GREATER**LONDON**AUTHORITY

Good Growth

Steve Harrington
Regal GNLP Ltd
4-5 Coleridge Gardens
London
ECA 8BE

GLA ref. GLA/2026/0027/S3
LB Barnet ref. 25/0213/FUL
Date: 21 October 2026

Dear Steve Harrington,

Town & Country Planning Act 1990 (as amended); Greater London Authority Acts 1999 and 2007; Town & Country Planning (Mayor of London) Order 2008

Site: Great North Leisure Park, Leisure Way, London, N12 0GL
GLA reference: GLA/2026/0027/S3
LB Barnet reference: 25/0213/FUL
Applicant: Regal GNLP Ltd

GRANT OF PLANNING PERMISSION SUBJECT TO PLANNING CONDITIONS AND SECTION 106 AGREEMENT DATED – 21 October 2026

The Deputy Mayor of London for Planning, Regeneration, and the Fire Service, acting as the Local Planning Authority, hereby grants planning permission for the following development, in accordance with the terms of the above- mentioned application (which expression shall include the drawings and other documents submitted therewith):

"Phased redevelopment of the site to provide 1,485 new residential homes across 20 buildings of up to 25 storeys, the re-provision of a leisure centre, and creation of new flexible commercial space; and a replacement sports pavilion" at Great North Leisure Park, Leisure Way, London, N12 0GL in the London Borough of Barnet.

Subject to the following planning conditions and informatives: Conditions

1. Expiration of planning permission
The development hereby permitted 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.

2. Approved drawings and documents
The development shall be carried out in accordance with the reports, specifications and drawings:

01800A-ES-RF-DR-A-0101 P1, 01800A-ES-RF-DR-A-0102 P1, 01800A-ES-RF-DR-A-0103 P3, 01800A-ES-RF-DR-A-0104 P1, 01800A-ES-RF-DR-A-0105 P1, 01800A-MP-00-LG-DR-A-1100-LG P3, 01800A-MP-00-MG-DR-A-1100-MG P3, 01800A-MP-00-UG-DR-A-1100-UG P3, 01800A-MP-01-DR-A-1101 P3, 01800A-MP-02-DR-A-1102 P3, 01800A-MP-03-DR-A-1103 P3,

01800A-MP-04-DR-A-1104 P3, 01800A-MP-05-DR-A-1105 P3, 01800A-MP-06-DR-A-1106 P3, 01800A-MP-07-DR-A-1107 P3, 01800A-MP-08-DR-A-1108 P3, 01800A-MP-09-DR-A-1109 P3, 01800A-MP-10-DR-A-1110 P3, 01800A-MP-11-DR-A-1111 P3, 01800A-MP-12-DR-A-1112 P3, 01800A-MP-13-DR-A-1113 P3, 01800A-MP-14-DR-A-1114 P3, 01800A-MP-15-DR-A-1115 P3, 01800A-MP-16-20-DR-A-1116 P3, 01800A-MP-21-23-DR-A-1117 P3, 01800A-MP-RF-DR-A-1118 P3, 01800A-MP-RF-DR-A-1119 P4, 01800A-BA-00-MG-0301 P2, 01800A-BA-00-UG-0302 P2, 01800A-BA-01-0303 P2, 01800A-BA-02-0304 P2, 01800A-BA-03-0305 P2, 01800A-BA-04-0306 P2, 01800A-BB-05-0307 P2, 01800A-BB-06-0308 P2, 01800A-BB-RF-0309 P2, 01800A-BC-00-MG-0301 P2, 01800A-BC-00-UG-0302 P2, 01800A-BC-01-0303 P2, 01800A-BC-02-0304 P2, 01800A-BC-03-0305 P2, 01800A-BC-04-0306 P2, 01800A-BC-05-0307 P2, 01800A-BC-06-0308 P2, 01800A-BC-07-0309 P2, 01800A-BC-08-0310 P2, 01800A-BC-09-0311 P2, 01800A-BC-10-0312 P2, 01800A-BC-11-0313 P2, 01800A-BC-12-0314 P2, 01800A-BC-13-0315 P2, 01800A-BC-14-0316 P2, 01800A-BC-RF-0317 P2, 01800A-BD-00-LG-0300 P2, 01800A-BD-00-MG-0301 P2, 01800A-BD-00-UG-0302 P2, 01800A-BD-01-0303 P2, 01800A-BD-02-0304 P2, 01800A-BD-03-0305 P2, 01800A-BD-04-0306 P2, 01800A-BD-05-0307 P2, 01800A-BD-06-0308 P2, 01800A-BD-07-0309 P2, 01800A-BD-RF-0310 P2, 01800A-BE-00-MG-0301 P2, 01800A-BE-00-UG-0302 P2, 01800A-BE-01-08-0303 P2, 01800A-BE-09-20-0304 P2, 01800A-BE-21-0305 P2, 01800A-BE-22-23-0306 P2, 01800A-BE-RF-0307 P2, 01800A-BF-00-LG-0300 P2, 01800A-BF-00-MG-0301 P2, 01800A-BF-00-UG-0302 P2, 01800A-BF-01-04-0303 P2, 01800A-BF-05-0304 P2, 01800A-BF-06-09-0305 P2, 01800A-BF-10-0306 P2, 01800A-BF-11-0307 P2, 01800A-BF-12-0308 P2, 01800A-BF-13-0309 P2, 01800A-BF-14-15-0310, 01800A-BF-RF-0311 P2, 01800A-BA-ZZ-DR-A-0500 P2, 01800A-BD-ZZ-DR-A-0501 P2, 01800A-BD-ZZ-DR-A-0502 P2, 01800A-BD-ZZ-DR-A-0503 P2, 01800A-BD-ZZ-DR-A-0504 P2, 01800A-BD-ZZ-DR-A-0505 P2., 01800A-BE-ZZ-DR-A-0500 P2, 01800A-BE-ZZ-DR-A-0501 P2, 01800A-BE-ZZ-DR-A-0502 P2, 01800A-BE-ZZ-DR-A-0504 P2, 01800A-BF-ZZ-DR-A-0500 P2, 01800A-BF-ZZ-DR-A-0501 P2, 01800A-BF-ZZ-DR-A-0502 P2, 01800A-BF-ZZ-DR-A-0503 P2, 01800A-BF-ZZ-DR-A-0504 P2, 01800A-BE-00-DR-A-2110 P2, 01800A-BE-00-DR-A-2111 P2, 01800A-BE-00-DR-A-2112 P2, 01800A-BE-00-DR-A-2113 P2, 01800A-BE-00-DR-A-2114 P2, 01800A-BE-00-DR-A-2115 P2, 01800A-SE-00-DR-A-2200 P2, 01800A-SE-00-DR-A-2201 P2, GNLPL-SBA-DR-A-LB-11-0100 P08, GNLPL-SBA-DR-A-LB-11-0101 P07, GNLPL-SBA-DR-A-LB-11-0102 P07, GNLPL-SBA-DR-A-LB-30-0001 P01, GNLPL-SBA-DR-A-LB-30-0002 P01, GNLPL-SBA-DR-A-LB-20-0001 P08, GNLPL-SBA-DR-A-LB-20-0002 P08, GNLPL-SBA-DR-A-LB-10-0002 P03, BMD.23.0034.DR.P001 F, BMD.23.0034.DR.P100 F, BMD.23.0034.DR.P101 C, BMD.23.0034.DR.P102 F, BMD.23.0034.DR.P103 C, BMD.23.0034.DR.P104 C, BMD.23.0034.DR.P105 C, BMD.23.0034.DR.P106 C, BMD.23.0034.DR.P107 C, BMD.23.0034.DR.P108 C, BMD.23.0034.DR.P109 C, BMD.23.0034.DR.P110 C, BMD.23.0034.DR.P301 C, BMD.23.0034.DR.P302 C, BMD.23.0034.DR.P303 C, BMD.23.0034.DR.P304 C, BMD.23.0034.DR.P305 C, BMD.23.0034.DR.P306 C, BMD.23.0034.DR.P307 C, BMD.23.0034.DR.P308 C, BMD.23.0034.DR.P309 C, BMD.23.0034.DR.P310 C, BMD.23.0034.DR.903 F, BMD.23.0034.DR.906 F

