

9. Appendices

9.1. Appendix 1 – QVGRA Statement of Case

Rule 6 Party Statement of Case

APP/N5090/W/24/3346789

Section 78 of the Town and Country Planning Act 1990 (as amended)

Appeal in Relation to planning application

Ref: 23/3816/FUL

**For a material change of use for stationing of caravans
for residential use with hard-standing and dayrooms
ancillary to that use**

**Land On The North West Side Of Mays Lane Arkley
Barnet EN5 2AH**

Rule 6 Party: Quinta Village Green Residents Association

Appellants: Mr Patrick Casey

Local Planning Authority: London Borough of Barnet

**Quinta Village Green Residents Association
Rule 6 Party
Statement of Case**

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1. INTRODUCTION

Parties & planning context

- 1.1. This Statement of Case ('SoC') is made pursuant to Rule 6(6) of The Town and Country Planning (Inquiries Procedure) (England) Rules 2000 and The Town and Country Planning Appeals (Determination by Inspectors) (Inquiries Procedure) (England) Rules 2000. It is made by Quinta Village Green Residents Association ('QVGRA') ('Rule 6 party') in response to an appeal ('Appeal') by Mr Patrick Casey ('Appellant') against a full refusal by the London Borough of Barnet ('LBB') of full planning permission for a material change of use for stationing of caravans for residential use with hardstanding and dayrooms ancillary to that use ('Proposed Development') on land On The North West Side Of Mays Lane Arkley Barnet EN5 2AH ('Appeal Site')
- 1.2. Quinta Village Green Residents Association (QVGRA) is a residents association, based in the Underhill Ward of the Town of Chipping Barnet within the London Borough of Barnet. It is a community group which represents approximately 850 households within the registered neighbourhood of Quinta Village Green and has almost 200 members. The village green was designated after an Inspector at a 2010 Public Inquiry determined in favour of Georgia Theodorou's application to register the 7.5 acre parcel of Quinta Public Open Space following objections from the landowner (the London Borough of Barnet) as the Inspector ruled that it met the criteria required for Village Green registration.
- 1.3. In light of LBB's decision to refuse planning permission and Mr Casey launching an appeal, the purpose of this Statement and supporting documents is to demonstrate that the proposed development remains unacceptable in both planning terms (which will be mostly covered by the LBB in order to avoid duplication) and by the local community who live in close proximity to the site. This appeal should be rejected.
- 1.4. We are mindful that the Council is defending its five reasons for refusal, which we agree with. However, we would wish to uphold the Council's second refusal regarding the appellants special personal circumstances and their status as Gypsies and Gypsies who have ceased travelling.
- 1.5. We are a community group with finite resources, and we do not wish to duplicate the Council's representations, so we have limited our representations to those aspects of the change of use for stationing of caravans which will most affect the Village Green and its neighbourhood, including the local community who we represent and those areas where we can uniquely offer local knowledge and perspective. We have therefore focused on the following topics:
- Harm to green belt
 - Harm to amenity, heritage, character & appearance of Quinta Village Green & its neighbourhood
 - Unmet need, lack of provision, lack of 5 year sites & failure of policy
 - Cumulative harm of adjacent proposals on the green belt & precedent
 - Applicant's personal need & circumstances
 - Habitat network/connections & biodiversity
 - Flood risk
 - Highways
 - Temporary permission
- 1.6. This Statement of Case builds upon the objections submitted by QVGRA members and the wider community to the planning application, and now forming part of the evidence base to the appeal, pertaining to the inappropriate nature of the application and the harm caused to both the green belt and the village green, its neighbourhood & local residents.

The Planning Application

1.7. The planning application 23/3816/FUL, was submitted on the 5th September 2023. During the consultation, LBB received 1,318 representations from local residents and interested parties, of which 1,306 were objections. Permission was refused on 7 grounds by the Local Planning Authority under Officer delegated powers on 21 December 2023.

2. THE APPEAL SITE AND SURROUNDING CONTEXT

- 2.1.** The appeal site is located within a green belt setting north of Mays Lane, EN5, and measures approx. 2 acres. The appeal site is an undeveloped plot enclosed by mature hedgerows and trees, that has historically been used as a paddock for grazing of horses and is just over 200m from the nearest settlement boundary. Mays Lane forms the site's southeastern boundary and to the north-east boundary, a detention basin separates the appeal site from the former Brethren Meeting House. At the south-west border, a tributary of the Dollis Brook separates the appeal site from Chesterfield Farm and to the north-west border lies Whittings Hill Open Space and Whittings Wood, a Woodland Trust wood.
- 2.2.** The appeal site is accessed via Mays Lane which is a narrow semi-rural lane with limited lighting and no footpaths. Directly opposite the site entrance is the entrance to Cottage Farm, previously a dog kennels business and now a single residential property. Both sides of the road have trenches (instead of footpaths) which help to drain flooding from excess surface water and the brook away from the road surface, although these often become flooded during heavy rainfall, as evidenced by photos.
- 2.3.** The appeal site is subject to a restrictive deed of covenant "NOT to use the retained land or allow it to be used for any noisy or dangerous trade, business, pursuit or occupation or for any purpose which shall or may grow to be in any way a nuisance, damage, grievance or annoyance to the Trustees or their successors or prevent, interfere with or disrupt the use of the land hereby transferred as a place of religious worship and in particular (but without prejudice to the generality of the foregoing) not to use or allow to be used the retaining land or any part or parts thereof for any activities generating excessive noise or for nudist activities nor as an open air swimming bath or bathing pool"
- 2.4.** The appeal site is wholly within the defined area of Quinta Village Green's registered neighbourhood and is less than 200m away from the Village Green boundary. The appeal site is therefore within the locality of the Quinta Village Green Residents Association who represent those within it with the shared aim of protecting and preserving our Village Green and the openness and integrity of its surrounding green belt.

3. THE APPEAL PROPOSAL

- 3.1.** Exactly six months after the applicant's planning application was refused by the LBB, Green Planning Studio ('GPS') submitted an s78 appeal on behalf of the appellant, on 21st Jun 2024, which was accompanied by several planning documents including personal statements from the appellant and his brother who intend to occupy the site, Great Crested Newts ('GCN') eDNA report, tree surveys, SuDS & flood risk assessments and highways statement.
- 3.2.** The appellant accepts that Traveller sites are inappropriate development in the Green Belt, but contends that the harm to the green belt and character and appearance of the area is limited because of the small number of pitches that are being proposed.

3.3. The appellant also presents material considerations, such as lack of needed sites and a 5 year land supply for Traveller sites; failure of Council policy; and personal circumstances so that very special circumstances do exist that are sufficient enough in the balancing exercise to outweigh the harm to the Green Belt.

3.4. The appellant also proposes mitigation for the flood risk, impact on trees and GCNs.

4. PLANNING HISTORY

4.1. The appeal site was sold to the appellant by The Brethren on 13th June 2023 at auction, exactly twelve weeks before the planning application was submitted to the LBB. The planning application was submitted only three weeks after the transfer of title, according to the deeds. No previous application has been submitted for this site.

4.2. However, planning permission was granted on the adjacent site on appeal in 1994 for the erection of a single storey building to provide a meeting room (place of worship) for The Brethren. The new owners, The Centre for Islamic Enlightening, who purchased the former Brethren Meeting House a few months after the appellant's acquisition of the appeal site, have submitted a planning application for a significant extension to this place of worship on the adjacent green belt site which will likely double the capacity of this building, intensify the use of this green belt site and will have some implications for the appeal and the combined harm to the green belt, Village Green and its neighbourhood.

4.3. Therefore, QVGRA believe that the Inspector should consider this appeal with regard to the collective harm that both of these applications will cause to the integrity and openness of this green belt; the significant risk of intensification and urbanisation of the neighbourhood that is inconsistent with the current national and local planning framework; and the resultant harm to the character and appearance of the Village Green and its registered neighbourhood.

5. POLICY DOCUMENTS

5.1. In terms of local planning policy, we will rely in particular (but not exclusively) on:

The London Borough of Barnet Local Plan, (2012) ('**Local Plan**');

The London Borough of Barnet emerging Local Plan Reg 22 2021-2036 (2021) ('**Emerging Local Plan**');

5.2. In terms of national planning policy, we will rely in particular (but not exclusively) on:

The National Planning Policy Framework (2023) ('**NPPF**')

Planning Policy for Traveller Sites (2015) ('**PPTS**');

6. STATEMENT OF CASE

6.1. **Harm to green belt**

6.1.1. The proposal for a change of use for stationing of caravans for residential use is a substantial material change to the use of this green belt land and is both inconsistent with the emerging local plan (and previous plan which do not intend to realign the green belt boundaries at or around the appeal site) and has serious considerations for the character of our village green and the surrounding green belt.

- 6.1.2. The development would lead to further fragmentation and a loss of openness in what is already a fragmented part of the Green Belt. The surrounding green belt has already been eroded piecemeal over the last few decades through various developments, from the permission for Partridge Close housing estate opposite the appeal site described as a “one off”, to the permission for a place of worship on the adjacent site which was approved only after an s106 and covenant was negotiated to mitigate the loss of green belt.
- 6.1.3. Allowing development again on our nearby green belt is a perfect example of precedents undermining and weakening the integrity of the green belt, contrary to paragraph 143 a), b) & c) of the NPPF.
- 6.1.4. The application would represent harm to the green belt through the encroachment of development into rural land. Countryside does not have to be publicly accessible or pretty to warrant the protection that green belt designation affords, it simply needs to be undeveloped land outside an urban area, which the appeal site is. There is no built development on the appeal site, and it is open in character. Features around the site, such as the nearby settlement have an urban influence, but they do not detract significantly from the largely rural feel beyond the settlement, with the site maintaining a strong unspoilt character. Therefore, the appeal site has value as open land and should be protected from encroachment.
- 6.1.5. The proposed development and the appeal site is partly visible from public rights of way on Whitings Hill and woods to the north of the appeal site, harming rural character, visual amenity and green belt openness.
- 6.1.6. The loss of hedgerow and mature vegetation along the Mays Lane frontage necessitated by the required visibility splays will be detrimental to the appearance of the rural locality and the visual amenities of the green belt.
- 6.1.7. Many sites previously granted similar (temporary or permanent) planning permission for change of use for stationing of caravans for Travellers are likely to fall within the Government’s proposed ‘grey belt’ definition, such as the local Brookes Place site in Potters Bar and the Mimms Caravan Park in South Mimms; however the appeal site makes a significant contribution to the five green belt purposes and so QVGRA do not consider that it would fall under the definition of 'grey belt' and green belt restrictions should continue to apply.

