

Decisions of the Planning Committee

31 March 2016

Members Present:-

Councillor Eva Greenspan (Chairman)

Councillor Maureen Braun	Councillor Stephen Sowerby
Councillor Claire Farrier	Councillor Mark Shooter
Councillor Tim Roberts	Councillor Jim Tierney
Councillor Agnes Slocombe	Councillor Sury Khatri (substitute)
Councillor Jim Tierney	Councillor Richard Cornelius (substitute)

Apologies for Absence

Councillor Melvin Cohen	Councillor Wendy Prentice
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1. ELECTION OF CHAIRMAN

Due to the absence of the Chairman and Vice-Chairman, the first item on the agenda was the Election of the Chairman for the meeting.

Councillor Tierney was nominated by Councillor Farrier to be the Chairman for the meeting. The nomination was seconded by Councillor Slocombe

Councillor Greenspan was nominated by Councillor Cornelius to be the Chairman for the meeting. The nomination was seconded by Councillor Shooter.

Due to there being two nominations, the committee moved to vote on the nominations. Votes were recorded as follows:

Councillor Tierney	5
Councillor Greenspan	6

Therefore, Councillor Greenspan was elected to be Chairman for the meeting.

2. MINUTES OF THE LAST MEETING

RESOLVED – That the minutes of the meeting held on 16th March 2016 be agreed as a correct record.

3. ABSENCE OF MEMBERS

Apologies for absence were received from Councillor Melvin Cohen, who was substituted for by Councillor Richard Cornelius, and from Councillor Wendy Prentice, who was substituted for by Councillor Sury Khatri.

4. DECLARATIONS OF MEMBERS DISCLOSABLE PECUNIARY INTERESTS AND NON-PECUNIARY INTERESTS

The following interests were declared:

Councillor	Item	Nature of interest	Details
Claire Farrier	17	Non-pecuniary	That the councillor is a regular visitor of the farm with her children.
Sury Khatri	17	Non-pecuniary	That the owner of the farm is in the councillor's ward, and that he knew the owner around 4-5 years ago.

5. REPORT OF THE MONITORING OFFICER (IF ANY)

None.

6. PUBLIC QUESTIONS AND COMMENTS (IF ANY)

None.

7. MEMBERS' ITEMS (IF ANY)

None.

8. CAMDEN SPORTS AND SOCIAL CLUB EDGWAREBURY LANE EDGWARE HA8 8QP (EDGWARE)

The Planning Officer introduced the report, which related to Camden Spots and Social Club, on Edgwarebury Lane, Edgware, HA8 8QP.

The committee noted the additional information outlined in the addendum.

A representation was heard from Mr Laurence Hilton, who spoke in objection to the application.

Representations in favour of the application were heard from Councillor Brian Gordon, Councillor Daniel Thomas and Andrew Dismore, GLA Member for Barnet and Camden.

Mr Stephen Gertner spoke on behalf of the applicant.

Following discussion of the item, Councillor Shooter moved that the application be approved. This motion was seconded by Councillor Sowerby. Votes were recorded as follows:

For	10
Against	0
Abstain	1

RESOLVED – That the application be approved (therefore being a reversal of the officers' recommendation) subject to the conditions as laid out in the information appended to the minutes.

Reasons for approval:

- That the application has little or no detrimental impact to its, and the surrounding, environment so as to outweigh the benefit.
- That the application will provide a necessity for Barnet's Jewish community.

9. LAND AT PAVILION WAY, EDGWARE, HA8 9YA (BURNT OAK)

The Planning Officer introduced the item, which related to land at Pavilion Way, Edgware, HA8 9YA.

The committee noted the additional information outlined in the addendum.

A representation against the application was heard from Andrew Dismore, GLA Member for Barnet and Camden.

Representations were heard from Ms Moira Anderson (Head Teacher at Watling Park School) and Councillor Hugh Rayner, who spoke in favour to the application.

A further representation was heard from the applicant.