Schedule of Accommodation (ref GNLP00B), Design and Access Statement (ref GNLP01) and Design and Access Statement Addendum (ref GNLP01B), Environmental Statement (ref GNLP02) and EIA Addendum Conformity Report (ref GNLP02A), Planning Statement (ref GNLP03B), Updated Affordable Housing Cover Letter (dated 19.11.2025), Summary of Proposals (ref GNLP04A), Arboricultural Impact Assessment (ref GNLP05A), Archaeological Desk Based Assessment (ref GNLP06), Biodiversity Net Gain Assessment and Strategy (ref GNLP07A), Energy and Sustainability Assessment (rev L), Overheating Assessment (ref GNLP09A), Circular Economy Statement (rev H), Pre-Redevelopment Audit (rev B), Whole Life-cycle Carbon Assessment (rev H), Ground Investigation Report (ref GNLP12A), London

Plan Fire Statement (ref GNLP13A), Gateway One Fire Statement (ref GNLP14A), Drainage Statement and Floor Risk Assessment (rev P05), Utilities Statement (Issue 03), Internal Daylight and Overshadowing Assessment (ref GNLP17A), Operational Waste Management Plan (October 2025), Site Waste Management Plan (ref GNLP19A), Statement of Community Involvement (ref GNLP20), Transport Assessment (ref GNLP21) and Addendum (November 2025), Transport Note (November 2025), Delivery and Servicing Plan (ref GNLP22A), Car Parking Management Plan (November 2025), Framework Travel Plan (November 2025), Viability Assessment (GNLP25) and Viability Assessment Addendum (GNLP25A), Construction Management and Logistics Plan (ref GNLP26A), Active Travel Zone Assessment (March 2026), Great North Leisure Park, Leisure Way, North Finchley Stage 1 Road Safety Audit, Stage 1 RSA Designers Response (A1000 High Road), Great North Leisure Park, Summers Lane, North Finchley Stage 1 Road Safety Audit, Stage 1 RSA Designers Response (Summers Lane).

Reason: To ensure a satisfactory standard of development and to allow the local planning authority to review any potential changes to the scheme.

3. Phasing Plan
Prior to commencement of development a phasing plan must be submitted to and approved in writing by the Local Planning Authority. The phasing plan must show the land boundaries of each ‘Phase’ of the development including the associated public realm... Reference to ‘Phase’ in this planning permission shall be construed as a ‘phase’ approved as part of the phasing plan pursuant to this condition.

Reason: For the avoidance of doubt and in the interests of ensuring the development can be constructed in a phased manner.

4. Demolition, Construction and Environmental Management and Logistics Plan
No development or site works on any Phase or Sub Phase shall commence until a Demolition, Construction and Environmental Management and Logistics Plan (DCEMLP) has been submitted to and approved in writing by the Local Planning Authority, in consultation with Transport for London and Barnet's Ecologist. The DCEMLP shall set out measures for managing demolition and construction activities, including logistics, environmental mitigation, waste management, and traffic management, to minimise impacts on amenity, ecology, and highway safety. The development shall thereafter be carried out in accordance with the approved DCEMLP. The DCEMLP shall include:

- Site and description of works;
- Demolition and Construction Waste Management Plan;
- Details of proposed Environmental management and mitigation;
- Construction traffic management and logistics plan; and
- Details of Construction management and procedures
- Details of parking management for proposed residential and leisure uses during demolition and construction phases in accordance with the guidance within Barnet Council's Sustainable Design and Construction SPD (2016).

Reason: To safeguard the amenity of adjacent residents; to ensure efficient, safe and sustainable operation of the highway system; to safeguard pedestrian and highway safety; and to manage and mitigate environmental impacts such as impact on habitats and water quality of the ponds within the Glebelands Local Nature Reserve, noise and air pollution and trees during demolition and groundworks, in accordance with Policies TRC01, TRC03 ECC01, ECC02, ECC03 of the Barnet Local Plan (2025) and Barnet Council's Sustainable Design and Construction SPD (2016), and Policies SI 1, SI 7, SI 17, D14 and T7 of the London Plan (2021).

