

GREATER **LONDON** AUTHORITY

Good Growth

Mr Liam Lawson-
Jones
DP9
100 Pall Mall
London
SW1Y 5NQ

GLA ref: GLA/2026/0196/S3
LB Barnet ref: 25/2743/FUL
Date: ***DRAFT** October 2026

Dear Mr Jones,

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

Site: Stoney Wood Quarter, The Fairway, London, NW7 3HJ

GLA reference: GLA/2026/0196/S3

LB Barnet reference: 25/2743/FUL

Applicant: London Placemaking

GRANT OF PLANNING PERMISSION SUBJECT TO PLANNING CONDITIONS AND SECTION 106 AGREEMENT DATED TBC

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):

“Redevelopment of the site to provide new buildings up to six stories in height, comprising up to 463 residential units (Use Class C3), with ancillary flexible amenity and commercial facilities (Use Class E), along with hard and soft landscaping, new public squares and playspace and associated residential amenity, car and cycle parking, waste and recycling storage, plant and other infrastructure. (This is an EIA application and is accompanied by an Environmental Statement).”

At: Stoney Wood Quarter, The Fairway, London, NW7 3HJ within the London Borough of Barnet.

Subject to the following planning conditions and informatives:

Conditions

1. Expiration of Planning Permission

The development to which this permission relates shall begin no later than the expiration of 3 years from the date of this planning permission.

Reason: To comply with Section 92 of the Town & Country Planning Act 1990 (As Amended) and Section 51 of the Planning and Compulsory Purchase Act.

2. Approved Drawings and Documents

The development hereby permitted shall be carried out in accordance with the following approved plans and documents:

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 application as assessed.

3. Commercial floorspace

The development shall provide no more than 499 sqm of commercial floorspace comprising Café, Gym and Soft Play (Use Class E).

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 application as assessed in accordance with Barnet Local Plan Policy TOW01.

4. Approval of Materials and details

Prior to the commencement of the relevant part of the works, details and materials to be used at a scale of 1:50 shall be submitted to and approved in writing by the Local Planning Authority. This detail shall include the following:

- a. External materials: Details of all external facing materials, including specific manufacturer, product name/reference, colour, tone, texture, brick bond/pattern and finish, including plant. Require a representative sample panel or façade mock-up showing the key material combinations, mortar, joints and interfaces, to be agreed on site before relevant works proceed
- b. Façade detailing: Details of façade conditions, including window and door reveals, cills, lintels, parapets/eaves, entrances, balconies and balustrades, brick/cladding junctions and other key architectural interfaces. Details should demonstrate appropriate depth, articulation and robustness consistent with the design intent
- c. Windows and external doors: Details of frame material, profile, colour/finish, glazing type, opening configuration, reveal depth and associated cills/lintels. Physical samples should be provided where necessary to confirm quality.
- d. Privacy and overlooking measures: Detailed design of all measures relied upon to achieve acceptable privacy, including balcony screens, obscure/fritted glazing, window orientation and any other screening devices. Details should confirm dimensions, materials, opacity and fixing arrangements and remain consistent with the privacy relationships assessed at planning stage.

Reason: To ensure a satisfactory standard of external appearance, in line with the architectural and materials approach set out in the applicant's Design and Access Statement and Addendum and to ensure the development achieves a good standard of design in accordance with Barnet Local Plan Policy CDH01 and CDH04 and London Plan Policies D3, D4, D5, D8 and D9.

5. Demolition, Construction and Environmental Management and Logistics Plan

No development or site works 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. 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;
- Details of Construction management and procedures;
- Details of parking management proposed during demolition and construction phases;
- Construction traffic management and logistics plan including details of the routing of construction vehicles to the site, hours of access, access and egress arrangements within the site and security procedures;
- site preparation and construction stages of the development;
- details of provisions for recycling of materials, the provision on site of a storage/delivery area for all plant, site huts, site facilities and materials;
- details showing how all vehicles associated with the construction works are properly washed and cleaned to prevent the passage to mud and dirt onto the adjoining highway;
- the methods to be used and the measures to be undertaken to control the emission of dust, noise and vibration arising from construction works;
- a suitable and efficient means of suppressing dust, including the adequate containment of stored or accumulated material so as to prevent it becoming airborne at any time and giving rise to nuisance;
- noise mitigation measures for all plant and processors;
- details of contractor's compound and car parking arrangements;
- details of interim car parking management arrangements for the duration of construction;
- details of a community liaison contact for the duration of all works associated with the development;
- provision of a competent banksman.

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 within the adjoining lowland mixed deciduous woodland (priority habitat), noise and air pollution and trees during demolition and groundworks, in accordance with Barnet Local Plan Policies TRC01, TRC03 ECC01, ECC02, ECC03, Barnet Council's Sustainable Design and Development Guidance SPD (2026), and London Plan Policies SI 1, SI 7, SI 17, D14 and T7.

