

PLANNING COMMITTEE C – 17TH JANUARY 2022

ADDENDUM TO OFFICERS REPORT

Agenda item: 9

Pages: 53 - 120

Beth Shmuel Synagogue

169-171 Golders Green Road , 2 Woodstock Avenue

20/6319/FUL

An additional request to speak in support of the development was received on Friday 14th January.

Updates to the Committee report;

- It should be noted that there should be an addition to the last sentence of the Summary and Conclusion of the Residential Element within Transport Officers Assessment

It is agreed that the S106 contribution of £16,000 to cover the costs of public consultations and potential subsequent alterations to the existing hours of the BXE CPZ operation.

The following should be added to the end of the sentence; “ is agreed to be split into two parts, the second being payable after the consultation.”

This can also be added to the second bullet point of the Recommendation at the end of this section.

- It should be noted that within the Impact on trees section, the final figure of £11,250.00 within the 7th paragraph should be replaced with £8520.

Agenda Item: 11

Pages: Page 139-160

Reference: 21/2109/FUL

Address: R/O 153 Friern Barnet Lane, London, N20 0NP

Subsequent to the publication of the Report, draft Condition 19 has been amended as follows:

Current:

Before the development hereby permitted commences, the applicant shall submit for approval details of measures to improve biodiversity on the site in accordance with guidance set out within BS42040:2013: Biodiversity - Code of practice for planning and development, and guidance documents provided by the Chartered Institute of Ecology and Environmental Management (CIEEM) and the Royal Town Planning Institute (RTPI) for approval. The development shall be implemented in full accordance with these details'

The above conditions would be required, 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) and Policy G6 of the London Plan 2021.

Amended:

a) *Before **any site works, (including any temporary enabling works, site clearance, removal of existing vegetation, demolition or any investigative works referred in any other conditions, or development)** hereby permitted commences, the applicant shall submit for approval **an ecological survey incorporating** details of measures to **secure net** biodiversity **gain** on the site in accordance with guidance set out within BS42040:2013: Biodiversity - Code of practice for planning and development, and guidance documents provided by the Chartered Institute of Ecology and Environmental Management (CIEEM) and the Royal Town Planning Institute (RTPI) for approval.*

b) *The development shall be implemented in full accordance with details **approved under this condition.***

Reason: *To ensure that nature conservation interests are not prejudiced by the development in accordance with Section 197 of the Town and Country Planning Act 1990 in accordance with Policy DM16 **of the Local Plan Development Management Policies DPD (adopted September 2012)**, Policies CS5 and CS7 of the Local Plan Core Strategy DPD (adopted September 2012), **the Sustainable Design and Construction SPD (adopted October 2016)** and Policy G6 of the London Plan 2021.*

Informative added:

14. CII Approval

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 £60 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 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 payment under Barnet CIL.

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.

Relief or Exemption from CIL:

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

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

1. Charity: If you are a charity, intend to use the development for social housing or feel that there are exception circumstances affecting your development, you may be eligible for a reduction (partial or entire) in this CIL Liability. Please see the documentation published by the Department for Communities and Local Government at

https://www.gov.uk/government/uploads/system/uploads/attachment_data/file/6314/19021101.pdf

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

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

Please visit <http://www.planningportal.gov.uk/planning/applications/howtoapply/whattosubmit/cil> for further details on exemption and relief.

Agenda Item: 14

Pages: 181-188

Reference: 21/0275/FUL

Address: 228-232 Hale Lane

- Minor amendment to wording of reason for refusal (1) to read:

“The proposed front boundary treatment including railings, by reason of its excessive height, scale and unsympathetic appearance, would have an unacceptable enclosing and overbearing impact on the streetscene and be out of character in a road characterised by relatively open frontages. As such the proposal would be detrimental to the streetscene and local character, contrary to Policies CS NPPF, CS1 and CS5 of the Barnet's Adopted Core Strategy (2012) and Policy DM01 of the Adopted Development Management Policies DPD (2012).”

- Insertion of below text at start of officer's report:

“This application has been brought before the Committee at the request of Cllr Simberg for the following reason:

This application is being called in as it does not in any way affect the street scene and the height of 1.95m is within permitted guidelines and therefore should be allowed”

- Correction to first line of ‘1. Site Description’ to read:

“The application site comprises three detached properties located along Hale Lane; situated in the ward of Hale.”