Following discussion of the item, the Chairman moved to the officers' recommendation. Votes were recorded as follows:

For	6
Against	4
Abstain	1

The recommendation therefore carried, and the following was **RESOLVED**:

- **That the application be approved, subject to conditions detailed in the report.**

10. OLD BARN YOUTH CLUB AND LAND ADJACENT CORNER OF FALLOWS CLOSE AND TARLING ROAD LONDON N2 8LG (EAST FINCHLEY)

The Planning Officer introduced the item, which related to land at Old Barn Youth Club and land adjacent, the corner of Fallows Close and Tarling Road, London N2 8LG.

The Planning Officer outlined changes to the officers' recommendation, which were as follows:

1. Amendment to condition 1 – delete plan 24485/1 Location Plan.
2. Amend condition 15 to “a) Notwithstanding the details shown on the plans submitted and otherwise hereby approved, before the development hereby permitted is first occupied full details of the electric vehicle charging points to be installed in the development shall have been submitted to the Local Planning Authority and approved in writing. These details shall include provision for not less

than 20% of the approved parking spaces to be provided with active and 10% passive electric vehicle charging facilities.

b) The details approved by 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.”

3. Add new condition “The premises shall be used as a community centre as set out in the application documents and for no other purpose (including any other purpose in Class D1 of the Schedule to the Town and Country Planning (Use Classes) Order, 1987, or in any provision equivalent to that Class in any statutory instrument revoking and re-enacting that Order with or without modification).

Reason: To enable the Local Planning Authority to exercise control of the type of use within the category in order to safeguard the amenities of the area.”

The committee noted the changes to the recommendation.

Representations against the application were heard from Ms Caroline Dean and Emily Burnham, who spoke on behalf of Julia Hines.

A further representation was heard from the applicant’s agent, Ian Butt.

Following discussion of the item, the Chairman moved to the officers’ revised recommendation. Votes were recorded as follows:

For	11
Against	0
Abstain	0

The recommendation therefore carried, and the following was **RESOLVED**:

- **That the application be approved, subject to conditions detailed in the report and the revised recommendation as provided for by the Planning Officer at the meeting.**

11. OLD STATIONERS RECREATION GROUND BARNET LANE BARNET EN5 2UA (UNDERHILL)

The Planning Officer introduced the item, which related to Old Stationers Recreation Ground on Barnet Lane, EN5 2UA.

Following discussion of the item, the Chairman moved to the officers’ recommendation. Votes were recorded as follows:

For	11
Against	0
Abstain	0

The recommendation therefore carried, and the following was **RESOLVED**:

- That the application be approved, subject to conditions detailed in the report.

12. BRENT CROSS CRICKLEWOOD REGENERATION AREA, LONDON, NW2 (CHILDS HILL, GOLDERS GREEN, WEST HENDON)

The Planning Officer introduced the item, which related to Brent Cross Cricklewood Regeneration Area, London, NW2.

Following discussion of the item, the Chairman moved to the officers' recommendation. Votes were recorded as follows:

For	11
Against	0
Abstain	0

The recommendation therefore carried, and the following was **RESOLVED**:

- That the application be approved, subject to conditions detailed in the report.

13. PHASE 1A NORTH, BRENT CROSS CRICKLEWOOD REGENERATION AREA, LONDON NW2 (CHILDS HILL, GOLDERS GREEN, WEST HENDON)

The Planning Officer introduced the item, which related to Phase 1A North, Brent Cross Cricklewood Regeneration Area, London, NW2.

A representation was heard from Mr David Arditti, who spoke against the application.

Following discussion of the item, the Chairman moved to the officers' recommendation. Votes were recorded as follows:

For	11
Against	0
Abstain	0

The recommendation therefore carried, and the following was **RESOLVED**:

- That the application be approved, subject to conditions detailed in the report.

14. BRENT CROSS REGENERATION AREA, LONDON NW2 (CHILDS HILL, GOLDERS GREEN, WEST HENDON)

The Planning Officer introduced the item, which related to Brent Cross Cricklewood Regeneration Area, London, NW2.