6.2. Harm to amenity, heritage, character and appearance of Quinta Village Green & its neighbourhood

- 6.2.1. A village green is registered common land (in this case, also green belt) used by a defined neighbourhood for community and recreational use. Therefore residents who reside within the neighbourhood of a village green where developments are proposed are impacted the most by the resulting harm caused to the village green, its character, appearance and neighbourhood, which is why QVGRA is presenting this statement of case.
- 6.2.2. At a public Inquiry in 2010, our local community was able to demonstrate a significant number of the inhabitants of this neighbourhood had indulged as of right in lawful sports and pastimes on the land for a period of at least 20 years. We established this through a petition of over 400 people wishing to protect open space and 66 evidence questionnaires and 15 letters of support from inhabitants of the defined neighbourhood crucially evidencing their use of this field (many over successive generations) over a period of at least 60 years.

- 6.2.3.** This open space was acquired in 1936 *for the purposes of public walks and pleasure grounds, under the Public Health Acts 1875 to 1925* and subsequently retained as such under successive Acts of government. The surrounding patchwork of fields (including the appeal site) are remnants of previously much larger woodlands, farmland and recreational fields, many of them still operating as stables, wheatfields, playing fields, wildlife meadows and sports grounds, some of which are separated by the various tributaries of the Dollis Brook. They all form part of the habitat network that connect the Totteridge Valley with Arkley South Fields.
- 6.2.4.** The locality of our Village Green neighbourhood, which includes the appeal site, now forms the main settlement boundary of Arkley with Ducks Island and Dollis Valley. Previously our little neighbourhood was where the Hertfordshire parishes of Chipping Barnet, Arkley and Totteridge met, before becoming Barnet Urban District in 1935, around the time our Open Space (later Village Green) was purchased.
- 6.2.5.** Just under half of our neighbourhood is green belt and forms a small part of the above patchwork of fields. Development of these fields in a uniquely semi-rural part of Barnet town, with the establishment of hard-standing and caravans will effectively urbanise what are the last remnants of countryside in our neighbourhood and will undermine the rural landscape and wider views many of us enjoy and benefit from on a daily basis and will impact the appearance of those green belt fields.
- 6.2.6.** There are very few village greens left in Barnet and none left that are still surrounded by green belt. As per NPPF paragraph 132, “the essential characteristics of green belts are their openness and their permanence”. As an association of local residents, we will be impacted both personally and collectively as a result of this development through the harm to the openness and permanence of green belt, indirectly to our Village Green and directly to its neighbourhood within which this land falls, both of which our association exists to protect.
- 6.2.7.** The caravans, which would urbanise the site and in a manner which would not assimilate well with its surrounding context, would be visible from public rights of way such as Mays Lane and at the rear of the appeal site at Whitings Open Space and Woods, harming rural character, visual amenity and openness. The appeal site is visible in summer; once the foliage is lighter in the winter, visibility of the site will increase further as would be the case if the visibility splay is to be increased significantly enough to allow for the type of turning circle required for a van or car towing a caravan.
- 6.2.8.** All the fields surrounding our neighbourhood are either farmed and in agricultural use by several local farmers, or part of Nature Reserves, or owned by the London Borough of Barnet and administered as Green Open Space for walkers, children to play and for pedestrians to generally enjoy the open spaces. The stationing of caravans would be out of character with the rural open nature of the area, detract from the area's scenic value and diminish the enjoyment of the landscape for local residents and visitors.
- 6.2.9. **Barnet’s 2010 Characterisation Study**** (which forms part of the evidence base for the emerging Local Plan), defines this particular South Western area of Chipping Barnet as characterized by post-war housing “influenced by the topography of the land with streets giving way to views of the surrounding countryside”. Moreover, the development site and nearby housing actually fall outside of the study as it is Green Belt and the report states that “These areas are already protected by rigid constraints, they are protected by policy and therefore resistant to inappropriate development...and aim to safeguard the openness of the protected areas.”

- 6.2.10.** The properties on the same side of the road in the immediate area such as Orchard House (300 Mays Lane), Whiting's Barn (298 Mays Lane) existed as farm houses or buildings from as early as the 1930's and were reconstructed, extended and refurbished in the 1950's around the same time Greenbanks (296 Mays Lane) and Chesterfield Farm Cottage (Mays Lane) were built. Implementation of Green Belt protections in London didn't start until after the 1955 circular to London Local Planning Authorities from the Ministry of Housing and Local Government. These houses existed before the intention of the green belt was implemented and as such are part of the historic landscape character – they are mostly old farm buildings or houses and the new development does not share any characteristics of these existing buildings. New developments would undoubtedly have to pass more stringent tests in order to be deemed appropriate within the green belt. Identifying these properties as mitigation that the proposed development would cause limited harm to the area is not accepted by the residents of the neighbourhood of the Village Green.
- 6.2.11.** In 2019, Underhill Ward had the third highest amount, within Barnet, of its population living in the top 20% most deprived areas of the country - **Joint Strategic Needs Assessment (2024) ('JSNA')**.
- 6.2.12.** The **(2023) State of the Borough report (SoBR)** listed Underhill as having the highest levels of disability in the Borough and the third highest rate of residents living in social accommodation, often flats where there are no private gardens, making these green belt pockets so vital. We are fairly unique in London, in that it is unusual for a deprived community to have close access to so much green belt which is why we are very protective of this green belt and work hard to make the best of it and conserve it, as can be seen by the efforts put in by the community to save the Quinta Open Space by Public Inquiry to register it as a Village Green.
- 6.2.13.** Many residents bought their properties because of the open green spaces nearby. For many of us, having this surrounding open, green space to enjoy is vital to our health and provides both physical and mental benefits. Losing parts of it and setting a precedent for further loss of this precious open space, in an area where we already have levels of bad health, would be a legitimate concern and huge loss to the community and would impact us significantly.
- 6.2.14.** In the **1955 Green Belt Circular**, Rt. Hon. Duncan Sandys, Minister of Housing explains the necessity for formal designation around clearly defined green belt..."for the wellbeing of our people and for the preservation of the countryside, we have a clear duty to do all we can to prevent the further unrestricted sprawl of the great cities"

6.3. Unmet need, lack of provision, lack of 5 year sites & failure of policy

- 6.3.1.** Members of the resident's association believe that in the balancing exercise, it would be disproportionate for the appellants material considerations to outweigh the harm to the loss of the green belt to the whole Village Green neighbourhood because of a potential lack of provision of sites for Travellers. This community has fought hard to protect the surrounding green belt and we believe we have rights, collectively and individually, concerning the preservation of the openness, quality and scenic value of our local green belt that must be considered in the appeal. We strongly support the view that if there is unmet need, the council should find other more appropriate sites in this or neighbouring boroughs that would not result in the loss of green belt so that the appellants needs can be met. We have supported this view all along and believe that the most appropriate method to meet a specific, identified need for a Traveller site, is through the plan-making process and the emerging Local Plan and not in response to a planning application, in line with the spirit of PPTS paragraph 17.

- 6.3.2.** The fact that there have been no previous applications for Traveller sites provides some evidence that there isn't a need for such sites in the Borough.
- 6.3.3.** GPSs appeal statement, asserts that the identification of 2 unauthorised (traveller) households undermines the robustness and integrity of the GTAA findings that there is no indication of need for traveller sites, meaning this is therefore a failure of policy. It is not clear to us if the 2 unauthorised travellers he is referring to are the appellants. But if that is so, firstly, there is no unauthorised encampment on the appeal site and secondly, surely there needs to be more of a link to a site (other than just acquiring it at auction three months prior to the application) for the Council to have a duty to provide for their needs.
- 6.3.4.** The GLA commissioned RRR Consultancy LTD to produce an updated London-wide Gypsy and Traveller Accommodation Needs Assessment (GTANA) in 2022. The GTANA involves extensive fieldwork with Gypsies and Travellers across London. The assessment has been heavily delayed (now expected early next year), in part due to the revision of the PPTS and protracted stakeholder consultations, and therefore has impacted many boroughs' Local Plans, including Barnet.
- 6.3.5.** The Planning Policy for Traveller Sites (PPTS), Policy E: Traveller sites in Green Belt states that "traveller sites (temporary or permanent) in the Green belt are inappropriate development. Subject to the best interests of the child, personal circumstances and unmet need, are unlikely to clearly outweigh harm to the Green Belt and any other harm so as to establish very special circumstances".
- 6.3.6.** As part of the Local Plan review, Main Modifications to Policy HOU07 have been recently incorporated to state that "Barnet Council have identified no objectively assessed need for provision of pitches and plots". The emerging local plan is at an advanced stage and therefore weight should be appropriately attributed.
- 6.3.7.** PPTS para 10(a) requires that LPAs should identify "a supply of specific deliverable sites sufficient to provide 5 years' worth of sites against their locally set targets" and NPPF para 77 states "The supply should be demonstrated against either the housing requirement set out in adopted strategic policies, or against the local housing need where the strategic policies are more than five years old" and Footnote 42 clarifies "Unless these strategic policies have been reviewed and found not to require updating". Barnet's GTAA was updated in 2021 and HOU7 has been reviewed in 2023 and updated in 2024 (pending adoption).
- 6.3.8.** At PPTS para 27, the LPA having no up-to-date 5 year supply of deliverable sites is given weight for temporary planning permission, however Green Belt land is explicitly excluded from this material consideration. By implication, the exclusion also applies when considering applications for the grant of permanent planning permission on Green Belt land, particularly in light of the explicit Footnote 9 reference.
- 6.3.9.** The appellant extensively references **Amer & ORS v Mole Valley DC (2020)** in evidencing the proposed weight of policy failures, however the appellants in Roy Amer had been residing on that site "for many years" and there had therefore been an ongoing policy failure. However, Barnet have identified no objectively assessed need for provision of pitches and plots and the appellant has not demonstrated strong connections to the Borough. While the appellant here takes issue with the result of this assessment, the weight of the so-called policy failure is overstated. Furthermore, giving weight to the failure of policy would be double-counting as per **Saunders v Broxbourne Borough Council (2024)**.
- 6.3.10.** The appeal site does not meet locally specific criteria for Gypsy & Traveller sites. The proposed Modifications to Policy HOU07 (reviewed 2023) in the emerging London Plan state that proposals

for Gypsy & Traveller accommodation will be considered by the Council on the basis of ensuring:

- a) Effective use of previously developed land including close proximity for a main road and safe access to the site with adequate space on site for the manoeuvring of vehicles (*see 2.1, & section 6.8. of this statement*)
- b) Reasonable access to local shops and other community facilities, in particular schools and health care
- c) The site does not have an unduly adverse impact on the local environment, the character of the area and the amenities of both local residents and the future occupiers of the site, including the potential for noise, traffic movements and other activities likely to be taking place within or in the vicinity of the site (*see sections 6.1., 6.2. and 6.8. of this statement*)
- d) Layout of the site, associated facilities and landscaping, including pitches, 8 hard-standings, amenity blocks, parking and turning areas, play spaces and boundary treatments, are well planned to ensure the amenity and healthy lifestyles of site residents and adjoining occupiers and facilitate the integration of the site in such a way as to positively enhance the environment and increase its openness (*see section 6.1. and 6.2. of this statement*)
- e) The site has, or will have, a supply of essential services, such as mains gas and electricity, water, sewerage, drainage (*see 6.7.1. of this statement*)
- f) The site is not located in an area at high risk of flooding (*see section 6.7. of this statement*)

6.4. Cumulative harm of adjacent proposals on the green belt and precedent

- 6.4.1. QVGRA believe that this application should be considered in conjunction with the simultaneous but separate application (reference 23/2557/FUL) on the adjacent green belt to significantly extend and intensify the use of an existing place of worship. Both applications are inappropriate development within the green belt, causing substantial harm in each case but as parallel developments the cumulative and combined harm to the green belt is not clearly outweighed by the claimed benefits.
- 6.4.2. We believe that the precedent set by allowing either or both applications under special circumstances will lead to the degradation, enclosure and eventual demise of this green belt. Each time we lose a piece, we set a precedent and create a new boundary that is vulnerable to further development; Death by a thousand cuts.