5. Demolition, construction and environmental logistics management plan
Prior to the commencement of any Phase or Sub-Phase of the hereby consented development, no site works or development (including any temporary enabling works, site clearance, demolition, ground works or vegetation clearance) shall take place until a Demolition, Construction Environmental Management and Logistics Plan (DCEMLP: Biodiversity) has been submitted to, and approved in writing by, the Local Planning Authority. The DCEMLP (Biodiversity) shall include, but not be limited to, the following:

(i) a summary of potentially damaging construction activities;
(ii) identification and mapping of "biodiversity protection zones";
(iii) practical mitigation measures (including both physical protection measures and sensitive working practices) to avoid or reduce impacts during construction on priority habitats, the Glebelands Local Nature Reserve and the Borough Grade I Site of Importance for Nature Conservation, informed by the most up-to-date ecological information
(iv) details of Reasonable Avoidance Measures Statements (RAMS) for great crested newts, reptiles, nesting birds and wild mammals, including a comprehensive plan setting out the purpose, objectives, risks to protected species, design and methods, materials, mapped areas of works, and contingency measures in the event of unexpected species discoveries;
(v) details of monitoring arrangements for dust, noise and vibration, together with water quality testing of ponds within the zone of influence of the development during construction phases, including reporting intervals to the Local Planning Authority;
(vi) the location and timing of sensitive works to avoid harm to biodiversity features;
(vii) details of the stages of construction when specialist ecologists are required to be present on site to oversee works;
(viii) identification of responsible persons and clear lines of communication;
(ix) the role, duties and responsibilities on site of an Ecological Clerk of Works (ECoW) or similarly suitably qualified and experienced person;
(x) details of protective fencing, exclusion barriers and warning signage; and
(xi) contingency measures to be implemented should any protected species be discovered during the approved works.

The approved DCEMLP (Biodiversity), including all pollution control and monitoring measures, shall be implemented and adhered to throughout the construction period strictly in accordance with the approved details.

The results of dust and water quality monitoring shall be submitted to, and approved in writing by, the Local Planning Authority [in accordance with approved reporting intervals and] as part of any revision of the DCEMLP, together with details of any corrective or contingency measures required to address excessive dust, noise or water pollution. For the avoidance of doubt, the requirements of this condition may be addressed within a single DCEMLP document.

Reason: To ensure that protected and notable species, including great crested newts, are safeguarded throughout the approved works, pursuant to the Wildlife and Countryside Act 1981 (as amended) and the Conservation of Habitats and Species Regulations 2017, and in accordance with Policy ECC07 of the Barnet Local Plan (2025) and Policies G5, G6 and G7 of the London Plan (2021).

6. Remediation
Part 1
Before development for each Phase or Sub-Phase commences (other than for site investigation works), the following shall be carried out:

(a) A desktop study (Preliminary Risk Assessment) shall be completed to identify previous site uses, potential contaminants associated with those uses, and other relevant information. Using this information, a diagrammatic representation (Conceptual Model) of all potential contaminant sources, pathways and receptors for the site shall be produced. The desktop study (Preliminary Risk Assessment) and Conceptual Model shall be submitted to the Local Planning Authority. Where the desktop study and Conceptual Model indicate no risk of harm, development shall not commence until written approval has been obtained from the Local Planning Authority.

(b) Where the desktop study and Conceptual Model identify any risk of harm, a site investigation shall be designed using information obtained from the desktop study and Conceptual Model. The site investigation methodology shall be submitted to, and approved in writing by, the Local Planning Authority prior to the investigation being undertaken on site. The site investigation shall be sufficiently comprehensive to enable a site-specific risk assessment to be undertaken, refinement of the Conceptual Model; and the preparation of a Method Statement detailing the remediation requirements. The site investigation report, risk assessment and refined Conceptual Model shall be submitted to the Local Planning Authority.

(c) Where the risk assessment and refined Conceptual Model identify any risk of harm, a Method Statement detailing the remediation requirements, together with any post-remediation monitoring proposals, shall be submitted to, and approved in writing by, the Local Planning Authority prior to the commencement of remediation works on site.

Part 2

(d) Where remediation of contamination is required, the approved remediation works shall be carried out in accordance with the approved Method Statement. A verification report demonstrating that the approved remediation has been completed and confirming the site is suitable for its intended use shall be submitted to, and approved in writing by, the Local Planning Authority prior to occupation of the development.

Reason: To ensure that the development can be implemented and occupied with adequate regard for environmental protection and public safety, in accordance with Policy ECC02 of the Barnet Local Plan (2025) and the Sustainable Design and Construction Supplementary Planning Document (October 2016).

7. Sub-Phasing Plans

Prior to commencement of a Phase as approved pursuant to the Phasing Plan, to submit for approval and have approved by the Local Planning Authority, a Sub-Phase Plan for that relevant Phase showing the land boundaries of each Sub-Phase in that Phase including the associated public realm. Reference to ‘Sub-Phase’ in this planning permission shall be construed as a ‘sub-phase’ approved as part of the Sub-Phase Plan pursuant to this condition.

Reason: For the avoidance of doubt and in the interests of ensuring the development can be constructed in a phased manner.

8. Impact of noise from ventilation and extraction plant on development

a) No development on each Phase or Sub Phase other than demolition works shall commence on site in connection with the development hereby approved until a report has been carried out by a qualified acoustic consultant that assesses the likely noise impacts from the development of the all proposed plant, and mitigation measures for the development to reduce these noise impacts to acceptable levels and has been submitted to and approved in writing by the Local Planning Authority.

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 measures approved under this condition shall be implemented in their entirety prior to the commencement of the use/first occupation of each phase of the development and retained as such thereafter.

Reason: To ensure that the proposed development does not prejudice the amenities of occupiers of neighbouring properties in accordance with Policies CDH01 and ECC02 of the Barnet Local Plan (2025), the Sustainable Design and Construction SPD (October 2016) and Policy D14 of the London Plan (2021).

9. Piling
No impact piling on each Phase or Sub Phase shall take place until a piling method statement (detailing the depth and type of piling to be undertaken and the methodology by which such piling will be carried out, including measures to prevent and minimise the potential for damage to subsurface sewerage infrastructure, and the programme for the works) for the detailed phase has been submitted to and approved in writing by the local planning authority in consultation with Thames Water. Any piling must be undertaken in accordance with the terms of the approved piling method statement.

Reason: To prevent any damage to nearby underground utility infrastructure

10. Operational waste management plan
Prior to commencement of development above slab level for each Phase or Sub Phase, a detailed Operational Waste Management Plan shall be submitted to and approved in writing by the Local Planning Authority. This shall set out the location, design and accessibility of refuse and recycling stores, details of the separation and collection of waste, storage of bulky waste and any chute systems or waste compactors.

The development shall be constructed in accordance with the approved waste and recycling facilities details, and the made available for use prior to the first occupation of each phase of the development, and managed and operated in accordance with the approved strategy in perpetuity.

Reason: To ensure adequate refuse storage is provided on site and can be readily collected, in accordance with Policies CDH01, TRC03 and ECC01 of the Barnet Local Plan (2025) and the Councils published guidance ‘Information for developers, managing agents and architects (August 2024) or any replacement guidance.