Following discussion of the item, the Chairman moved to the officers' recommendation. Votes were recorded as follows:

For	11
Against	0
Abstain	0

The recommendation therefore carried, and the following was **RESOLVED**:

- **That the application be approved, subject to conditions detailed in the report.**

15. BRETHREN MEETING HALL, 3 WELL GROVE, LONDON, N20 9QE (WHETSTONE)

The Planning Officer introduced the item, which related to Brethren Meeting Hall, 3 Well Grove, London, N20 9QE.

The committee noted the additional information outlined in the addendum.

Following discussion of the item, the Chairman moved to the officers' recommendation. Votes were recorded as follows:

For	6
Against	5
Abstain	0

The recommendation therefore carried, and the following was **RESOLVED**:

- **That the application be approved, subject to conditions detailed in the report.**

16. BELMONT RIDING CENTRE BELMONT FARM THE RIDGEWAY LONDON NW7 1QT (MILL HILL)

The Planning Officer introduced the item, which related to Belmont Riding Centre, Belmont Farm, The Ridgeway, London, NW7 1QT.

The committee noted the additional information outlined in the addendum.

Following discussion of the item, the Chairman moved to the officers' recommendation. Votes were recorded as follows:

For	11
Against	0
Abstain	0

The recommendation therefore carried, and the following was **RESOLVED**:

- **That the application be approved, subject to conditions detailed in the report.**

17. PLOT 8, LANACRE AVENUE, COLINDALE, NW9 (COLINDALE)

The Planning Officer introduced the item, which related to Plot 8, Lanacre Avenue, Colindale, NW9.

The committee noted the additional information outlined in the addendum, and the exempt addendum provided to committee members.

Representations against the application were heard from Chris Smith, Councillor Gill Sargeant and Andrew Dismore, GLA Member for Barnet and Camden.

A representation was heard from Anisa Darr on behalf of the applicant.

Following discussion of the item, the Chairman moved to the officers' recommendation. Votes were recorded as follows:

For	6
Against	5
Abstain	0

The recommendation therefore carried, and the following was **RESOLVED**:

- **That the application be approved, subject to conditions detailed in the report.**

18. ARTICLE 4 DIRECTION - HOUSES IN MULTIPLE OCCUPATION

The committee noted that this item was withdrawn from the agenda upon officers' request.

19. ADDENDUM (IF APPLICABLE)

Items detailed in the addendum were considered as part of the respective agenda items.

20. ANY ITEM(S) THAT THE CHAIRMAN DECIDES ARE URGENT

None.

The meeting finished at 9.55 pm

APPENDIX TO MINUTES – CAMDEN SPORTS AND SOCIAL CLUB CONDITIONS

1. Approved Plans

The development hereby permitted shall be carried out in accordance with the following approved plans: Site plan; 1080 L001 Rev A, 1080 L002 Rev A, 1080 L003, 1314 008B, 1314 009 RevD, 1314 010 RevA, Outline Landscape Management Plan, Design and Access Statement, Tree Constraints Plan Revision A (20/05/2013)

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 DM01 of the Adopted Barnet Development Management Policies DPD (2012) and CS NPPF and CS1 of the Adopted Barnet Core Strategy DPD (2012).

2. Time limit

Details of the following reserved matters for Phases 2 and 3 as set out in the approved Phasing Plan 1314/008 Rev B shall be submitted to and approved in writing by the Local Planning Authority before this phase of the development is implemented:

- (a) Appearance
- (b) Layout
- (c) Scale

Reason: To accord with the provisions of the Town and Country Planning Act (General Development Procedure Order) 1995 and to enable the Local Planning Authority to retain adequate control over the proposed development.

3. Time limit reserved

Application for approval of all the reserved matters referred to in condition 2 shall be made to the Local Planning Authority in writing before the expiration of three years from the date of the original permission H/04748/12 dated 05.07.2013.

Reason: To comply with section 92(2)(a) of the Town and Country Planning Act 1990.

4. Time limit

Phase 1 of the development must be begun not later than three years from the date of the grant of the original permission H/04748/12 dated 05.07.2013..