6.5. Applicant's personal need & circumstances

- 6.5.1. We also consider that since the appellant's children are not currently residing on the appeal site, the best interests of the child should not carry overwhelming weight to clearly outweigh the substantial harm to the Green Belt as there are alternative options still available to meet the needs of the children, including either previously identified alternative established sites in neighbouring boroughs or other private land that does not harm green belt.
- 6.5.2. The appellant or a close relative, paid £451,000 for the appeal site on 13th June at an auction where documents identified the land as green belt. The appellant could have purchased land elsewhere that was not green belt and still met his requirements. Therefore it could be reasonably assumed that the appellant knowingly purchased this particular land with the understanding that it would be very difficult to develop but has relied on being given permission. He did not apply for pre-application planning advice and submitted his planning permission on 5th September through GPS, who have a history of planning applications for stationing of caravans on the green belt. The

appellant has not been able to provide historical ties to the area nor do they have family living in the Borough.

- 6.5.3.** A significant sum has been spent on the application and appeal, which alongside the conscious purchase of private designated land, could arguably indicate the deliberate intention and risk the appellant has taken to build on green belt.
- 6.5.4.** In a planning application balancing exercise, the Inspectors can only adequately assess the various harms and material considerations once they have been fully evidenced and adequately examined and tested through policy and hard data. The same should apply for all of the appellant's material considerations. If an applicant for planning permission is relying on his (ceased travelling) gypsy status to be taken into account as a material consideration in his favour which outweighs the agreed and evidenced harm to the green belt, then it is for the applicant to prove that status and for the LPA to be satisfied with the evidence presented.
- 6.5.5.** If proof of the applicant's first position – that which the very special circumstances are dependent on – is not provided and tested, this frustrates the balancing exercise and undermines the rudimentary functions of a planning appeal.
- 6.5.6.** QVGRA do not accept that it is enough for the LPA to say that, although objectors including the LPA have questioned the applicant's gypsy status, that as they have seen no evidence to the contrary, that this is sufficient for the LPA *NOT* to request evidence. Therefore, we believe that the Council's second refusal still stands:
- 6.5.7.** If the applicant is relying on his special circumstances to demonstrate that they outweigh the harm to the green belt, then it would not be unreasonable to expect to see evidence of this, including but not limited to:
- Reasons for ceasing their nomadic habit of life:
 - Evidence of relatives poor health, extent and severity – i.e. Drs / Consultants reports.
 - Evidence of any other nearby family – i.e. family tree and addresses.
 - Evidence of other family members and local residency – could they attend to elderly parents?
 - Best interests of the children:
 - Evidence of poor health, extent & severity – i.e. Drs/Consultants/Specialists reports (the personal statements and personal circumstances documents are sometimes contradictory regarding the children's health).
 - Evidence from current school regarding attendance.
 - Animal welfare:
 - Proof that the horses are theirs as there is anecdotal evidence and indications in the highways reports that some of the horses belong to other people.
 - Need:
 - Evidence of previously leading a nomadic habit of life.
 - Evidence of relation to each other – i.e. family tree.
 - Evidence of regular clientele nearby, demonstrating connections to area as stated in Personal Circumstances.
 - Where are appellant's caravans at the moment & the evidence.
 - Evidence of being on the move.
 - Evidence of looking at other sites where they can settle that can meet their requirements (schools, near elderly family) – waiting lists, enquiries made.

- 6.5.8.** In terms of the Human Rights Article 8 considerations, GPS refer to the Council's duty as if the

children are currently living on site when they are not. Whilst they are not living on the site there is no engagement of duty on behalf of the council until the children are residing in the Borough, which they are not. The cases relied upon, including **Collins vs SSCLG & Fylde Borough Council (2013)** and **Moore v SSCLG & London Borough of Bromley (2013)** involved families with children already living on site before planning permission or enforcement took place.

6.5.9. The Council have identified sites in neighbouring boroughs where the family could base themselves, including in Hertsmeare borough (Brookes Place, Potters Bar and Bignells Corner, South Mimms) where the applicants claim to have dependent elderly family (Shenley and Potters Bar) and which very closely borders the location of the children's current school [REDACTED] in neighbouring [REDACTED]. So there is no more 'need' for this particular site than any other site which meets their requirements that does not cause harm to the green belt.

6.5.10. The appellant asserts that it cannot be in the best interests of the child to deny them any of this [regular and consistent access to education and healthcare], which will be a natural consequence of dismissing the appeal. But surely, it could equally be said that by not seeking alternative sites, including those suggested in Hertsmeare which will meet their need without harming the green belt and character of the Village Green neighbourhood, and by deliberately purchasing land that will be harmed and is difficult to gain planning permission on, that the appellant is not acting in the best interest of the children, nor indeed the local green belt or neighbourhood.

6.6. Habitat network/connections & biodiversity

6.6.1. QVGRA support the Council's conclusion that further GCNs population assessment is needed in order to assess any level of mitigation required, as the establishment of hardstanding, alongside residential occupation brings human noise, activity and artificial lighting which would disrupt foraging & sheltering sites.

6.6.2. QVGRA members often see wildlife crossing and using these small patchwork fields as a network connecting Totteridge Valley with Arkley South Fields. People living onsite would deter wildlife from using this network and would shut down this corridor which is vital for maintaining biodiversity by preserving individual areas of habitat and tackling the problem of habitat fragmentation. This allows species to move between one suitable area and another to share food, water & shelter.

6.6.3. The NPPF's (2023) third overarching objective for sustainable development is to protect and enhance the environment. But this development does not propose to improve biodiversity and in fact will harm it. Furthermore residents will be forced to drive, even for short journeys, as there is no footpath and walking off site would be dangerous, suggesting it is not a sustainable site and doing nothing towards the climate emergency that the LBB has declared.

6.6.4. The site is in Habitat Network Enhancement Zone (1) - Land within close proximity to the existing habitat components that are more likely to be suitable for habitat re-creation for the particular habitat – which is ideal land for improving fragmented habitats, as we have in and around the appeal site. When considering development proposals which may affect a site of importance for nature conservation, an applicant's approach should be to avoid adverse impact on the nature conservation value of the site and, if that cannot be achieved, the proposals should seek to minimise such impact and seek mitigation of any residual impacts.

6.6.5. The provision of a satisfactory vehicular access large enough for substantially sized vehicles such as towed caravans and the requisite visibility splays would result in the removal of part of a hedgerow (G05) and a Common Ash tree (T17) from the appeal site. Both are part of hedgerows which meet

the criteria of protected hedgerows (20 metres or more in length; over 30 years old; of historic importance; supporting a number of woody species; of wildlife value as defined under the regulations), so would require Council permission to remove. If a green belt site requires access from a semi-rural road that is not wide enough for safe egress without removing protected hedgerows that required Council permission, surely this adds weight to the harm to the green belt and character, landscape and amenity of the Village Green neighbourhood that cumulatively, with the other harms, are not outweighed by the applicants material considerations.

6.6.6. The kerb-to-kerb radius and turning circles have been calculated and provided, yet no data has been given for the visibility splay required or the amount of hedgerow removal necessary. Since removal of hedgerow (that facilitates nesting, foraging and traveling of wildlife) requires permission from the council, further information should be provided in order to assess the appropriateness of the application on this road and green belt.

6.6.7. A recent **Green Space Information for Greater London (GIGL) (2023)** report indicates that bats have been recorded at or very near the site – including Myotis, Noctule, Pipistrelle and Soprano Pipistrelle. No bat surveys were conducted or submitted in the documentation. This would need to be investigated further, particularly if potential nesting and foraging sites are removed as a result of increasing visibility splays.

6.7. Flood risk

6.7.1. The applicant's GeoSmart SuDS report has assessed that there are no public surface water sewer or combined sewers located within the vicinity of the appeal site, yet no details have been supplied in the planning application for foul-water waste disposal, making it impossible to form a view. The emerging local plan considers proposals for Traveller accommodation on the basis of ensuring specific criteria are met, including that "the site has, or will have, a supply of essential services, such as mains gas and electricity, water, sewerage, drainage"; no details of which have been submitted.

6.7.2. The appeal site is in flood zone 1 with a detention basin adjoining it; providing evidence that surface water flooding is a serious consideration at the appeal site and very possibly that any further urbanising & intensification of building on this site, including hardstanding will adversely affect surface water run-off.

6.7.3. The detention basin, a condition of the planning permission for the place of worship in 1994, should drain fully in the dry months, as previously. However, for some months now it has not been draining fully as it should and throughout the year the basin has had a permanent store of sometimes foul-smelling water. The water levels increase significantly during the wetter months of the year. This has implications for flooding and SuDS that needs to be assessed beyond the desktop reports that have been submitted.

6.7.4. The appeal site is within 20 metres of a water course, the Dollis Brook, and parts of the site are shown as at high risk of surface water flooding on the government's website. The applicant is not proposing to connect to the existing drainage system either foul water therefore there is a significant risk of pollution to the Dollis brook which runs around the application site boundary.

6.7.5. The appellant's FRA states that the area is not identified as at risk of pluvial flooding, yet during heavy rainstorms, the road between the appeal site and neighbouring Chesterfield Farm becomes temporarily flooded (QVGRA have photo evidence) because the Dollis Brook culvert that diverts the brook under Mays Lays cannot sufficiently discharge rain water away quickly enough for the amounts coming through at the tributary between the appeal & adjacent site.

- 6.7.6. The appeal site entrance is often just a large muddy puddle, as mentioned in the appellant's Highways report, further evidence of the ease at which the appeal site and surrounding area floods.
- 6.7.7. The SuDS strategy involves surface water discharging from the site headed south-westwards into Dollis Brook, but as previously mentioned the culvert directing the stream water from one side of the road to the other side is often overwhelmed, causing flooding along the road. The speed of the proposed drainage network is likely to be faster than any natural attenuation that currently exists on this site so will likely divert more surface water into the Brook than currently, which will very likely create more extreme flooding on the road during heavy rainfall.
- 6.7.8. The appeal site is also flanked by trenches which fill up during heavy rainfall as a result of surface water flooding running down Whitings Hill to the rear of the site. This puts the development at significant flood risk. Photos have been provided in the appendices.
- 6.7.9. The appellant has proposed moving the location of the hardstanding for caravans, due to the high risk of pluvial flooding. However, it is QVGRA's belief that this would warrant a new application since the impacts on amenity, views, landscape, access, flood risk and ecology would be somewhat different to the current application.