11. Biodiversity net gain
Any Phase or Sub-Phase Biodiversity Gain Plan shall be in accordance with the Overall Biodiversity Gain Plan approved for the purposes of paragraph 13 of Schedule 7A of the Town and Country Planning Act 1990, or such revised version of the Overall Biodiversity Gain Plan as may be submitted to and approved in writing by the Local Planning Authority.

No Phase or Sub-Phase of development shall commence until a Habitat Management and Monitoring Plan (HMMP), prepared in accordance with the approved Phase Biodiversity Gain Plan for that Phase or Sub-Phase, has been submitted to and approved in writing by the Local Planning Authority. The HMMP shall include:
(a) a non-technical summary;
(b) the roles and responsibilities of the persons or organisations delivering the HMMP;
(c) details of the planned habitat creation and enhancement works required to create or

improve habitat and achieve the biodiversity net gain in accordance with the approved Phase Biodiversity Gain Plan for that Phase or Sub-Phase;
(d) the management measures required to maintain the habitat in accordance with the approved Phase Biodiversity Gain Plan for that Phase or Sub-Phase for a minimum period of 30 years from the completion of development; and
(e) the monitoring methodology and monitoring frequency for the created or enhanced habitat, to be reported to the Local Planning Authority.

Written notice shall be given to the Local Planning Authority when HMMP works for any Phase or Sub-Phase have commenced.

No development (including any ground clearance) for a Phase or Sub-Phase shall take place until:
(a) the habitat creation and enhancement works set out in the approved HMMP for that Phase or Sub-Phase have been completed; and
(b) a completion report evidencing the completed habitat creation and enhancement works for that Phase or Sub-Phase has been submitted to, and approved in writing by, the Local Planning Authority. The created and/or enhanced habitat specified in the approved HMMP for a Phase or Sub-Phase shall thereafter be managed and maintained in accordance with the approved HMMP for that Phase or Sub-Phase. Monitoring reports shall be submitted to the Local Planning Authority in writing in accordance with the methodology and frequency set out in the approved HMMP for the relevant Phase or Sub-Phase.

Reason: To ensure the development delivers biodiversity net gain on-site in accordance with Schedule 7A of the Town and Country Planning Act 1990 and Policy ECC07 of the Barnet Local Plan.

12. Secured by design
a) Prior to commencement of development above slab level for each Phase or Sub Phase, details shall be submitted to and approved, in writing, by the Local Planning Authority to demonstrate that the relevant parts of a development can achieve full 'Secured by Design' Accreditation.

b) Prior to the full occupation of the development written confirmation shall be obtained confirming that the development has been delivered in accordance with part a) of this condition. Upon final occupation of the development, the Secured by Design Certification shall be submitted to the Local Planning Authority.

Reason: To protect the amenity of the area in accordance with Policies CDH01 of the Barnet Local Plan (2025).

13. Full Fibre Connectivity Infrastructure
Prior to commencement of development above slab level for each Phase or Sub Phase, detailed plans demonstrating the provision of sufficient ducting space for the provision of full fibre connectivity infrastructure within the development shall be submitted to and approved in writing by the LPA. The development shall be undertaken in accordance with approved detailed thereafter.

Reason: To ensure the development is capable of accommodating fast a reliable digital connectivity in accordance with Policy SI 6 of the London Plan (2021).

14. Fire evacuation lifts
Prior to commencement of development above slab level for each Phase or Sub Phase, details shall be submitted to and approved in writing by the local planning authority demonstrating that

a minimum of at least one lift per core (or more subject to capacity assessments) will be a suitably sized fire evacuation lift suitable to be used to evacuate people who require level access from the building. The development shall be carried out in accordance with these details and maintained as such in perpetuity.

Reason: To ensure that the development incorporates the necessary fire safety measures in accordance Policy D12 of the London Plan (2021).

15. Materials
Prior to the commencement of the relevant part of the works for each Phase or Sub Phase, annotated drawings/bay studies at a scale of 1:50 shall be submitted to and approved in writing by the Local Planning Authority. These details shall include the following:
i. materials to be used on all external surfaces of the proposed buildings - including details of the proposed brickwork, stone, metal cladding panels, specifying varied colours or tones (including samples of materials, where appropriate which shall be provided for inspection on site by the Local Planning Authority as required);
ii. materials details for any other external features of the building, including render, finishes, louvres, external window or door frames, balcony balustrades, bases, underlays and supporting structures, commercial frontages and fascias (including samples of materials, where appropriate which shall be provided for inspection on site by the Local Planning Authority as required);
iii. windows, including glazing specifications and depth of window reveals;
iv. privacy screens serving private amenity spaces;
v. Photovoltaic roof panels

The approved details shall be completed prior to occupation of the development and shall thereafter be permanently retained.

Reason: To ensure the development is completed in line with the architectural and materials approach set out in the applicant's submitted Design and Access Statement (2019) and to ensure the scheme achieves good design in the interests of future occupants of the scheme and the character and appearance of the area, in accordance with Policies CDH01 and CDH04 the Barnet Local Plan (2025) and Policies D4 and D9 of the London Plan (2021).

16. Emergency generators
Before any units are occupied on each Phase or Sub Phase containing emergency generators, all details of the emergency generator shall be submitted to and approved by the local authority. Where emergency generation plant is installed and requires testing, the noise emitted from this plant should not increase the minimum assessed background noise levels by more than 10 dB for the purpose of testing. This testing period is for up to one hour per month between 09.00 and 17.00 Monday to Friday only and not on public holidays.

Reason: To ensure that the proposed development does not prejudice the amenities of occupiers of neighbouring properties in accordance with Policy ECC02 of the Barnet Local Plan (2025) and Policy D14 of the London Plan (2021).

17. Lighting strategy
Prior to commencement of each Phase or Sub Phase of the development, a detailed sensitive lighting design strategy including measures to strictly prevent light spill on the Core Sustenance Zone (dark corridor) to the boundary of the site, and confirmed bat roosts, shall be submitted to and approved in writing by the Local Planning Authority. All artificial lighting shall be designed in accordance with the exterior and interior lighting specification and mitigation measures outlined with the Guidance Note 08/23 Bats and artificial lighting in the UK Bats and the Built

Environment series (Institution of Lighting Professionals, 2023). The sensitive lighting strategy document shall contain the following details:

a) A horizontal illuminance contour plan is to be prepared by a suitably experienced and competent lighting professional (member of the Chartered Institution of Building Services Engineers (CIBSE), Society of Light and Lighting (SLL), Institution of Lighting Professionals (ILP) or similar to ensure competency) using an appropriate software package to model the extent of light spill from the proposed and, possibly, existing luminaires.
b) A baseline lighting survey is to be undertaken by a suitably qualified competent person. As a minimum, readings should be taken at ground level on the horizontal plane (to give illuminance hitting the ground), and in at least one direction on the vertical plane at, for example, 1.5m or 2m above ground (to replicate the likely location of bats using the feature or site).
c) All specification of the artificial lighting scheme, including interior lighting and lighting used in construction, their respective location on site, direction of light spill, and luminance details including lux.
d) Appropriate light spill avoidance measures to maintain the integrity of the dark corridor (Core Sustenance Zone) located to the north of the site boundary and avoid any excess increase in lux with retained boundary trees and adjacent woodland beyond the current baseline (to be established during baseline lighting survey).