Reason: To comply with the provisions of Section 91(1)(a) of the Town and Country Planning Act 1990 and Section 51 of the Planning and Compulsory Purchase Act 2004.

5. Materials

Before the development hereby permitted commences, details of the materials to be used for the building and hard surfaced areas shall be submitted to and approved in writing by the Local Planning Authority. The development shall be implemented in accordance with such details as approved.

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 DM01 of the Adopted Barnet Development Management Policies DPD (2012), CS NPPF and CS1 of the Adopted Barnet Core Strategy DPD (2012) and 1.1, 7.4, 7.5 and 7.6 of the London Plan 2011.

6. Time limit implementation

Phase 2 and 3 of the development must be begun no later than whichever is the later of the following dates:

- (i) the expiration of five years from the date of the original decision notice dated 05.07.2013; or,
- (ii) the expiration of two years from the final approval of the reserved matters or, in the case of approval on different dates, the final approval of the last such matter to be approved.

Reason: To accord with the provisions of the Town and Country Planning Act (General Development Procedure Order) 1995 and to enable the Local Planning Authority to retain adequate control over the proposed development.

7. Means of enclosure

Before the development hereby permitted is brought into use the site shall be enclosed except at the permitted points of access in accordance with details previously submitted to and approved in writing by the Local Planning Authority.

Reason:

To ensure that the proposed development does not prejudice the appearance of the locality and/or the amenities of occupiers of adjoining residential properties and to confine access to the permitted points in the interest of the flow of traffic and conditions of general safety on the adjoining highway in accordance with policies DM01, DM03, DM17 of the Adopted Barnet Development Management Policies DPD (2012), CS NPPF and CS1 of the Adopted Barnet Core Strategy DPD (2012).

8. Refuse

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

Reason:

To ensure a satisfactory appearance for the development and satisfactory accessibility; and to protect the amenities of the area in accordance with policies DM01 of the Adopted Barnet Development Management Policies DPD (2012) and CS14 of the Adopted Barnet Core Strategy DPD (2012).

9. Hours of working

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 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 Adopted Barnet Development Management Policies DPD (2012).

10. Landscaping

All work comprised in the approved scheme of landscaping for Phase 1 shall be carried out before the end of the first planting and seeding season following commencement of the use.

Reason:

To ensure a satisfactory appearance to the development in accordance with policies DM01 of the Adopted Barnet Development Management Policies DPD (2012) and CS5 and CS7 of the Adopted Barnet Core Strategy DPD (2012) and 7.21 of the London Plan 2011.

11. Retention of Landscaping

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 phase 1 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 in accordance with policies DM01 of the Adopted Barnet Development Management Policies DPD (2012) and CS5 and CS7 of the Adopted Barnet Core Strategy DPD (2012) and 7.21 of the London Plan 2011.

12 Construction Management Plan Obl

No development shall take place until details of a construction management plan have been submitted to and approved in writing by the local planning authority.

Reason:

To safeguard residential amenity in accordance with policy DM17 of the Adopted Barnet Development Management Policies DPD (2012).

13 Vehicular access

Means of vehicular access/ egress to the development shall be from Edgewarebury Lane only.

Reason: To confine access to the permitted points in order to ensure that the development does not prejudice the free flow of traffic or conditions of general safety on the public highway and 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 Drainage

Development shall not begin until a detailed surface water drainage scheme for the site, based on the agreed Flood Risk Assessment (FRA) (ref: D1.FF0 R1; dated: October 2012; prepared by: Cemetery Development Services) and subsequent calculations, has been submitted to and approved in writing by the local planning authority. The scheme shall subsequently be implemented in accordance with the approved details before the first phase of the development is completed. The scheme shall include a restriction in run-off and surface water storage on site as outlined in the FRA.

Reason To prevent the increased risk of flooding, to improve and protect water quality, and improve habitat and amenity, in accordance with Core Strategy policies CS7 (Enhancing and protecting Barnet's open spaces) and CS13 (Ensuring the efficient use of natural resources), DM policies DM01 (Protecting Barnet's character and amenity), DM04 (Environmental considerations) and DM16 (Biodiversity), and the Sustainable Design and Construction SPD.