6.8. Highways

- 6.8.1. QVGRA can attest to the pedestrian safety on this highway, as it is mostly locals who walk past the proposed development as there is no footpath by the road.
- 6.8.2. The Applicant's Highways report claims access to the site is satisfactory subject to conditions, including improving visibility splays, yet it is silent on the increased pedestrianisation and vehicular use of the road since the report, as a result of the adjacent new Centre for Islamic Enlightening (1000 capacity). Intensification, if planning permission goes ahead for the extension, will increase this even more - this is an unknown that cannot be assessed at this point and will undoubtedly result in increased highways issues, so this should be a material consideration in assessing the Highway impacts.
- 6.8.3. Indeed, the dates when the traffic flow count took place was before the 1000 capacity Centre for Islamic Enlightening opened their doors, rendering these figures and the assumptions made, obsolete.
- 6.8.4. The appellants report states that visibility splays extending "approximately 148m to the right / southwest and 220m to the left / northeast were available to the near edge, subject to trimming of vegetation adjacent to the site access within the site frontage. These distances may be compared with the 43m required under Manual for Streets (MfS) guidance for speeds of 30 mph". However, Mr Hurlstone does not mention the visibility splays required for higher speeds, since anyone that lives here is fully aware that vehicles speed up at the junction of Shelford Road headed west towards the appeal site and coming from the opposite direction, vehicles headed east regularly reach the appeal site doing 40mph or more. It is unfortunate that a speed survey was not conducted. The visibility at just 37mph needs to be 59m for a vehicle to stop in time, at 40mph, it is around 65m and at 45 mph it jumps exponentially to 120m. It is also important to note that these figures are for light vehicles; heavier vehicles will require more distance to stop safely, which will not be possible with these visibility splays. Furthermore, if the road is flooded (which is not unusual in moderate to heavy rain) or wet, this would double, again requiring greater visibility splays than exists at this location.

- 6.8.5.** Although Mr Hurlstone mentions the obstruction of foliage at the appeal site and the requirement for trimming, he has unfortunately not considered the foliage at the far end of the visibility splays at either bend which would reduce the inbound visibility splay and as such he does not provide an accurate assessment of the stopping distances for vehicles coming across a slow-moving large caravan entering the site during the summer months when foliage is at maximum.
- 6.8.6.** Pedestrians use this road to access local farms, stables and the Islamic Centre and there is a tacit agreement amongst regular users (and those that can recognise highways danger) that parking is not advisable on this road due to its narrow nature and the vehicles speeding.
- 6.8.7.** Barnet has been voted as having the worst roads in London, after a survey of 'Fix-My-Street', due to having the highest number of unrepaired pot holes. This road in particular has been very bad and only just recently the worst sections of it have been repaired – The effect of large heavy caravans and towing vans regularly using the road could conceivably cause the road to revert back to its previous terrible state. This is particularly significant as it appears that no highway survey has been completed since the Centre for Islamic Enlightening took over the building and have already intensified the use of it and intend to not only make use of the current 1,000 capacity, but also increase this with their proposed extension.
- 6.8.8.** Although the appeal site may be cyclable and not 'away from' settlements, it is not recommended due to the speeding that occurs and the windy bends that prevent some long-distance views of the road. Furthermore the appeal site is certainly not walkable for the same reasons but also due to the lack of footpaths; therefore the likelihood of heavy car reliance, albeit short trips (such as the daily school run), means the appeal site is not sustainably located.
- 6.8.9.** Access into the appeal site will almost certainly be affected by intensive access into the adjacent site as the Centre for Islamic Enlightening reaches capacity (and beyond if the extension is approved) and will affect the safety and ability of larger vehicles such as the applicant's roofing vans and caravans turning into the appeal site 60m away.
- 6.8.10.** According to the appellants 2-way caravan movement illustration, the kerb-to-kerb turning radius of the 4x4 towing a caravan is 5.8m, yet the road is only 5m wide at the access point, suggesting that the road and site cannot currently accommodate such an example of a caravan accessing the site without encroaching on oncoming traffic, especially since the access to the site is only 3.5m wide. In order to safely accommodate a towed caravan, the access would need to be widened to at least 6m wide, almost doubling the current width. This would expose the site, increasing visibility into it but will also remove a significant part of a protected hedgerow. The appellant has gone to great lengths to calculate access and visibility splays, traffic flow and opposing traffic assessments yet has remained silent regarding the simple calculation of the level of hedgerow reduction required.
- 6.8.11.** Notwithstanding the additional comments above, QVGRA agrees with the Council's review of the appellants Highway's report and supports the request for further information.

6.9. Temporary permission

- 6.9.1.** Although there is no presumption that a temporary grant of planning permission could be granted permanently, a significant number of appeals for change of use of the green belt for stationing of caravans have often been allowed for temporary use which eventually lead to

permanent use for many reasons including the families concerned settling and building connections to the area, the changing landscape and usage of the land, making it much harder for Councils to refuse a permanent planning application. Therefore, we do not accept that a temporary permission reduces harm to the green belt.

6.9.2. Furthermore, and in reality, applicants often do not voluntarily leave temporary sites and Council's are not often keen on taking any form of enforcement action.

7. PLANNING BALANCE

- 7.1.** This land is important and valuable to many of us. A deprived ward in the borough, with high levels of health problems, we rely on the green belt and its visual amenity and openness for respite and wellbeing. The local and school children that use the local land and have access to these views know that this is rare and unique and make the most of it. We've fought hard to protect what we know is a privilege that many people don't have and in particular many deprived areas lack, so the loss of this green belt and the precedent that it sets has a proportionately huge impact on our community. In this digital world, many local parents love that there is open green space that their children want to explore and even view from afar – opportunities for memories that are disappearing at an alarming rate. It's why most of us bought property here in the first place.
- 7.2.** Developments should not compromise the openness in terms of spacial and visual aspects, see **Turner v. SSCLG & EDC (2016)**: "While it may not be possible to demonstrate harm by reason of visual intrusion as a result of an individual – possibly very modest – proposal, the cumulative effect of a number of such proposals, each very modest in itself, could be very damaging to the essential quality of openness of the Green Belt and Metropolitan Open Land".
- 7.3.** Based on the hundreds of local objections received to the planning application, this area is clearly special to many people even further afield, and when weighing up the balance of benefits and harms in this appeal, it is important to take into account the overwhelming opposition to this proposal from local residents.
- 7.4.** By contrast, it should be noted that the applicant has not demonstrated any substantial connection to this area or indeed to Barnet, and this alleged connection should not outweigh the mass of local concerns for both the harm to green belt and the harm to the Village Green location and neighbourhood as a result of loss of this green belt and the precedent it sets.
- 7.5.** In considering the applicant's proposed 'very special circumstances' Barnet Council identified potential sites within neighbouring authorities of Harrow, Brent and Hertsmere and noted "The applicant has failed to explore these alternative options or to provide reasoning for why these established sites would not provide the necessary provisions for their families."
- 7.6.** As per **South Cambs v SSCLG & Brown (2008)**, "The lack of evidence of a search, and the clear availability of alternative sites in more suitable locations elsewhere, can undoubtedly weigh against the applicant where there are policy or other objections to a proposed development.... Furthermore, a local authority identifying an alternative site is a material consideration to be weighed in the overall balance."
- 7.7.** The general material conditions set out in the appellant's first position are by their own admission a number of conditions which each have 'significant' weight at most. Even in combination these do not "clearly outweigh the substantial weight given to the harm to the Green Belt such that very special circumstances exist." This is explicitly supported by the wording in PPTS paras 16 and 24.

- 7.8. The appellant introduces personal circumstances and ‘best interests of the child’ to their second position, which add cumulative weight however personal circumstances and unmet need (in combination) are still explicitly referenced in PPTS para 16 as being “unlikely to... establish very special circumstances”.
- 7.9. Case law, incl. **Stevens v SSCLG & Guildford Borough Council (2013)**, holds that although a primary consideration in the planning balance, the best interests of the child are not determinative of the planning issue or paramount; they could be outweighed by other considerations.
- 7.10. The children are not presently residing on this site and therefore granting of planning permission for this site (temporary or permanent) is not the sole possible remedy to meet the children’s needs (such as having a settled permanent base). Other established sites have been identified in neighbouring authorities which would meet personal needs and support the best interests of the children.
- 7.11. A stated aim of PPTS is “plan-making and decision-taking should protect green belt from inappropriate development” (para 4(d)). Even a temporary consent would still constitute inappropriate development and substantial harm to the green belt as explicitly referenced in PPTS para 16.
- 7.12. Should the Inspector decide temporary permission be granted, a three-year period would be sufficient to ensure a realistic likelihood that an alternative site could be available at the end of this temporary period.
- 7.13. Our final point considers the balancing exercise required in applying various principles such as the interaction of protection of the green belt, Traveller needs, personal circumstances and the primacy of the best interests of the child, all of which are points which apply in almost all Gypsy and Traveller cases, including this appeal. In particular, where there are a number of factors which favour the development, there is s288 appeal case law that makes unimpeachable the conclusion that these are insufficient, singly or together, to outweigh the harm to the green belt.
- 7.14. In the case of **Ward V SSLUHC and Basildon District Council (2024) EWHC** the judge agreed with the appeal Inspector that the factors in favour of the development - which also apply to the appellants case and include lack of site supply, lack of an up to date local plan, specific needs of the claimant to be on this particular site, needs of the children and their human rights - were *not* considered to outweigh the Green Belt harm given the NPPF/PPTS wording.
- 7.15. Therefore, QVGRA believe that the material considerations in favour of the development do not clearly outweigh the potential adverse impacts and harm of the proposed development, and the appeal should therefore be refused.

8. CONDITIONS / AMENDMENTS TO PROPOSED DEVELOPMENTS

- 8.1. Should the Appeal be upheld, QVGRA would require that planning conditions aimed at controlling development and mitigating impact are attached to ensure the development proceeds as approved and that assurances and guarantees offered are secured and are enforceable so as to be material considerations.
- 8.2. The following are offered as the types of conditions which would be required if planning permission is granted, these are not exhaustive:
- No obstruction of or disturbance of carriageway or local residential access.
 - Prohibiting commercial activities at the site, including the storage of materials.

