including sui generis residential), hotel, retail and employment uses.

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

Liability for CIL will be recorded to the register of Local Land Charges as a legal charge upon your site payable should you commence development. Receipts of the Mayoral CIL charge are 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, London's highest infrastructure priority.

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

The CIL becomes payable upon commencement of development. You are required to submit a 'Notice of Commencement' to the Council's CIL Team prior to commencing on site, and 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 this grant of planning permission, please email us at: cil@barnet.gov.uk.

5 Tree and shrub species selected for landscaping/replacement planting provide long term resilience to pest, diseases and climate change. The diverse range of species and variety will help prevent rapid spread of any disease. In addition to this, all trees, shrubs and herbaceous

plants must adhere to basic bio-security measures to prevent accidental release of pest and diseases and must follow the guidelines below.

6 An overarching recommendation is to follow BS 8545: Trees: From Nursery to independence in the Landscape. Recommendations and that in the interest of Bio-security, trees should not be imported directly from European suppliers and planted straight into the

field, but spend a full growing season in a British nursery to ensure plant health and noninfection by foreign pests or disease. This is the appropriate measure to address the introduction of diseases such as Oak Processionary Moth and Chalara of Ash. All trees to be

planted must have been held in quarantine.

7 Great crested newts and their breeding and sheltering habitat are strictly protected under the Wildlife and Countryside Act and the Conservation of Habitats and Species Regulations 2017 (amended by the Conservation of Habitats and Species Regulations (amendment) (EU Exit) Regulations 2019). Therefore, if the population of the great crested newts is discovered during the works, then the development halt and a European Protected Species Licence (EPSL) will be required to enable the proposed development to be lawfully undertaken, whilst ensuring the favourable conservation status of the species concerned in their natural range.

8 Under regulation 3 of the Biodiversity Gain Requirement (Exemptions) Regulation 2024, this application falls under the exception rules of the Town and Country Planning Act 1990. Therefore, this permission as granted is not subject to the General Biodiversity Gain Condition as obligated under Paragraph 13 of Schedule 7A of the Town and Country Planning Act 1990; as enacted by Schedule 14 of the Environment Act 2021, to submit a Biodiversity Net Gain Plan for approval by the Local Planning Authority. The reasoning for this determination is set out within the delegated report attached to the application.

9 Vegetation clearance is advised to be undertaken outside of the active nesting bird season. Nesting birds and their active birds' nests are protected from damage of disturbance under the Wildlife and Countryside Act 1981, as amended (section 1). Generally, trees, buildings and scrub may contain nesting birds between 1st March and 31st August inclusive. It is considered that nesting birds are likely to be present between the above dates. You are advised to seek the advice of a competent ecologist prior to undertaking any works which could affect nesting birds during the period outlined above.

- 10 During construction, any excavations including holes, pipes and boreholes that need to be left overnight should be covered over or fitted with mammal ramps to ensure that any animals that enter can safely escape. Any open pipework with an outside diameter of greater than 120 mm must be covered at the end of each work-day to prevent animals entering/becoming trapped. Vegetation clearance should be undertaken in a sensitive manner to allow terrestrial mammals to disperse. Any trapped mammals found during the process should be carefully moved to the retained boundary habitats at the end site or adjacent habitats off site.

Date of Decision: 13 December 2024

Signed:



Fabien Gaudin
Director of 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 <https://www.gov.uk/appeal-planning-decision> 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.