6. BREEAM (non-residential uses) – Excellent

- a. The non-residential development is required to meet the BREEAM Excellent level.
- b. Prior to the first occupation of the non-residential elements of the development, the developer shall submit certification of the BREEAM Excellent standard.

Reason: To ensure that the development is sustainable and complies with Barnet Local Plan Policy CDH02, the Sustainable Design and Development Guidance SPD (2026) and London Plan Policies SI2, SI4 and SI5.

7. Car Parking Management Plan

Prior to the occupation of the development, a site wide Car Parking Management Plan shall be submitted to and approved in writing by the Local Planning Authority, and must include at least the following details:

- The proposed allocation of and management arrangements for the Blue Badge parking spaces. The blue badge parking shall be retained for the use of disabled persons and their vehicles and for no other purpose. The scheme shall also include swept path analysis showing how vehicles access the car park and each of the spaces;
- The provision of Electric Vehicle Charging Points (EVCP). These details shall include provision for not less than 20% of the proposed car parking spaces to be provided with active Electric Vehicle Charging facilities and a further additional 80% of the proposed car parking spaces to be provided with passive Electric Vehicle Charging facilities;
- The management arrangements, safety and security measures to be incorporated within the development to ensure the safety of car parking areas; and
- Details of all onsite parking controls (including details of how parking in the servicing and delivery bay will be managed) and enforcement measures in relation to unauthorized parking and the mitigation measures to manage car parking overspill into the surrounding streets

The car parking shall be provided and managed in accordance with the approved strategy for the life of the development, or as otherwise agreed in writing by the Local Planning Authority.

Reason: To ensure that parking is provided and managed in line with Barnet Councils standards in the interests of highway and pedestrian safety and to promote easier access for disabled persons to the building hereby approved in accordance with Barnet Local Plan Policies TRC01 and TRC02) and London Plan Policy T6.

8. Photovoltaic Panels

Prior to the commencement of the relevant part of the works, a scheme and accompanying statement demonstrating how the use of PV has been maximised including details of the siting, design, gradient and number of PV panels to be installed shall be submitted to and approved in writing by the Local Planning Authority and implemented as approved and thereafter maintained. The PV panels shall achieve a minimum threshold of 110.8 kWp.

Reason: To minimise future carbon dioxide emissions, mitigate climate change, and to comply with Barnet Local Plan policies ECC02 and ECC03 and London Plan Policy SI 2.

9. Dust Management Plan

Prior to the commencement of development, a Dust Management Plan DMP shall be submitted to and approved by the Local Planning Authority. The Plan shall contain all mitigation measures to control poor air quality and dust emissions as a minimum in line with the measures as detailed within the report Air Quality Assessment and Air Quality technical note and Air Quality positive statement by Air Quality Experts Ltd.

The approved measures shall be implemented in their entirety in accordance with

details approved under this condition before any of the development is first occupied or the use commences and retained as such thereafter.

Reason: To ensure that the amenities of neighbouring premises are protected from poor air quality arising from the development in accordance with Barnet Local Plan Policy ECC02, the Sustainable Design and Development Guidance SPD (2026) and London Plan Policy SI1 .

10. Dust monitoring

Prior to commencement of the development, a Dust Monitoring Strategy, written by a suitably qualified consultant, shall be completed and submitted for approval by the local planning authority. It shall be prepared in accordance with the Dust and Emissions during Construction and Demolition Supplementary Planning Guidance' (Mayor of London, 2014; 'the SPG') and the 'Guidance on Monitoring in the Vicinity of Demolition and Construction Sites' (Institute of Air Quality Management, 2018) or subsequent amendments. Where a medium or high risk of dust impacts is identified, real-time monitoring equipment shall be installed and maintained on site until occupation in accordance with the approved details, unless otherwise agreed with the local planning authority in writing.

Reason: In the interests of good air quality in accordance with Barnet Local Plan ECC02 and London Plan Policy SI 1.

11. Cycle Parking

Prior to commencement of the relevant part of the works, 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, London Plan guidance 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 Barnet Local Plan Policy TRC01 and TRC03 and London Plan policy T5.

12. Mobility hub

Prior to the commencement of the relevant part of the works, full details of the mobility hub shall be submitted to and approved in writing by the Local Planning Authority, and should include:

- Layout, location and size
- Details of the bike, cargo bike and scooter rental
- Details of the cycle repair station

The development shall be implemented in accordance with the details approved under this condition.

Reason: In the interests of promoting sustainable modes of transport in accordance with Barnet Local Plan Policy TRC01 and TRC03 and London Plan Policy T5.