- No vehicle over 3.5 tonnes shall be stationed, parked or stored on the site (to safeguard the residential character of the site and the impact of such activities on the occupants and the surrounding area, particularly in light of the site being within the Green Belt).
- No burning of any materials on site.
- No external lighting.
- All foul drainage shall be to the main sewer. Within 3 months of the date of this decision, details of surface water and foul drainage arrangements shall be submitted to and approved in writing by the local planning authority. The approved drainage shall be in place within 3 months of the written approval and shall be retained thereafter.
- Prohibition of contaminated drainage or trade effluent
- To provide a maximum 3 year temporary permission for just the appellants, their wives and resident dependents only, so that a more appropriate site can be found, with no extension or right to permanence.
- When the premises cease to be occupied those named in the above, or at the end of 3 years, whichever shall first occur, the use hereby permitted shall cease and all caravans, buildings, structures, materials and equipment brought on to the land, or works undertaken to it in connection with the use, shall be removed.
- Restrict occupation to Gypsies and Travellers.
- Limiting the development to 4 caravans, only two of which shall be a static caravan.
- Restricting the erection of fences, gates, or walls without the approval of the Council.
- Restricting the removal of any part of the hedgerow or trees on and surrounding the site without the approval of the Council.
- Mitigation of flood risk as suggested in the FRA
- Protections on the existing trees on site
- Implementation of sufficient ecological mitigation strategies
- Landscaping conditions

9. CONCLUSIONS

- 9.1.** For the reasons set out above, QVGRA conclude that the Council's refusal should be upheld and the appeal dismissed.
- 9.2.** Furthermore, QVGRA believe that the material considerations in favour of the development do not clearly outweigh the potential adverse impacts and harm of the proposed development, and the appeal should therefore be dismissed.

10. APPENDICES

10.1. Local Reports

10.1.1. Barnet's 2010 Characterisation Study

10.1.2. Joint Strategic Needs Assessment (2024)

<https://open.barnet.gov.uk/joint-strategic-needs-assessment-2024/people/deprivation/>
Deprivation tool, page 7/10

10.1.3. State of the Borough Report (2023).

10.1.4. Green Space Information for Greater London Local (50m) Wildlife Report (2023)

10.2. Legal Cases

- 10.2.1.** Amer & ORS v Mole Valley DC (2020)
- 10.2.2.** Saunders v Broxbourne Borough Council (2024)
- 10.2.3.** Collins vs SSCLG & Fylde Borough Council (2013)
- 10.2.4.** Moore v SSCLG & London Borough of Bromley (2013)
- 10.2.5.** Turner v. SSCLG & EDC (2016)
- 10.2.6.** South Cambs v SSCLG & Brown & Inspectors decision (2008)
- 10.2.7.** Stevens v SSCLG & Guildford Borough Council (2013)
- 10.2.8.** Ward V SSLUHC and Basildon District Council (2024)

10.3. Government documents

- 10.3.1.** Green Belt Circular 1955

10.4. Photographic evidence

- 10.4.1.** Flooding

**9.2. Appendix 2 – Planning
permission for adjacent
meeting room for place of
worship ref: NO2627R**

DIRECTORATE OF TECHNICAL SERVICES

PLANNING GROUP (NORTHERN AREA)
BARNET HOUSE - 1255 HIGH ROAD
WHETSTONE
LONDON N20 0EJ
Tel. No. 081 446 8511

TOWN AND COUNTRY PLANNING ACT 1990 GRANT OF PLANNING PERMISSION

Applicant:

Agent: Barnet Meeting Room Trust
Address: Dormers, Hillside Gardens
BARNET
Herts

Application No: N02627R
Registered Date: 25th April 1994

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:-

Erection of single storey building to provide meeting room (place of worship) with parking provision for 124 cars, formation of two accesses to Mays Lane, pedestrian access to Shelford Road.

at:-

Greenbanks, Mays Lane, BARNET, Herts,

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

subject to the following CONDITION(S):-

01

This development must be begun not later than five years from the date of this permission.

Reason:

To comply with Section 91 of the Town and Country Planning Act, 1990.

02

Before this development is brought into use it shall have been completed in accordance with the approved plans and any supplementary information submitted.

Reason:

To ensure that the development does not prejudice the safety and free flow of traffic, the appearance of the locality and the visual amenities of neighbouring occupiers.

03

Before the development hereby permitted is occupied the parking spaces/garages shown on Plan MLMR/02B shall be provided and shall not be used for any purpose other than the parking of vehicles in connection with the approved development.

Reason:

To ensure that parking is provided in accordance with the Council's standards in the interests of safety, the free flow of traffic and character of the area.

04

Before this development is commenced, details of the levels of the building(s), road(s) and footpath(s) in relation to the adjoining land and highway(s) and any other changes proposed in the levels of the site shall be agreed with the Local Planning Authority.

Reason:

To ensure that the work is carried out at suitable levels in relation to the highway and adjoining land having regard to drainage, gradient of access, and the amenities of adjoining occupiers and the health of any trees on the site.

05

Before the development hereby permitted commences, details of the materials to be used for the external surfaces of the building(s) and hard surfaced areas shall be agreed with the Local Planning Authority.

Reason:

To safeguard the visual amenities of the locality.

06

Before the development hereby permitted commences, details of screened facilities for the storage of wheeled bins and/or other refuse storage containers where applicable, together with a satisfactory point of collection shall be approved by the Local Planning Authority and shall be provided at the site before the development is occupied.

Reason:

To ensure a satisfactory appearance and satisfactory accessibility.

07

Development shall not commence until a drainage strategy including on and off-site works has been submitted to and approved by the Local Planning Authority in writing. No works which result in the discharge of foul or surface water from the site shall be commenced until the off-site drainage works referred to above have been completed.

Reason:

To ensure that the foul and/or surface water discharge from the site shall not be prejudicial to the existing sewerage system and the amenities of the area.

08

A scheme of hard and soft landscaping, including details of existing trees to be retained, shall be submitted to and approved by the Local Planning Authority before the development, hereby permitted, is commenced.

Reason:

To ensure a satisfactory appearance of the development.

09

All work comprised in the approved scheme of landscaping shall be carried out before the end of the first planting and seeding season following occupation of any part of the buildings or completion of the development, whichever is sooner, or commencement of the use.

Reason:

To ensure a satisfactory appearance to the development.

10

Any existing tree shown to be retained or trees or shrubs to be planted as part of the approved landscaping scheme which are removed, die, become severely damaged or diseased within five years of the completion of development shall be replaced with trees or shrubs of appropriate size and species in the next planting season.

Reason:

To ensure a satisfactory appearance to the development.

11

Before this development is commenced details of the location, extent and depth of all excavations for drainage and other services in relation to trees on the site shall be submitted to and approved by the Local Planning Authority and the development carried out in accordance with such approval.

Reason:

To safeguard the health of existing tree(s) which represent an important amenity feature.

12

No site works or works on this development shall be commenced before temporary fencing shall have been erected around existing tree(s) in accordance with details to be submitted to and approved by the Local Planning Authority. This fencing shall remain in position until after the development works are completed and no material or soil shall be stored within these fenced areas.

Reason:

To safeguard the health of existing tree(s) which represent an important amenity feature.

13

No music, public address system or any other amplified sound shall be audible at any boundary nor within any noise sensitive premises either attached to or in the vicinity of the subject property.

Reason:- To ensure that the proposed development does not prejudice the enjoyment by neighbouring occupiers of their properties.

14

Details of the means of lighting of the car park shall be submitted to and approved by the local authority prior to the commencement of development.

Reason:- To ensure a safe and convenient form of development and in the interests of the visual and residential amenities of the occupiers of nearby properties and the character of the locality.
15

Before any part of the building hereby permitted is occupied, any retaining wall to be constructed on the site shall be constructed in accordance with details to be agreed with the Local Planning Authority.

Reason:- To ensure the stability of any retaining wall on the site and in the interest of public safety.

16

The temporary access for construction traffic to Mays Lane shall be closed within 3 months from the date the building hereby permitted is first brought into use.

Reason:- In the interests of high way safety.

17

The temporary soil heap and the temporary site accommodation shall be removed within 3 months from the date the building hereby permitted is first brought into use.

Reason:- To safeguard the amenities of neighbouring residents and the character of the Green Belt.

INFORMATIVE(S):-

01

The plans accompanying this application are: MLMR/01; 02B; 03A; 1CA; 04A; 08; 9416:2A; 10 ; Letters dated 6.4.94 & 23.6.94

Date of Decision: 22nd July 1994

Date of Issue: 27 JUL 1994,

Signed: T M JEFFREY
Controller of Development Services

NOTES

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 the grant of planning permission and does not purport to convey any approval or consent which may be required under the Building Regulations or for any other statutory purpose.

**9.3. Appendix 3 – Planning
permission for extension of
adjacent place of worship ref:
24/2557/FUL**

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.

9.4. Appendix 4 – Photos of flooding



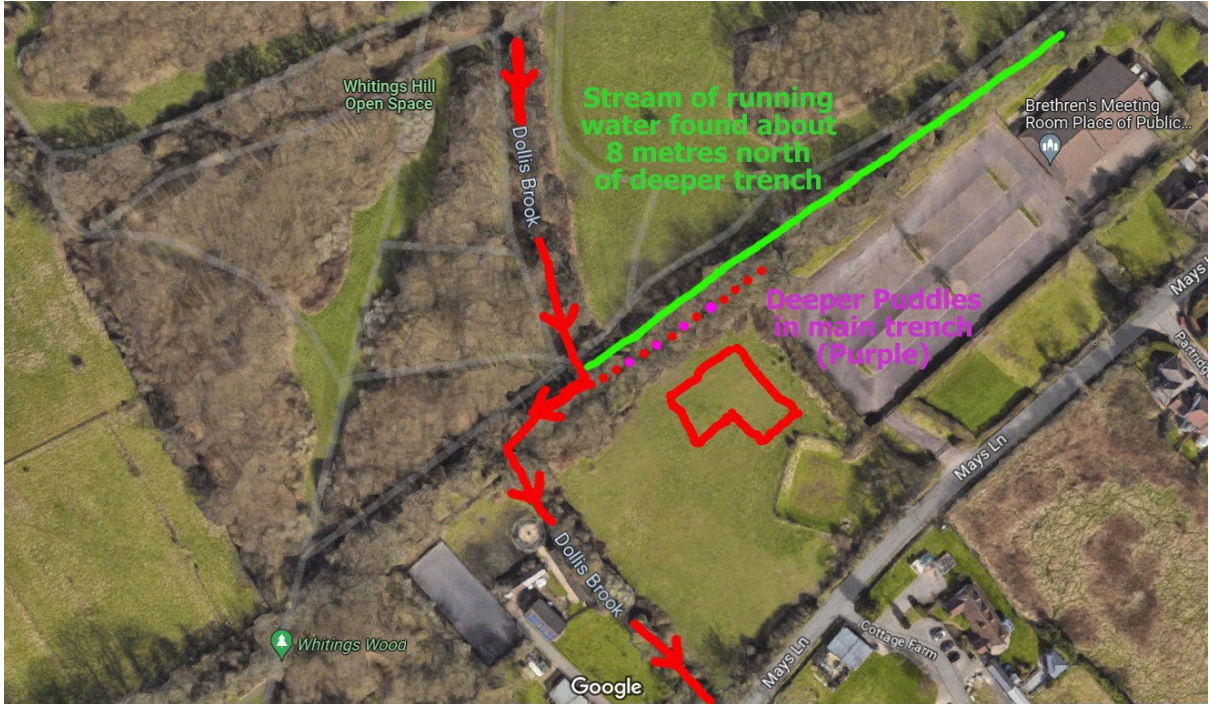


































9.5. Appendix 5 – Auction documents

**REGISTER OF LOCAL LAND CHARGES
OFFICIAL CERTIFICATE OF SEARCH**

Search Reference: E/23/01853/AM

Applicant Reference:

Date: 08-Jun-2023

Applicant: Search Acumen

The Maidstone Studios
New Cut Road
Vinters Park
Maidstone
Kent
ME14 5NZ

Official Search required in all parts of the Register of Local Land Charges for subsisting registrations against the land described and the plan submitted.