Upon completed of the proposed development a post-completion lighting surveys will be required to ensure that the proposed lighting levels confirm they are in fact achieved on site and that the lighting specification (including luminaire heights, design, and presence of shielding etc) is as proposed.

The lighting designs shall thereafter be implemented as approved for the duration of the development. No work is permitted to occur during night-time (after sunset and before sunrise).

Reason: To ensure the development does not adversely affect European protected species utilising the identified Priority Habitat and Core Sustenance Zone of bats in accordance Policy ECC07 of the Barnet Local Plan (2025), Policy G7 of the London Plan (2021), and NPPF Policy 193.

18. Landscaping and public realm

Prior to occupation of each Phase or Sub-Phase of the development, a detailed landscaping, public realm and urban greening scheme (to include all private and communal amenity areas) shall be submitted to and approved in writing by the Local Planning Authority. The scheme shall include the following:

(i) an annotated plan showing the layout, extent and type of hard and soft landscaping and urban greening measures within the relevant phase;
(ii) details of hard landscaping, including specifications and materials for ground level surfaces, steps, edges and ridges (including samples, where appropriate);
(iii) details of proposed tree species, plant sizing, proposed rooting and soil volumes for trees, means of planting (including staking, tying and tree guards), and a maintenance schedule including regular pruning, watering and fertiliser use;
(iv) details of other soft landscaping and planting, including any grassed or turfed areas, shrubs, herbaceous planting areas, green roofs and green walls;
(v) details of enclosures and boundary treatments, including the type, dimensions and treatments of any walls, fences, gates, railings and hedges, together with details of any temporary boundaries or means of enclosure;
(vi) details of children's play provision and informal recreation features and equipment;
(vii) details of street furniture, including the location, type, dimensions and materials of seating, lighting, wayfinding signage and public art;

(viii) a statement setting out how the proposed landscaping and urban greening measures integrate with the overarching site-wide landscape strategy and the approved Habitat Management and Monitoring Plan;
(ix) detailed drawings of access ramps to the raised podium deck, including section drawings clearly showing gradients.
(x) The proposed development must achieve an urban greening score of at least 0.4. If the proposed development deviates from the urban greening layout detailed in the approved submission, then prior to first occupation of the development an updated urban greening table and plan shall be submitted to and approved in writing by the local planning authority. The urban greening shall be provided in accordance with the approved details prior to the occupation of the development.

The approved details shall be implemented prior to occupation of each relevant phase of the development and shall thereafter be permanently retained.

Any trees, hedges or shrubs planted as part of the approved landscaping scheme which are removed, die, become severely damaged or diseased within five years of the completion of each phase of the development shall be replaced with trees or shrubs of an appropriate size and species in the next available planting season.

Reason: In the interests of high-quality design and to promote urban greening, biodiversity, sustainable urban drainage, and to ensure acceptable residential amenity, privacy, and play space provision, in accordance with Policies CDH01, CDH02, CDH03, CDH07 and ECC07 of the Barnet Local Plan (adopted March 2025) and Policies D4, D5, D8, D11, G5 and G6 of the London Plan (2021).

19. Cycle parking
Prior to the first occupation the development of each Phase or Sub Phase, details of cycle parking and cycle storage facilities shall be submitted to and approved in writing by the Local Planning Authority. Such spaces shall be in accordance with the London Plan and London Cycle Design Standards. All spaces shall be permanently retained thereafter.

Reason: In the interests of promoting cycling as a mode of transport in accordance with Policy TRC01 and TRC03 of the Barnet Local Plan (2025) and Policy T5 of the London Plan (2021).

20. Wind mitigation
The wind mitigation measures set out Volume 1, Chapter 11 (Wind and Microclimate) of the Environment Statement (document ref. GNLP02) shall be implemented prior to the first occupation of each Phase or Sub Phase of the development. The measures should be retained for the lifetime of the development, unless agreed in writing by the Local Planning Authority.

Reason: To ensure the development creates an acceptable local microclimate in accordance with Policies CDH02 and CDH03 of the Barnet Local Plan (2025) and Barnet Council's Sustainable Design and Construction SPD (2016).

21. BREEAM
A) The non-residential development is required to meet the BREEAM Excellent level
B) Before any Phase or Sub Phase of the development containing non-residential uses is first occupied, the developer shall submit certification of the BREEAM Excellent standard.

Reason: To ensure that the development is sustainable and complies with Policy CDH02 of the Barnet Local Plan (2025), the Sustainable Design and Construction SPD (October 2016) and Policies SI2, SI4 and SI5 of the London Plan (2021).

22. Whole life cycle carbon
Prior to the occupation of 1,400 homes, the post-construction tab of the GLA's Whole Life-Cycle Carbon Assessment template should be completed in line with the GLA's Whole Life-Cycle Carbon Assessment Guidance. Together with any supporting information, it should be submitted to and approved by the local planning authority in writing.

Reason: In the interests of sustainable development and to maximise on-site carbon dioxide savings in accordance with Policy ECC01, CDH02 of the Barnet Local Plan (2025) and Policy SI 2(F) London Plan (2021).

23. Circular economy
Prior to commencement, a Pre-Demolition Audit must be submitted to demonstrate how all materials arising from demolition and remediation works will be re-used and/or recycled in line with London Plan Policy SI 7. Please refer to Section 4.6 of the LPG for the specific requirements which the Pre-Demolition Audit should address.

Prior to commencement, an update to the qualitative measures proposed in response to the Circular Economy Design Principles to demonstrate how the measures identified at this stage have been secured in the detailed design and demonstrate that additional measures have been identified, explored and incorporated, which go beyond standard practice.

Prior to commencement, the Bill of Materials must be updated, to demonstrate how the relevant target is met. This should aim to cover at least 95% of the cost plan, and the Applicant should indicate which components, elements and materials can be disassembled and reused at the end of their life in the relevant column of the Bill of Materials.