13. Delivery and Servicing Plan

Prior to occupation of the development, a Site Wide Delivery and Servicing Plan (DSP)

shall be submitted to and approved in writing by the local planning authority in consultation with Transport for London. The DSP should provide details of the expected type and expected frequency of service vehicles including waste removal for all uses, the hours within which they would arrive and depart, the intended locations for loading and unloading of vehicles, associated waiting and turning areas and access routes showing clear vehicle sweep paths based on up to date information in relation to overall vehicle movements associated with the development; and the integration between any temporary DSP that may be in operation on site and the Site Wide DSP. The development shall not be occupied other than in accordance with the approved details.

Reason: In the interests of highway safety in accordance with Barnet Local Plan Policy TRC01.

14. Green/Brown Roofs

Prior to commencement of the relevant part of the works, detailed proposals for accommodating green/brown roofs as part of the design and layout of the development shall be submitted to and approved in writing by the Local Planning Authority. The details shall include:

- design/product specifications
- depth of substrate
- type of membrane
- how levels of light, moisture, aeration and nutrients will be achieved
- fire safety measures
- the proposed implementation timescale and arrangements for on-going maintenance (including access).
- details of how the green / brown roof is to be integrated with PV
- Timetable for implementation

In areas where a green roof is not proposed, the submitted documentary evidence should demonstrate why this would not be feasible or viable having regard to existing site constraints. The development shall be carried out in accordance with the approved details prior to occupation. The green/brown roofs shall thereafter be retained in accordance with the approved details. Should part of the approved green roof be removed, die become severely damaged or disease within five years of the completion of the development, it shall be replaced in accordance with the details approved by this condition.

Reason: In the interests of good design and to promote urban greening, biodiversity, sustainable urban drainage and to secure opportunities for the enhancement of the nature conservation value of the site, in accordance with Barnet Local Plan Policies CDH01, CDH02, CDH07 and ECC07 and London Plan Policies G5 and G6.

15. Landscaping and public realm

Prior to the commencement of above ground works, full details of both hard and soft landscaping works shall be submitted to and approved in writing by the local planning authority. These details shall include:

- Soft landscaping: Detailed planting plans and schedules identifying: species, size, number, density and specification of trees, shrubs and other planting, along with soil depths and growing medium
- Hard landscaping and site levels: Detailed specification of paving and other surface materials, permeability, kerbs and edging, steps, ramps, retaining structures and final levels. Details should demonstrate that the public realm

remains accessible, legible and consistent with the approved landscape and movement strategy

- Boundary treatments: Details of the location, height, design and materials of all walls, fences, gates, railings, retaining walls and other boundary treatments. Particular attention should be given to the boundaries with Fairway Court, Fairway School/MUGA, Stoney Wood, and the defensible spaces to ground floor homes
- Detailed design of communal amenity and play spaces, including equipment, seating, surfacing, planting, accessible and inclusive play provision, boundary treatments and any associated structures. The development must provide play space provision that meets requirements of London Plan Policy S4 and the re-provision of the existing playground.
- Street furniture, signage and wayfinding: A coordinated palette of seating, bollards, cycle stands, signage, wayfinding and other street furniture, demonstrating consistency with the architectural and landscape character of the development. This should avoid measures that create hostile or unnecessarily fortified public realm condition
- Roofscape, plant and renewable energy equipment: A coordinated roof plan showing all plant, plant enclosures, flues, vents, lift overruns, PV panels, green roofs and associated equipment. Details should include heights, materials and screening.

Reason: To ensure that the proposed development does not prejudice the appearance of the locality, to preserve and enhance nature conservation interests, for visual amenity, and inclusive access in accordance with Barnet Local Plan Policies CDH01 and CDH07 and London Plan Policy S4.

16. Landscape Management Plan

Prior to the occupation of the development, a Landscape Management Plan (LEMP) for all landscaped areas covering a minimum of 30 years, shall be submitted to and approved in writing by the Local Planning Authority. The LEMP shall include but not be limited to the following; i) long-term design objectives; ii) management responsibilities, maintenance schedules and replacement planting provisions for existing retained trees and any new soft landscaping, including trees and green roofs, to be planted as part of the approved landscaping scheme iii) ecological trends and constraints on site that might influence management; iv) ongoing monitoring and remedial measures.

The approved Landscape Management Plan shall be implemented in full in accordance with details approved under this condition and shall be managed in accordance with the approved details thereafter.

Reason: To ensure the protection of wildlife and the habitat which supports it and to secure opportunities for the enhancement of the nature conservation value of the site in accordance with Barnet Local Plan Policies CDH01, CDH03, CDH07, ECC07 and London Plan Policies G6 and G7.