Address: Brethrens Meeting Room 310
Mays Lane
Underhill
Barnet
EN5 2AH

Additional Properties: None

It is hereby certified that the search requested above reveals the **31** registrations described in the Schedule(s) hereto up to and including the date of this certificate.

Signed:



On behalf of London Borough of Barnet

Date: 08 June 2023



REPLIES TO STANDARD ENQUIRIES OF LOCAL AUTHORITY (2016 Edition)

Applicant:

Search Acumen
The Maidstone Studios
New Cut Road
Vinters Park
Maidstone
Kent
ME14 5NZ

Search Reference: E/23/01853/AM
Applicant Reference:
Date: 08-Jun-2023

Property:

Brethrens Meeting Room 310
Mays Lane
Underhill
Barnet
EN5 2AH

Other Roads etc:

Additional Properties: None

I refer to your Standard Enquiries relating to the above property. These replies relate to that property as shown on the location plan where supplied. The replies are given subject to the Notes to the Standard Enquiries.

All correspondence relating to these answers should quote the official Search Reference.

Standard Enquiries of Local Authority

PLANNING AND BUILDING REGULATIONS

1.1 Planning and building decisions and pending applications

Which of the following relating to the property have been granted, issued or refused or (where applicable) are the subject of pending applications or agreements?

(a) a planning permission

Yes, Please Consult Part 3b/Appendix of the Schedule
(Copies of planning permissions can be obtained free of charge from the Council website: www.barnet.gov.uk)
If you require Barnet Local Land Charges to provide a copy of this information the price is £36.12 per decision notice.

To access copies of the Section 106 Agreements, please click on the link: <https://www.barnet.gov.uk/planning-and-building/planning/find-and-comment-planning-applications> and search for the application by planning reference number

London Borough of Barnet
Local Land Charges, 2 Bristol Avenue, Colindale, London NW9 4EW

or address.

If you require Barnet Local Land Charges to provide a copy of this information the price is £62.57 per Agreement.

(Note: Planning Permissions are post 1965)

(b) a listed building consent

None

(c) a conservation area consent

None

(d) a certificate of lawfulness of existing use or development

None

(Note: Planning Permissions are post 1965)

(e) a certificate of lawfulness of proposed use or development

None

(Note: Planning Permissions are post 1965)

(f) a certificate of lawfulness of proposed works for listed buildings

None

(g) a heritage partnership agreement

None

(h) a listed building consent order

None

(i) a local listed building consent order

None

(j) building regulation approval

None

(For copies of Building Regulation Entries, please contact Building Control on 020 8359 4500)

(Note: Building Control information are post 1990)

(k) building regulation completion certificate and

None

(For copies of Building Regulation Entries, please contact Building Control on 020 8359 4500)

(Note: Building Control information are post 1990)

(l) any building regulations certificate or notice issued in respect of work carried out under a competent person self-certification scheme?

None

Informative

For additional information please refer to LLC1 Part 3(b)

Note: Building Control information is post 1990

1.2 Planning designations and proposals

What designations of land use for the property, or the area, and what specific proposals for the property, are contained in any existing or proposed development plan?

Greenbelt
Special Advertisement Control

Informative

*For more information on UDP policies please refer to the information available at the London Borough of Barnet website
<http://barnet.gov.uk/index/council-democracy/unitary-authorities/statutory-developmentplans/unitary-development-plan.htm>*

ROADS AND PUBLIC RIGHTS OF WAY

Roadways, footways and footpaths

2.1 Which of the roads, footways and footpaths named in the application for this search (via boxes B and C) are:

(a) highways maintainable at public expense

Mays Lane is adopted.

(b) subject to adoption and, supported by a bond or bond waiver

No

(c) to be made up by a local authority who will reclaim the cost from the frontagers

No

(d) to be adopted by a local authority without reclaiming the cost from the frontagers

No

Public rights of way

2.2 Is any public right of way which abuts on, or crosses the property, shown in a definitive map or revised definitive map?

None

2.3 Are there any pending applications to record a public right of way that abuts, or crosses the property, on the Register?

None

2.4 Are there any legal orders to stop up, divert, alter or create a public right of way which abuts, or crosses the property not yet implemented or shown on a definitive map?

None

2.5 If so, please attach a plan showing the approximate route.

None

OTHER MATTERS

Note: Matters entered onto the Local Land Charges Register, or visible by property/site inspection, will not be referred to (where relevant) in answer to the enquiries 3.1. to 3.15. below.

3.1 Land required for public purposes

Is the property included in land required for public purposes?

No

3.2 Land to be acquired for road works

Is the property included in land to be acquired for road works?

No

3.3 Drainage matters

(a) Is the property served by a SuDS which is adopted by the SuDS Approval Body (SAB) for which there will be a surface water drainage charge?

No records currently available.

(b) Are there SuDS features within the boundary of the property?

No records currently available.

(c) If the property benefits from a SuDS for which there is a charge, who bills the property for the surface water drainage charge?

No further information currently available. Please contact the relevant Water/Drainage provider or the relevant Management Company.

3.4 Nearby road schemes

Is the property (or will it be) within 200 metres of any of the following?

(a) the centre line of a new trunk road or special road specified in any order, draft order or scheme

None

(b) the centre line of a proposed alteration or improvement to an existing road involving construction of a subway, underpass, flyover, footbridge, elevated road or dual carriageway

None

(c) the outer limits of construction works for a proposed alteration or improvement to an existing road involving:-

None

(d) the outer limits of:

None

(e) the centre line of the proposed route of a new road under proposals published for public consultation

None

(f) the outer limits of:-

None

Informative

A mini roundabout is a roundabout having a one-way circulatory carriageway around a flush or slightly raised circular marking less than 4 metres in diameter and with or without flared approaches.

3.5 Nearby railway schemes

(a) Is the property (or will it be) within 200 metres of the centre line of a proposed railway, tramway, light railway or monorail?

Secretary of State for Transport gave Safeguarding Directions on 24 March 2015 in relation to the proposed route alignment of Crossrail 2. To see whether the property is within 200 metres of the proposed centre line, please make your own enquiries. The plans annexed to the Directions are at: <https://crossrail2.co.uk/stations/> and <https://crossrail2.co.uk/wp-content/uploads/2018/03/Safeguarding-Direction.pdf>

(b) Are there any proposals for a railway, tramway, light railway or monorail within the Local Authority's boundary?

Yes, to see whether the property is within 200 metres of the proposed centre line, please make your own enquiries at <https://crossrail2.co.uk/stations/> and <https://crossrail2.co.uk/wp-content/uploads/2018/03/Safeguarding-Direction.pdf>

3.6 Traffic schemes

Has a local authority approved but not yet implemented any of the following for the roads, footways and footpaths which are named in Boxes B and C and are within 200 metres of the boundaries of the property?

(a) permanent stopping up or diversion

Local Land Charges is not aware of any.
Please contact the Highways Department on 0208 359 3555 or email highwayscorrespondence@barnet.gov.uk

(b) waiting or loading restrictions

Local Land Charges is not aware of any.
Please contact the Highways Department on 0208 359 3555 or email highwayscorrespondence@barnet.gov.uk

(c) one way driving

Local Land Charges is not aware of any.
Please contact the Highways Department on 0208 359 3555 or email highwayscorrespondence@barnet.gov.uk

(d) prohibition of driving

Local Land Charges is not aware of any.
Please contact the Highways Department on 0208 359 3555 or email highwayscorrespondence@barnet.gov.uk

(e) pedestrianisation

Local Land Charges is not aware of any.
Please contact the Highways Department on 0208 359 3555 or email highwayscorrespondence@barnet.gov.uk

(f) vehicle width or weight restriction

Local Land Charges is not aware of any.
Please contact the Highways Department on 0208 359 3555 or email highwayscorrespondence@barnet.gov.uk

(g) traffic calming works including road humps

Local Land Charges is not aware of any.
Please contact the Highways Department on 0208 359 3555 or email highwayscorrespondence@barnet.gov.uk

(h) residents parking controls

Local Land Charges is not aware of any.
Please contact the Highways Department on 0208 359 3555 or email highwayscorrespondence@barnet.gov.uk

(i) minor road widening or improvement

Local Land Charges is not aware of any.
Please contact the Highways Department on 0208 359 3555 or email highwayscorrespondence@barnet.gov.uk

(j) pedestrian crossings

Local Land Charges is not aware of any.
Please contact the Highways Department on 0208 359 3555 or email highwayscorrespondence@barnet.gov.uk

(k) cycle tracks

Local Land Charges is not aware of any.
Please contact the Highways Department on 0208 359 3555 or email highwayscorrespondence@barnet.gov.uk

(l) bridge building

Local Land Charges is not aware of any.
Please contact the Highways Department on 0208 359 3555 or email highwayscorrespondence@barnet.gov.uk

3.7 Outstanding notices

Do any statutory notices which relate to the following matters subsist in relation to the property other than those revealed in a response to any other enquiry in this form?

(a) building works

None

(b) environment

None

(c) health and safety

None

(d) housing

None

(e) highways

None

(f) public health

None

(g) flood and coastal erosion risk management

Flooding information held by the Highways Department (HighwaysCorrespondence@Barnet.gov.uk) / Environment Agency is not provided in answer to this enquiry. If the property is affected by flooding from a main river or the sea, information may be sought from the Environment Agency <https://www.gov.uk/government/organisations/environment-agency>

3.8 Contravention of building regulations

Has a local authority authorised in relation to the property any proceedings for the contravention of any provision contained in building regulations?

None

3.9 Notices, orders, directions and proceedings under Planning Acts

Do any of the following subsist in relation to the property, or has a local authority decided to issue, serve, make or commence any of the following?