Prior to commencement, a pre-commencement calculation of reused and recycled content by value in conjunction with the updated Bill of Materials must be provided, to demonstrate how the relevant target is met. The calculation should be undertaken in line with the methodology set out in Appendix 3 of the LPG, and represent at least 80% of the total cost of materials associated with the development.

Prior to the occupation of 1,400 homes, a post-construction monitoring report should be completed in line with the GLA's Circular Economy Statement Guidance. The post-construction monitoring report shall be submitted to the GLA, currently via email at: circulareconomystatements@london.gov.uk, along with any supporting evidence as per the guidance. Confirmation of submission to the GLA shall be submitted to, and approved in writing by, the local planning authority, prior to occupation of the development.

Reason: In the interests of sustainable development and to maximise on-site carbon dioxide savings in accordance with Policy ECC01, CDH02 of the Barnet Local Plan (adopted March 2025) and Policy SI 7 of the London Plan (2021).

24. Air quality
A) Prior to the commencement of the development the applicant shall ensure:
i) All qualifying Non-Road Mobile Machinery (NRMM, i.e. construction plant and mobile generators) with a net power between 37kW and 560 kW used for demolition and construction activities comply with the Greater London Authority's NRMM Low Emission Zone for oxides of nitrogen (NOx) and particulate matter (PM).
ii) Equipment used is registered as compliant or exempt with the Greater London Authority, following the guidance available at and from www.nrmm.london.

B) Throughout the duration of demolition, site preparation and construction activities and until site occupation, the applicant shall

(i) ensure registered equipment is updated as required to reflect equipment used at any one time,
(ii) Keep an inventory and emissions records for all NRMM shall be kept on site. The inventory shall demonstrate proof of emission limits for all equipment. All documentation shall be made available for inspection by Local Authority officers upon request.

Reason: In the interest of good air quality in accordance with Policy ECC02 of the Barnet Local Plan (2025) and Policy SI1 of the London Plan 2021.

25. Wheelchair user dwellings
A minimum of 10% of all dwellings shall be built to comply with requirement M4(3) wheelchair user dwellings contained within Part M volume 1 of the Building Regulations, as identified on the plans approved under condition 2. All other dwellings shall be built to requirement M4(2) accessible and adaptable dwellings contained within Part M volume 1 of the Building Regulations.

Reason: To promote housing choice for disabled and elderly households and ensure a socially inclusive and sustainable development, in accordance with Policy CDH02 of the Barnet Local Plan (2025) and Policies D5 and D7 the London Plan (2021).

26. Construction works
No construction works shall occur outside of the following times:
a. 08:00 - 18:00 hours weekdays;
b. 08:00 - 13:00 hours Saturdays.

Reason: To ensure that the proposed development does not prejudice the amenities of occupiers of adjoining residential properties in accordance with Policy ECC02 of the Barnet Local Plan (2025).

27. Commercial floor space
The development shall provide (all figures GIA excluding plant) 2,590 sqm of flexible commercial floorspace (Use Class E) of which a maximum of 1,912 sqm shall fall within Use Class E(b) at any one time.

Reason: To comply with the requirements of the site allocation no.58 in the Barnet Local Plan (2025), which states that there should be no additional floorspace of leisure and commercial floorspace in use for restaurants and cafes and sui generis take away uses, which should be located in town centres.

28. Parking layout plan for residential
Prior to commencement of the works to construct any Phase or Sub Phase of the proposed residential units a detailed parking layout plan shall be submitted to and approved in writing by the Local Planning Authority. Thereafter, the spaces shown on the plan shall be used only for the purpose of parking vehicles in connection with the permitted residential units.

Reason: To ensure that adequate and satisfactory provision is made for the parking of vehicles in accordance with Policy TRC03 of the Barnet Local Plan (2025).

29. Parking layout plan for leisure centre
Prior to commencement of the works to construct the proposed leisure centre a detailed parking layout plan showing 152 car parking spaces (including 17 disabled spaces) shall be submitted to and approved in writing by the Local Planning Authority. Thereafter, the spaces shown on the plan shall be used only for the purpose of parking vehicles in connection with the permitted leisure centre.

Reason: To ensure that adequate and satisfactory provision is made for the parking of vehicles in accordance with Policy TRC03 of the Barnet Local Plan (2025).

30. Electric vehicle charging points
Prior to commencement of the works to construct any Phase or Sub Phase of the proposed residential units or to construct the proposed leisure centre, full details of the electric vehicle charging points to be installed shall be submitted to and approved in writing by the Local Planning Authority. The permitted development shall be implemented and maintained thereafter in full accordance with the approved details.

Reason: To ensure that the development makes adequate provision for charging electric vehicles in accordance with Policy TRC03 of the Barnet Local Plan (2025).

31. Delivery and servicing plan
Before any part of the permitted development is occupied of each Phase or Sub Phase, a Delivery and Servicing Plan (including waste storage and collection arrangements) shall be submitted to and approved in writing by the Local Planning Authority. The permitted development thereafter shall only be operated in accordance with the approved plan.

Reason: To ensure that delivery and servicing arrangements are well managed and any disturbance is sufficiently mitigated in accordance with Policy TRC01 of the Barnet Local Plan (2025).

32. Condition survey
The applicant shall carry out a “before” and “after” condition survey of the agreed route to be utilised by all demolition and construction traffic. The “before” survey shall be submitted to and approved in writing by Local Planning Authority prior to the commencement of each Phase or Sub Phase the development. The “after” survey shall be completed three months before the completion of the development and thereafter submitted to and approved in writing by the Local Planning Authority. Any recommended works necessary to reinstate the condition of the agreed route to that identified within the “before” survey shall be implemented as approved following completion of the development.

Reason: To ensure the safety of users of the public highway in accordance with Policy TRC01 of the Barnet Local Plan (2025).

33. Drainage strategy
a) No development other than demolition work for each Phase or Sub Phase shall take place unless and until a Drainage Strategy detailing all drainage works to be carried out in respect of the development herby approved and all Sustainable Urban Drainage System features to be included in the scheme has been submitted to and approved in writing by the Local Planning Authority.

b) The development herby approved shall not be first occupied or brought into use until the drainage works and Sustainable Urban Drainage System features approved under this condition have been implemented in their entirety.

Reason: To ensure that the development provides appropriate drainage infrastructure and to comply with Policy ECC03 of the Barnet Local Plan (2025), the Sustainable Design and Construction SPD (October 2016), and Policies SI12 and SI13 the London Plan (2021).