15 Disabled parking

The disabled parking spaces shall be provided and clearly marked with a British Standard disabled symbol where appropriate and permanently retained for the use of disabled persons and their vehicles and for no other purpose.

Reason: To ensure and promote easier access for disabled persons to the approved building 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.

16 Parking

Before the development hereby permitted is brought into use, parking spaces, cycle parking and turning spaces shown on plan number(s) 1314/008 (Rev B) shall be provided and marked out within the site in accordance with the submitted scheme. Thereafter, the parking spaces shall be used only as agreed and not be used for any purpose other than the parking and turning of vehicles in connection with approved development.

Reason: To ensure that parking and associated works are provided in accordance with the council's standards in the interests of pedestrian and highway safety and the free flow of traffic.

17 Visibility

No structure including fences or planting exceeding 1.05 metres in height shall be erected to the left or right of the access within the visibility splay when merging from private access on to public highway.

Reason: To preserve sight line and in the interests of highway and pedestrian safety 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.

18 Refuse

Details of refuse collection must be submitted to and approved in writing by the Local Planning Authority. Refuse collection points should be located within 10 metres of the

Public Highway, at floor level, otherwise, the development access should be designed and constructed to adoptable standards in order to allow refuse vehicles to access and turn around within the site. The applicant should sign a Waiver of Liability and Indemnity Agreement to indemnify the Council against any claims for damage caused to private roads arising from and/ or in connection with the collection of waste by the Council from the premises.

Reason: To ensure that the access is satisfactory in terms of highway safety development and to protect the amenity of the area and 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.

19 Ecology

Prior to the commencement of the development, a Management Plan shall be submitted and approved by the Local Planning Authority and shall detail:

- a) how the development will be implemented in accordance with the proposals and mitigation set out in the ecological surveys
- b) how the landscape and ecology of the site shall be maintained
- c) how any ecological impacts arising on the implementation of phases 2 and 3 will be addressed, and
- d) how public access to the site will be provided, managed and maintained

Reason: To safeguard local ecology and biodiversity and ensure the benefits of public access to the site, in accordance with policies DM15 and DM16 of the Adopted Barnet Development Management Policies 2012.

20 Slow worms

No site works or works on this development shall be commenced before, a survey is carried out and submitted to the Local Planning Authority for approval, to establish the presence of slow worms. If found a mitigation strategy shall be submitted to and approved by the Local Planning Authority. The site clearance shall be implemented as approved in the strategy.

Reason: To safeguard any slow worms (a protected species) which may be present on the site in accordance with policy DM16 of the Adopted Barnet Development Management Policies 2012.

21 Geophysical survey

Before the development commences, a geophysical survey of the site by the applicant shall be undertaken, aimed to locate substantive prehistoric or Roman settlement or industry, followed if necessary by trial trenching. The consultants report will need to establish the significance of the site and the impact of the proposed development. This report shall be submitted to the local planning authority and Greater London Archaeological Advisory Service for their approval.

Reason: To safeguard the archaeological record in accordance with development management policy DM06 of the Adopted Barnet Development Management Policy 2012.

22 Levels

Before this development is commenced, details of the levels of the building(s), road(s) and footpath(s) in relation to adjoining land and highway(s) and any other changes proposed in the levels of the site shall be submitted to and approved in writing by the Local Planning Authority. The development shall be implemented in accordance with such details as approved.

Reason:

To ensure that the development is carried out at suitable levels in relation to the highway and adjoining land having regard to drainage, gradient of access, the safety and amenities of users of the site, the amenities of the area and the health of any trees or vegetation in accordance with policies DM01 and DM04 of the Adopted Barnet Development Management Policies DPD (2012), CS NPPF, CS1, CS5 and CS7 of the Adopted Barnet Core Strategy DPD (2012) and 7.4, 7.5, 7.6 and 7.21 of the London Plan 2011.