(a) an enforcement notice

Yes, Please Consult Part 3b of the Schedule
(A copy of an Enforcement Notice is £36.12, please contact Local Land Charges)

(b) a stop notice

None

(c) a listed building enforcement notice

None

(d) a breach of condition notice

None

(e) a planning contravention notice

None

(f) another notice relating to breach of planning control

None

(g) a listed building repairs notice

None

(h) in the case of a listed building deliberately allowed to fall into disrepair, a compulsory purchase order with a direction for minimum compensation

None

(i) a building preservation notice

None

(j) a direction restricting permitted development

Please see Part 3b of the Register

(k) an order revoking or modifying planning permission

None

(l) an order requiring discontinuance of use or alteration or removal of building or works

None

(m) a tree preservation order

Yes, please see Part 3b of the schedule.

For copies of a Tree Preservation Order please contact the Planning Department on 0208 359 3000 or email Trees.Planningtrees@Barnet.gov.uk

(n) proceedings to enforce a planning agreement or planning contribution

None

3.10 Community infrastructure levy (CIL)

(a) Is there a CIL charging schedule?

London Borough of Barnet hold two charging schedules which are:

1. Mayor of London CIL Charging Schedule.
2. London Borough of Barnet CIL Charging Schedule – The first charging schedule applied from 1 May 2013 - 31st March 2022. The new charging schedule applies from 1st April 2022.

(b) If, yes, do any of the following subsist in relation to the property, or has a local authority decided to issue, serve, make or commence any of the following:-

No

(c) Has any demand notice been suspended?

No

(d) Has the Local Authority received full or part payment of any CIL liability?

No

(e) Has the Local Authority received any appeal against any of the above?

No

(f) Has a decision been taken to apply for a liability order?

A liability order will only be made if development has been carried out and the CIL due not paid. If this applies to your property, please contact CIL@barnet.gov.uk

(g) Has a liability order been granted?

No

(h) Have any other enforcement measures been taken?

No

3.11 Conservation area

Do the following apply in relation to the property?

(a) the making of the area a conservation area before 31 August 1974

No

(b) an unimplemented resolution to designate the area a Conservation Area

No

3.12 Compulsory purchase

Has any enforceable order or decision been made to compulsorily purchase or acquire the property?

None

3.13 Contaminated land

Do any of the following apply (including any relating to land adjacent to or adjoining the property which has been identified as contaminated land because it is in such a condition that harm or pollution of controlled waters might be caused on the property)?

(a) a contaminated land notice

This site has not been identified as being in an area that may require further investigation as to whether or not it should be classed as Contaminated Land under Part IIA of the Environmental Protection Act 1990. However, the Council has begun to investigate the Borough for sites of contaminated significance, and although at this time the site does not appear on the Council's Contaminated Land Register, information may come to light that requires further investigation.

For more information please contact the Scientific Team on 020 8359 7995 or by email at scientificservices@barnet.gov.uk

(b) in relation to a register maintained under section 78R of the Environmental Protection Act 1990

Please refer to 3.13a

(c) consultation with the owner or occupier of the property conducted under section 78G(3) of the Environmental Protection Act 1990 before the service of a remediation notice

Please refer to 3.13a

Informative

Negative answers do not imply that the property or any adjoining or adjacent land is free from contamination or from the risk of it, and the reply may not disclose steps taken by another Council in whose area adjoining or

adjacent land is situated

3.14 Radon gas

Do records indicate that the property is in a "Radon Affected Area" as identified by Public Health England or Public Health Wales?

Please contact <https://www.bgs.ac.uk/datasets/radon-data-indicative-atlas-of-radon/>

3.15 Assets of Community Value

(a) Has the property been nominated as an asset of community value?

None

(b) If the property is listed:

None

These replies have been given in accordance with the notes appended to CON29 form.

References to the provisions of particular Acts of Parliament or Regulations include any provisions which they have replaced and also include existing or future amendments or re-enactments.

The replies will be given in the belief that they are in accordance with information presently available to the officers of the replying local authority, but none of the local authorities or their officers accepts legal responsibility for an incorrect reply, except for negligence. Any legal responsibility for negligence will be owed to the person who raised the enquiries and the person on whose behalf they were raised. It will also be owed to any other person who has knowledge (personally or through an agent) of the replies before the time when he purchases, takes a tenancy of, or lends money on the security of the property or (if earlier) the time when he becomes contractually bound to do so.

This Form should be read in conjunction with the guidance notes available separately.

Area means any area in which the property is located.

References to the Local Authority include any predecessor Local Authority and also any Local Authority committee, sub-committee or other body or person exercising powers delegated by the Local Authority and their approval includes their decision to proceed. The replies given to certain enquiries cover knowledge and actions of both the District Local Authority and County Local Authority.

Where relevant, the source department for copy documents should be provided.

Optional Enquiries

COMMON LAND AND TOWN OR VILLAGE GREEN

22.1. Is the property, or any land which abuts the property, registered common land or town or village green under the Commons Registration Act 1965 or the Commons Act 2006?

None

22.2. Is there any prescribed information about maps and statements, deposited under s.15A of the Commons Act 2006, in the register maintained under s.15B(1) of the Commons Act 2006 or under s.31A of the Highways Act 1980?

None

22.3. If there are any entries, how can copies of the matters registered be obtained and where can the register be inspected?

For any enquiries please write to:
London Borough of Barnet, LOCAL LAND CHARGES, 2 Bristol Avenue, Colindale, London, NW9 4EW

Your attention is drawn to the notes printed in the reply sections on the full CON29 form. The replies herein are furnished after appropriate enquires, and in the belief that they are in accordance with the information at present available to the officers of the Council, but on the distinct understanding that neither the London Borough Council nor any officer of the Council is legally responsible there for, except for negligence.

Signed:



Authorised Officer

Dated: 08 June 2023



Note:

Local Land Charges can supply all copies of documents (such as planning permissions, conservation area, etc) except Building Regulations which you will need to contact Building Control separately. Details of current fees for copies of documentation can be found at the Barnet Local Land Charges website:

<http://www.barnet.gov.uk/local-land-charges-search>



Planning & Building Control

LOCAL LAND CHARGES REGISTER SCHEDULE OF OFFICIAL CERTIFICATES OF SEARCH

SEARCH No: E/23/01853/AM

DATE: 08/06/2023 (DD)

PART 4 OF REGISTER: MISCELLANEOUS CHARGES			
Description of charges (including reference to appropriate statutory provision)	Originating Authority	Place where relevant documents may be inspected	Date of registration
<p>CLEAN AIR ACT 1956, SECTION 11.</p> <p>THE Barnet U.D.C. (Nos. 2)</p> <p>SMOKE CONTROL ORDER 1961 OPERATIVE 30.09.1962</p>	LONDON BOROUGH OF BARNET	LONDON BOROUGH OF BARNET, LOCAL LAND CHARGES, 2 BRISTOL AVENUE, COLINDALE, LONDON, NW9 4EW	30.09.1962
PART 3 (b) OTHER PLANNING CHARGES			
Description of charges (including reference to appropriate statutory provision) Conditional Planning Consents dated on or after 1/8/77.	Originating Authority	Place where relevant documents may be inspected	Date of registration
<p>CONDITIONAL PLANNING CONSENT REF N00032S dated 12.04.1989 Allowed on appeal by Minister's decision of 07.09.1990 Residential Development. (Whitings Hill Farm, Mays Lane)</p> <p>N00032T dated 29.06.1993 Details of siting's, design, external appearance of buildings, means of access and landscaping pursuant to conditions 1 and 8 of planning permission N.32S for residential development dated 7.9.90,</p> <p>N00032X dated 07.09.1993 Whitings Hill Farm, Mays Lane Barnet, Erection of electrically operated entrance gates and adjoining walls to the site.</p> <p>N00032AE dated 05.12.2000 Single storey rear extension. (15)</p> <p>Enforcement Notice served under Section 87 of the Town and Country Planning Act 1971 dated 13.08.1981 (Whitings Hill Farm)</p> <p>Enforcement Notice dated 15.06.1982 served under Section 87 of the Town and Country Planning Act 1971 as amended. (Whitings Hill Farm)</p> <p>Enforcement Notice served under Section 15 of the Town and Country Planning Act 1968 dated 25.04.1969 (Chesterfield Cottages)</p> <p>Direction under Article 4 Directive 6 of the Town and Country General Development Order 1950 confirmed by the Minister of Housing and Local Government on 07.07.1959. (Copy not available)</p> <p>Area of special control under Town and Country Planning (Control of Advertisements) Regulations 1950 dated 23.08.1951.</p> <p>N00032M dated 23.11.1977 Use of existing buildings as farm shop and office for the sale of foodstuffs. (Whitings Hill Farm, Mays Lane)</p>	LONDON BOROUGH OF BARNET	LONDON BOROUGH OF BARNET, LOCAL LAND CHARGES, 2 BRISTOL AVENUE, COLINDALE, LONDON, NW9 4EW	<p>19.09.1990</p> <p>16.07.1994</p> <p>12.11.1993</p> <p>15.01.2001</p> <p>24.09.1981</p> <p>25.02.1983</p> <p>24.05.1969</p> <p>08.07.1959</p> <p>07.09.1951</p> <p>26.01.1978</p>

N00032N dated 23.11.1977 Use of the building for cutting and preparation of meat. (Whitings Hill Farm, Large Pig Unit Mays Lane)			26.01.1978
N00032P dated 02.05.1978 Use of existing mill building for the preparation and sale of foodstuffs. (Whitings Hill Farm, Mays Lane)			08.06.1978
N02627F dated 09.05.1979 Farmhouse with garage. Chesterfield Cottage.			12.07.1979
N02627L dated 10.02.1986 Two-storey side extension (Chesterfield Cottage)			07.05.1986
N02627P dated 03.09.1991 Erection of double garage to replace an existing garage. (Chesterfield Cottage)			08.10.1991
N02627Q dated 21.01.1992 Retention of double garage to replace an existing garage. (Chesterfield Cottage)			04.03.1992
N02627R dated 22.07.1994 Erection of single storey building to provide meeting room (place of worship) with parking provision for 124 cars, formation of two accesses to Mays Lane, pedestrian access to Shelford Road. (Greenbanks)			16.08.1994
N02627T 18.11.1996 Change of use of agricultural outbuilding to two-bedroom dwelling house. (Orchard House)			09.12.1996
N02627V dated 20.06.1997 Front extension, dormer window and conversion of outbuilding to house. Allowed on appeal by Minister's decision of 17.11.1997 (Land adj to Orchard House)			25.11.1997
N02627Y dated 10.04.2008 Retention of and alterations to existing barn structure, erected to replace previously existing structure. (Chesterfield Farm)			24.04.2008
N00737G dated 23.11.1977 Retention of reconstructed barn. (Greenbanks)			29.12.1977
N00737H dated 11.01.1978 Single-storey rear extension and single-storey front extension. (Greenbanks)			15.02.1978
Tree Preservation Order 1988 reference TRE/BA/53 made 21.9.88 under Town and Country Planning Acts 1971 and 1974. Confirmed with modification on 16.02.1989. (Orchard House).			12.10.1988
Tree Preservation Order reference TRE/BA/49 made under Sections 60 & 61 of the Town and Country Planning Act 1971 dated 13.05.1983. Confirmed without modification 10.8.83 (Chesterfield Cottage)			15.06.1983
Agreement made under Section 106 of the Town and Country Planning Act 1990 between (1)The Mayor and Burgesses of the London Borough of Barnet (2) Derek Edwin Price and Stephen Hubert Price (3) Geoffrey Alan Morish and Stephen Hubert Price dated 18.7.94 (Greenbanks)			01.08.1994
Agreement made between (1) The Mayor and Burgesses of the London Borough of Barnet (2) Derek Edwin Price and Stephen Hubert Price (3) Peter Geoffrey Alan Morrish and Priscilla Rachel Price under Section 106 of the Town and Country Planning Act 1990 dated 3.1.94 (Greenbanks)			11.02.1994
B/02805/10 dated 05.10.2010 Formation of metal gates to replace wooden gates fronting entrance to Partridge Close. Appeal			05.10.2010