34. No works on the public highway
No works on the public highway to construct the access arrangements for the proposed

development, or any other purpose, shall be carried out for each Phase or Sub Phase until detailed design drawings have been submitted to and approved by the Highway Authority and works shall only be carried out in accordance with the approved plans.

Reason: To ensure the safety of users of the public highway in accordance with Policy TRC01 of the Barnet Local Plan (2025).

35. Fire safety statement
Prior to the Commencement of a Phase or Sub Phase of Development, other than Site Preparation Works, a final Fire Safety Statement shall be submitted to and approved in writing by the Local Planning Authority for that phase.
The Phasing of Development shall thereafter be implemented in accordance with the approved details and retained as such.

Reason: To ensure that the development incorporates the necessary fire safety measures in accordance with Policy D12 of the London Plan (2021).

36. Hedgerows
Prior to commencement of any Phase or Sub Phase, any works near the mature boundary hedgerow, a protective barrier shall be installed to enclose the that may be present, from the proposed works 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 Policy ECC07 of the Barnet Local Plan (2025) policy ECC07 and Policy G6 of the London Plan.

37. Invasive species management plan
Prior to commencement of any Phase or Sub Phase, details of an Invasive Species Management Plan shall be submitted to and approved by the LPA and shall be undertaken throughout the hereafter approved works. The document shall include a detailed plan showing the location of invasive species (Schedule 9 listed species Wildlife and Countryside Act 1980 (as amended), and details of any avoidance, treatment, removal, and bio-secure disposal measures.
Any removal Japanese knotweed from the site must be undertaken by trustworthy third-party invasive plant removal specialist who belong to a trade body such as the Property Care Association (PCA) Property Care Association, or the Invasive Non-Native Specialist Association View Our Members - INNSA. An invasive species removal specialist is be named responsible for the secure removal/treatment, transposition and disposing of “controlled waste” under the Environment Protection Act 1990 (EPA 1990).
All measures outlined within the thereafter Invasive Species Management Plan must be strictly adhered to throughout the timeline of the project.

Reason: Pursuant to section 197 of the Town and Country Planning Act 1990 in accordance with Policy EC007 of the Barnet Local Plan, Policy G5, G6 G7 of the London Plan (2021) and Environment Act 2021.

38. Licensed ecologist
No phase or any sub phase shall commence until an appropriately licensed ecologist has been appointed and is present onsite to provide an Ecology Toolbox Talk, to conduct a pre-commencement site inspection for evidence of any protected species in line with the thereafter approved Construction and Environmental Management Plan.

The licensed ecologist must supervise all activities and works that involve the interference of disturbance of habitats onsite which could support protected or notable species and within the Deans Brook and Stoney Fields Local SINC

Reason: To ensure that any protected species present are not adversely affected by the development in accordance with Policy EC007 of the Local Plan (2025), and Policy G5, G6 and G7 of the London Plan (2021), and the relevant statuary wildlife protection legislation.

39. Biodiversity enhancement strategy
Prior to occupation of any Phase or Sub Phase, a detailed Biodiversity Enhancement Strategy shall be submitted to and approved in writing by the Local Planning Authority.

The Biodiversity Enhancement Strategy shall include the location (including on green roofs) and detail of bat roost boxes, starling nest boxes, house sparrow terrace nest box, tit/house sparrow nest box, invertebrates hotel, hibernacula, integrated and non-integrated bat roost boxes, hedgehog gateways, hedgehog home, and dead log piles. The approved details shall be installed prior to occupation and maintained in perpetuity thereafter.

Reason: Pursuant to section 197 of the Town and Country Planning Act 1990 in accordance with Policy EC007 of the Local Plan (2025), Policy G6 of the London Plan (2021), and NPPF paragraph 193.

40. SINC
Prior to the commencement of any Phase or Sub Phase of development within 50 metres of the Glebelands Local Nature Reserve (LNR) / Site of Importance for Nature Conservation (SINC), supplementary ecological surveys shall be undertaken to inform the corresponding phase of the Construction and Environmental Management Plan (CEMP). The surveys shall:

Be appropriate to the habitats and/or species present within the affected area.
Follow the methodology set out in CIEEM (2018) Guidelines for Ecological Impact Assessment in the UK and Ireland: Terrestrial, Freshwater, Coastal and Marine (Version 1.3).
Identify any necessary amendments to the approved CEMP to ensure ecological protection.

The findings of the surveys and any required updates to the CEMP shall be submitted to and approved in writing by the Local Planning Authority prior to commencement of works within the relevant phase or sub-phase.
If a protected species is confirmed during works, all activity shall cease immediately and Natural England shall be consulted. Where required, a European Protected Species derogation licence must be obtained before works can recommence.
All updated ecological reports and any subsequent amendments to the CEMP shall be implemented as approved.

Reason: To ensure the development does not result in an offence under the Wildlife and Countryside Act 1981 (as amended) and complies with NPPF paragraph 193, Policy G6 of the London Plan (2021), and Policy ECC07 of the Local Plan (2025).

41. Green roof
a) Prior to the first occupation of each Phase or Sub Phase of the hereby approved development, details of the proposed green roof have been submitted to and approved in writing by the Local Planning Authority.

b) The green roof shall be implemented in accordance with the details approved this condition prior to the commencement of the use or first occupation of the development and retained as

such thereafter. Should part of the approved green roof be removed, die, become severely damaged or diseased within five years of the completion of development, it shall be replaced in accordance with the details approved by this condition.

Reason: To ensure that the development maintains and enhances biodiversity and encompasses sustainability in accordance with Policies CDH01, CDH02, CDH07 and ECC07 of the Barnet Local Plan (2025); and, Policies G5 and G6 of the London Plan (2021).

42. Details of levels

a) Prior to commencement of works on any phase or subphase, 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 submitted to and approved in writing by the Local Planning Authority.

b) The relevant phase of development shall thereafter be implemented in accordance with the details as approved under this condition and retained as such thereafter.

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 CDH01, CDH07, TRC01 of the Barnet Local Plan (2025) and Policies D4, D5, D8 and G7 of the London Plan (2021).

43. Biodiversity net gain

Development may not be begun for each Phase or Sub-Phase unless:

(a) either:
(i) an outline biodiversity gain plan for the overall development has been submitted to the planning authority; and
(ii) the planning authority has approved that plan;

(b) (i) a biodiversity gain plan for the overall development has been approved;
(ii) permission has been granted on an application made under section 73; and
(iii) the earlier biodiversity gain plan for that overall development is regarded as approved under section 73(2C) and (2D) for the purpose of the permission granted under section 73.