23 Services – trees

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 including water storage measures as outlined in the drainage condition shall be submitted and approved in writing 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 in accordance with policies DM01 of the Adopted Barnet Development Management Policies DPD (2012) and CS5 and CS7 of the Adopted Barnet Core Strategy DPD (2012) and 7.21 of the London Plan 2011.

24 Method Statement - Trees

No siteworks or works on this development shall be commenced before 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 are submitted to and approved in writing by the Local Planning Authority and the development shall be carried out in accordance with such approval.

Reason:

To safeguard the health of existing trees which represent an important amenity feature in accordance with policies DM01 of the Adopted Barnet Development Management Policies DPD (2012), CS5 and CS7 of the Adopted Barnet Core Strategy DPD (2012) and 7.21 of the London Plan 2011.

25 Landscaping phases 2 and 3

A scheme of hard and soft landscaping for phases 2 and 3 including details of existing trees to be retained, shall be submitted to and agreed in writing by the Local Planning Authority within three years of this grant of permission.

All work comprised in the approved scheme of landscaping shall be carried out before the end of the first planting season following the competition of phases 2 and 3, or the competition of the development, whichever is sooner.

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 competition of the 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 in accordance with policies DM01 of the Adopted Barnet Development Management Policies DPD (2012) and 7.21 of the London Plan 2011 and CS5 and CS7 of the Adopted Barnet Core Strategy DPD (2012).

Informatives

1. Crossover

If the development is carried out it will be necessary for the existing crossover on the footway to be reinstated by the Highway Authority at the applicant's expense. You may obtain an estimate for this work from the Highways Group, Building 4, North London Business Park, London, N11 1NP (telephone 020 8359 3018).

2. Surface water

Advice to applicant on surface water condition: In order to discharge the surface water condition, the following information must be provided based on the agreed drainage strategy:

- a) A clearly labelled drainage layout plan showing pipe networks and any attenuation ponds, soakaways and drainage storage tanks. This plan should show any pipe 'node numbers' that have been referred to in network calculations and it should also show invert and cover levels of manholes.
- b) Confirmation of the critical storm duration.
- c) Where infiltration forms part of the proposed stormwater system such as infiltration trenches and soakaways, soakage test results and test locations are to be submitted in accordance with BRE digest 365.
- d) Where on site attenuation is achieved through attenuation ponds or tanks, calculations showing the volume of these are also required.
- e) Where an outfall discharge control device is to be used such as a hydrobrake or twin orifice, this should be shown on the plan with the rate of discharge stated.
- f) Calculations should demonstrate how the system operates during a 1 in 100 chance in any year critical duration storm event, including an allowance for climate change in line with the National Planning Policy Framework Technical Guidance. If overland flooding occurs in this event, a plan should also be submitted detailing the location of overland flow paths and the extent and depth of ponding.

3. Additional information

The additional information accompanying this application is: Land and visual assessment; design and access November 2015; Planning Statement 17 December 2015; Burial Needs Report, Ecology Report, Flood Risk Assessment, Historic Environment Assessment, Planning statement, Report on Community Engagement, Transport Statement, Tree Report..

4. Breeding season

If tree works are required, they should occur between mid-September and November or during April to avoid the bat hibernation and breeding seasons. Cavity features should be inspected by endoscope, either by or under the supervision of a licensed bat ecologist. Works should only proceed if no evidence of bats is discovered

5. CIL

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.

The Mayor of London adopted a CIL charge on 1st April 2012 setting a rate of £35 per sq m on all forms of development in Barnet except for education and health developments which are exempt from this charge. Your planning application has been assessed at this time as liable for a £10,290 payment under Mayoral CIL.

The London Borough of Barnet adopted a CIL charge on 1st May 2013 setting a rate of £135 per sq m on residential and retail development in its area of authority. All other uses and ancillary car parking are exempt from this charge. Your planning application has therefore been assessed at this time as liable for a NIL payment under Barnet CIL.

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.

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

You 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 Community Infrastructure Levy 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: cil@barnet.gov.uk.