<p>allowed on 21.06.11. (1-21 Partridge Close)</p> <p>N12996A dated 20.09.2002 Erection of a single storey rear extension and first floor side extension. (14 Partridge Close)</p> <p>The following note applies to dwelling houses only. London Borough of Barnet has confirmed a Direction on 26th May 2016 under article 4(1) of the Town and Country Planning (General Permitted Development) Order 2015. The Direction will apply from 29th May 2016 to the change of use from buildings used as dwelling houses (Use Class C3) to buildings used as small scale houses in multiple occupations (Use Class C4). The effect of the Direction will be that Permitted Development Rights shall not apply to such development and such development shall not be carried out unless planning permission is granted by the Council. For further details please see www.barnet.gov.uk or call 0208 359 3000 and ask for the Design Heritage Team.</p> <p>20/0670/HSE dated 09.04.2020 Conversion of existing garage into annex. Two storey rear extension following demolition of existing patio. . Single storey extension linking original dwelling to proposed annex (17 Partridge Close)</p>			<p>27.09.2002</p> <p>29.05.2016</p> <p>09.04.2020</p>
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APPENDIX TO CON. 29

1.1. Planning Decisions:

Unconditional Ref:

- N00032U dated 03.11.1993 Details of access road pursuant to condition 4 of planning permission N00032S for residential development dated 07.09.1990. **(Whitings Hill Farm, Mays Lane)**
- N00032V dated 07.09.1993 **Whitings Hill Farm, Mays Lane Barnet**, Amendment to approval of details N.32T in respect of erection of 21 houses on site namely the provision of conservatories to all units,
- N00032W dated 07.09.1993 **Whitings Hill Farm, Mays Lane Barnet**, Amendment to approval of details N.32T in respect of erection of 21 houses on site namely in revised layout and elevational treatment and provision of car ports to plots 6-8, 10, 13, 14, 18 & 19.
- N02627E dated 28.09.1977 Submissions of conditions 1, 4, 5, 6, 7 and 8 of Extensions to existing cottage including double garage, reconstruction of existing outbuildings to form games room and erection of new barns and stable block. **(Chesterfield Cottage, Mays Lane)**
- N02627S dated 21.11.1994 Details of levels, materials, refuse storage, drainage strategy, hard & soft landscaping, excavations for services, protective fencing for trees & lighting for car park pursuant to conditions 4,5,6,7,8,11,12 & 14 of permission. **(Greenbanks, Mays Lane)**
- N00032A dated 14.01.1966 56 pig pens sties. **(Whitings Hill Farm, Mays Lane)**
- N00032C dated 15.03.1967 Erection of thirty-six pig pens. **(Whitings Hill Farm, Mays Lane)**
- N00032V dated 07.09.1993 Amendment to approval of details N00032T in respect of erection of 21 houses on site namely the provision of conservatories to all units. **(Whitings Hill Farm, Mays Lane)**
- N00032W dated 07.09.93 Amendment to approval of details N00032T in respect of erection of 21 houses on site, namely in revised layout & elevational treatment and provision of car ports to plots6, 7, 8, 10, 13, 14, 18 & 19. **(Whitings Hill Farm, Mays Lane)**
- N00737 dated 21.09.1966 Erection of farm house. **(Whitings Hill Farm, Mays Lane)**
- N002627W dated 12.11.2002 Submission of details of external finishes, incoming services and temporary fences pursuant to Conditions 2, 4 and 5 of application N02627V allowed at appeal. **(Land Adjacent to Orchard House)**

Conditionals Ref:

- N00032B dated 16.11.1966 Increase height of existing feed mixing, building. **(Whitings Hill Farm, Mays Lane)**
- N02627D dated 05.01.1977 extensions to existing cottage including double garage, reconstruction of existing outbuildings to form games room and erection of new barns and stable block. **(Chesterfield Cottage, Mays Lane)**
- N02627L dated 10.02.1966 Side extension.
- N00032E dated 16.08.1967 Increase height, feed mixing shed and two storage hoppers. **(Whitings Hill Farm, Mays Lane)**
- N00032F dated 13.03.1968 Forty-two pig pens with ramp and surfaced area. **(Field 58, Whitings Hill Farm)**
- N00032G dated 10.04.1968 Forty-two pig pens with ramp and surfaced area. **(Field 58, Whitings Hill Farm,**
- N00032J dated 20.12.1972 Weighbridge and indicator room. **(Whitings Hill Farm, Mays Lane)**
- N00032K dated 04.04.1973 Weighbridge, ticket office and staff rest room. **(Whitings Hill Farm, Mays Lane)**

Refusal Ref:

- N02627 dated 10.03.1971 Implement and vehicle store for smallholding and landscape contractors. **(Chesterfield Holding Mays Lane)**
- N02627M dated 11.11.1987 Erection of building as place of worship, new access roads, car parking provision for 72 cars and layout of grounds for amenity purposes with additional landscaping - Outline. Appeals dismissed 28.11.1988, 07.11.1990 & 22.02.1994. **(R-O Greenbanks & Orchard House Mays Lane)**
- N00032L dated 19.12.1973 Construction of base with 42 pig pens, ramp. And tree planting scheme. **(O.S. Field 58, Whitings Hill**

Farm)

N00032Q dated 07.01.1981 Use of premises as shop for sale of foodstuffs and cutting and preparation of food. **(Whitings Hill Farm, Mays Lane)**

N00032R dated 10.02.1982 Continued use for storage of timber of two farm buildings and open area. Appeal dismissed 28.01.1983. **(Whitings Hill Farm, Mays Lane)**

N02627S dated 21.11.1994 Details of conditions 4,5,6,7,8,11,12,14, **(Greenbanks)**

N02627U dated 24.04.1997 Two storey detached house. (Outline). **(Chesterfield Cottages)**

N00737A dated 12.09.1968 erection of two detached agricultural workers dwellings. **(O.S. Field, 57 Whitings Hill Farm, Fronting Shelford Road)**

N00737B dated 13.02.1969 erection of detached agricultural worker's dwelling. **(O.S. Field, 57 Whitings Hill Farm, Fronting Shelford Road)**

N00737C dated 13.02.1969 Erection of detached agricultural worker's dwelling. **(O.S. Field, 57 Whitings Hill Farm, Fronting Shelford Road)**

N00032Y dated 25.01.1994 Erection of 9 detached and 10 semi-detached three and four bed houses, 3 detached two car garages and 1 detached three-car garage, together with associated parking. **(Whitings Hill Farm, Mays Lane)**

N12996 dated 05.02.2002 Single storey rear extension and two storey side extension. **(14 Partridge Close)**

Certificate of Lawful Use:

N00032AB dated 12.11.1998 Rear extension to form a conservatory - Is lawful. **(5 Partridge Close)**

Tree Application Ref:

N00737N dated 12.09.1994 (Conditional) Remove deadwood & lower pegs of Oak; crown thin Horse chestnut by 30%; crown thin Horse chestnut by 30% standing in area G2 of Tree Preservation Order. Remove deadwood and minor lower branches of. **(LD At Greenbanks & To R/O 296 Mays Lane)**

N00737P dated 28.07.1994 (Exempt) Removal of deadwood of Oak standing in area G2 of Tree Preservation Order; and removal of deadwood of 3 Oak standing in area G3 of Tree Preservation Order. **(R/O 296 Mays Lane)**

N00737Q dated 22.06.2006 (Refused) 2 x Horse Chestnut - 30% Reduction Density/ Width/ Height. Oak - 30% Reduction Density/ Width/Height. Group G2 of Tree Preservation Order. **(296 Mays Lane (Adjacent To)**

N00737A dated 28.02.2008 (Conditional) 1 x Oak - Reduce in density by 30% T1 of Tree Preservation Order. **(Orchard House Mays Lane)**

No Decision:

N02627G appeal dismissed 14.06.1984

Time Limit Conditions Only:

N02627J dated 23.01.1985 New barn and stables. **(Chesterfield Cottage and Holding, Mays Lane)**

N00737J dated 14.06.1984 Single storey front extension and two-storey side extension. **(The Orchard, Mays Lane)**

N00737K dated 06.09.1984 First floor side and rear extension. **(Greenbanks, Mays Lane)**

N00737L dated 02.04.1986 First floor side and rear extension. **(Greenbanks, Mays Lane)**

N00737M dated 11.07.1989 Two storey side extension. **(Orchard House, Mays Lane)**

N00032Z dated 10.12.1997 Two storey side extension incorporating balcony to rear at first floor level **(12 Partridge Close)**

N00032AA dated 08.07.1998 Rear conservatory. **(6 Partridge Close)**

N00032AC dated 01.07.1999 Rear conservatory. **(3 Partridge Close)**

N12358/00 dated 10.04.2000 Single-storey rear conservatory extension. **(19 Partridge Close)**

Pending Ref:

N02627N Erection of single storey building to provide place of worship with ancillary car parking formation of new bridle way fronting Mays Lane to Green land and Shelford Road and provision of community land. **(Greenbanks Mays Lane)**

Withdrawn:

N2627A,

N2627B,

N2627C,

N2627H,

N2627K,

N00032

N00032H,

N737D,

N737E,

N737F,

N32AD

N32AF

Building Regulations:

F/01/00238 dated 09.02.2001 Two storey side extension. Rejected 15.03.2001. Completion date 07.11.2011 **(12 Partridge Close)**

(For copies/queries, please contact Building Control on 020 8359 4500)

(Note: Building Control information are post 1990)

ADDITIONAL ENQUIRIES

(The replies herein are given on the distinct understanding that the Council does not warrant the accuracy of any of the replies and on the basis that neither the Council nor any officer, servant or agent of the Council is legally responsible, either in contract or in tort, for any inaccuracies, errors or omissions herein contained whether arising from inadvertence or negligence or from any other cause whatsoever)