An outline biodiversity gain plan is a plan which:
(a) relates to the development for which planning permission is granted;
(b) specifies the following matters:
(i) information about the steps taken, or to be taken, to minimise the adverse effect of the development on the biodiversity of the onsite habitat and any other habitat;
(ii) the pre-development biodiversity value of the onsite habitat;
(iii) any registered offsite biodiversity gain allocated to the development before the date of submission of the biodiversity gain plan, and the biodiversity value of that gain in relation to the development;
(iv) any registered offsite biodiversity gain proposed to be allocated to the development, and the biodiversity value of that gain in relation to the development;
(v) any biodiversity credits purchased before the date of submission of the biodiversity gain plan;
(vi) any biodiversity credits proposed to be purchased for the development;
(vii) the post-development biodiversity value of the onsite habitat for the overall development;
(viii) except in a section 73 case, the post-development biodiversity value of the onsite habitat for each phase of development;
(ix) in a section 73 case, the post-development biodiversity value of the onsite habitat

for each phase of development (whether begun or otherwise); and
(x) such other matters as the Secretary of State may, by regulations, specify.

No phase of development may be begun unless the following has been met in respect of that phase:
(a) either:
(i) a phased biodiversity gain plan for that phase has been submitted to the planning authority; and
(ii) the planning authority has approved that plan;
(b) or:
(i) permission has been granted on an application made under section 73; and
(ii) an earlier biodiversity gain plan for that phase is regarded as approved under section 73(2C) and (2D) for the purpose of the permission granted under section 73. A phase biodiversity gain plan for a phase is a plan which:
(a) relates to the development for which planning permission is granted; (b) specifies the following matters:
(i) the post-development biodiversity value of the onsite habitat for the phase of the development to which the biodiversity gain plan relates;
(ii) the post-development biodiversity value of the onsite habitat for each other phase of development (whether begun or otherwise);
(iii) any registered offsite biodiversity gain allocated to the development before the date of submission of the biodiversity gain plan, and the biodiversity value of that gain in relation to the development;
(iv) any registered offsite biodiversity gain proposed to be allocated to the development, and the biodiversity value of that gain in relation to the development;
(v) any biodiversity credits purchased for the development before the date of submission of the biodiversity gain plan;
(vi) any biodiversity credits proposed to be purchased for the development; and
(vii) such other matters as the Secretary of State may, by regulations, specify. Where permission has been granted on an application made under section 73, no further development of a phase which has been begun may be carried out pursuant to that permission unless:
(a) either:
(i) a biodiversity gain plan for that phase has been submitted to the planning authority; and
(ii) the planning authority has approved that plan;
(b) or:
(i) permission has been granted on an application made under section 73; and (ii) an earlier biodiversity gain plan for that phase is regarded as approved under section 73(2C) and (2D) for the purpose of the permission granted under section 73.

Reason: To ensure the delivery of biodiversity net gain set out under the requirements of Section 90A and Schedule 7A of the Town and Country Planning Act 1990, as enacted by Schedule 14 of the Environment Act 2021, and subject to the General Biodiversity Gain Condition as required under paragraph 13 of Schedule 7A of the Town and Country Planning Act 1990.

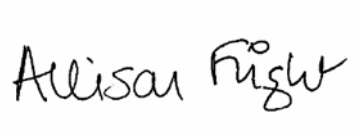
Informative

Community Infrastructure Levy (CIL): From the information available, it appears that the development permitted is subject to a Community Infrastructure Levy charge in accordance with the Community Infrastructure Levy Regulations 2010 (as amended). Any assessment of CIL liability by Wandsworth Council has been based on the information provided and is not intended to provide a binding estimate of the actual CIL liability likely to be incurred. General

information on the Community Infrastructure Levy, including the forms that should be submitted to the Council can be found on the Council's website.

Statement of positive and proactive action in dealing with the application

In dealing with this application, the Deputy Mayor, acting as the Local Planning Authority, has expeditiously considered the application against all relevant national, regional and local planning policy; and has decided to grant planning permission in accordance with the recommendation in GLA Representation Hearing report GLA/2026/0027/S3. The Deputy Mayor has, therefore, worked in a positive, proactive and creative manner in relation to dealing with this planning application in accordance with the Town and Country Planning (Development Management Procedure) (England) (Amendment No. 2) Order 2015 and paragraph 39 of the National Planning Policy Framework. The proposal is considered to be a sustainable form of development and so complies with the provisions of the National Planning Policy Framework.



Allison Flight
Interim Head of Development Management

Notes:

This is a planning permission only. It does not convey any approval or consent that may be required under Building Regulations or any other enactment.

NOTES TO APPLICANTS

Statement of Applicant's Rights arising from the refusal of planning permission or from the grant of permission subject to conditions.

If you are aggrieved by the decision of the local planning authority to refuse permission for the proposed development or to grant it subject to conditions, then you can appeal to the Secretary of State under section 78 of the Town and Country Planning Act 1990.

If you want to appeal against your local planning authority's decision, then you must do so within 6 months of the date of this notice.

If an enforcement notice is served relating to the same or substantially the same land and development as in your application and if you want to appeal against your local planning authority's decision on your application, then you must do so within: 28 days of the date of service of the enforcement notice, or within 6 months of the date of this notice, whichever period expires earlier.

Appeals must be made using a form which you can get from the The Planning Inspectorate, Room 3 O/P, Temple Quay House, 2 The Square, Temple Quay, Bristol, BS1 6PN (Tel: 0303 444 5000) or online at https://www.gov.uk/government/organisations/planning-inspectorate

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 special circumstances which excuse the delay in giving notice of appeal.

The Secretary of State need not consider an appeal if it seems to the Secretary of State that the local planning authority could not have granted planning permission for the proposed development or could not have granted it without the conditions they imposed, having regard to the statutory requirements, to the provisions of any development order and to any directions given under a development order.

Purchase Notices and Compensation

If either the local planning authority or the Secretary of State refuses permission to develop land or grants it subjects to conditions, the owner may claim that the land cannot be put to a reasonably beneficial use by the carrying out of any development which has been or would be permitted.

In these circumstances the owner may serve a purchase notice on the Council requiring the Council to purchase the land in accordance with the provision of Part IX or the Town and Country Planning Act 1990. In certain circumstances compensation may be claimed from the local planning authority if permission is refused or granted subject to conditions by the Secretary of State on appeal. These circumstances are set out in sections 169 and related provisions of the Town and Country Planning Act 1990.