

Development Management & Building Control Service
Building 4, North London Business Park
Oakleigh Road South, London, N11 1NP
Contact Number: 020 8359 4975

Mr Jonathan Murch
Savills
33 Margaret Street
London
W1G 0JD

Application No: **F/00002/14**
Registered Date: 23/12/2013

TOWN AND COUNTRY PLANNING ACT 1990

REFUSAL OF PLANNING PERMISSION

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

REFUSES PLANNING PERMISSION for: -

**Replacement of existing building to provide a new sport pavilion, maintenance facilities and associated works, including landscaping and car parking.
Alterations to existing vehicular access from Hocroft Road/ Farm Avenue.**

At:- University College School Sports Ground, Ranulf Road, London, NW2 2BS

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

For the following reason(s): -

- 1 The proposal would result in increased activity and disturbance in close proximity to residential properties to the detriment of the residential amenities of the occupiers, contrary to policies DM01 and DM04 of the Adopted Development Management Policies DPD 2012.
- 2 The proposal would result in conditions prejudicial to highway and pedestrian safety at a dangerous bend, contrary to policy DM17 of the Adopted Barnet Development Management Policies DPD (2012).
- 3 The maintenance building, by reason of its size and siting would be detrimental to the visual amenity of the area, contrary to policy policies CS5 and CS7 of the Adopted Core Strategy 2012 and DM01 of the Adopted Development Management Policies DPD 2012.

INFORMATIVE(S):-

1 The plans accompanying this application are:

Plan Nos. 593/050 P1, 593/051 P1, 593/052 P1, 593/053 P1, 593/054 P1, Ecology Appraisal, Energy Strategy, Landscape Masterplan.

Plans Received 12/05/2014:

Landscape and Visual Assessment, Findings of Arboricultural Assessment, Ecological Appraisal Report, Energy Strategy Report, Transport Statement, Framework Travel Plan, External Lighting Ventilation & Utility Services Report, Supplement to External Noise Assessment Report dated 28/11/2013, 593/LOC1 P2, 593/011 P3, 593/0012 P3, 593/013 P3, 593/021 P3, 593/022 P3, 593/023 P3, 593/025 P3, 593/026 P3, 593/031 P3, 593/032 P2, 593.037 P3, 593/038 P2, 593/040 P4, 593/041 P2, TRK_004A.

Plans Received 15/07/2014:

593/040 P4, 593/001 P5, 593/002 P5.

Date of Decision: 28 July 2014

Signed: 

**Acting for Joe Henry
Assistant Director - Development Management & 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 the refusal of planning permission 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 an application for Building Regulations approval, 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.