17. Lighting

Prior to the commencement of the relevant part of the works, details of external lighting shall be submitted to and approved by the Local Planning Authority. The external lighting scheme shall include details of, but not be limited to:

- siting of proposed lighting;
- a site plan with lux levels.

- operating hours;
- details of dimmable lighting incorporated where relevant;
- existing average nighttime luminance and light spread levels across the site area at night;

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

Reason: In the interests of improving visual amenity and creating a safe and accessible environment and to ensure that any protected species present are not adversely affected by the development, in accordance with Barnet Local Plan Policies CDH01, CDH03, ECC02 and ECC07 and London Plan Policies D4, D5, D8 and G6.

18. Noise Transmission from Commercial Use to Noise Sensitive Receiver

The level of noise emitted from the commercial ventilation/extraction/cooling and heating plant hereby approved shall be at least 5dB(A) below the background level, as measured from any point 1 metre outside the window of any room of a neighbouring residential property. If the noise emitted has a distinguishable, discrete continuous note (whine, hiss, screech, hum) and/or distinct impulse (bangs, clicks, clatters, thumps), then it shall be at least 10dB(A) below the background level, as measured from any point 1 metre outside the window of any room of a neighbouring residential property.

Reason: To ensure that the proposed development does not prejudice the amenities of occupiers of neighbouring properties in accordance with Barnet Local Plan Policies CDH01 and ECC02 and London Plan Policy D14.

19. Commercial plant

Prior to the occupation of the Class E units, a report prepared by a competent acoustic consultant that assesses the likely noise impacts from the development of the Commercial ventilation/extraction/cooling and heating plant, and specifies mitigation measures for the development to reduce these noise impacts to acceptable levels, shall be 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.

The measures approved under this condition shall be implemented in their entirety prior to the occupation of the Class E units permitted by this application and retained as such thereafter.

Reason: To ensure that the proposed development does not prejudice the amenities of occupiers of neighboring properties in accordance with Barnet Local Plan Policy ECC02, the Sustainable Design and Construction SPD and London Plan Policies D13 and D14.

20. Odour

Prior to occupation of the Class E uses, a detailed assessment for the associated kitchen extraction unit, which assesses the likely impacts of odour and smoke on the

neighbouring properties, shall be submitted to and approved in writing by the council. This detailed assessment shall be carried out by an approved consultant and specify the measures to be used to control and minimise odour and smoke to address its findings, through a detailed specification of the proposed kitchen extraction unit, drawn to stated scale and within the context of the building, including details of associated odour mitigation measures. Such details shall include some or all of the following: grease filters, carbon filters, odour neutralization and electrostatic precipitators (ESP). Further, the equipment shall specify installation using anti - vibration mounts, and flue outlets shall not be permitted at ground floor, first floor, or any level where there is residential at the same height or above.

The development shall be implemented in accordance with details approved under this condition prior to the occupation of the aforementioned Class E uses and retained as such thereafter.

Reason: To ensure that the amenities of the neighbouring occupiers are not prejudiced by odour and smoke in the immediate surroundings in accordance with Barnet Local Plan Policies CDH01, ECC02 and TOW03 and London Plan Policies GG3, SI1, D13 and D14.

21. Residential Plant

Prior to the occupation of the residential units, a report prepared by a competent acoustic consultant that assesses the likely noise impacts from the development of the residential ventilation/extraction/cooling and heating plant, and specifies mitigation measures for the development to reduce these noise impacts to acceptable levels, shall be 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.

The measures approved under this condition shall be implemented in their entirety prior to the occupation of the Class C3 residential units permitted by this application, 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 Barnet Local Plan Policy ECC02.

22. Restrict noise from residential plant

The level of noise emitted from the residential ventilation/extraction/cooling and heating plant hereby approved shall be at least 5dB(A) below the background level, as measured from any point 1 metre outside the window of any room of a neighbouring residential property. If the noise emitted has a distinguishable, discrete continuous note (whine, hiss, screech, hum) and/or distinct impulse (bangs, clicks, clatters, thumps), then it shall be at least 10dB(A) below the background level, as measured from any point 1 metre outside the window of any room of a neighbouring residential property.

Reason: To ensure that the proposed development does not prejudice the amenities of occupiers of neighbouring properties in accordance with Barnet Local Plan Policies CDH01 and ECC02 and London Plan Policy D14.

23. Internal noise generation

Prior to the completion of superstructure, details of mitigation measures to demonstrate how the development will be constructed/adapted so as to provide sufficient air borne and structure borne sound insulation against internally/externally generated noise and vibration shall be submitted to and approved in writing by the Local Planning Authority. This sound insulation shall ensure that the levels of noise, as measured within habitable rooms of the development, shall be no higher than 35dB(A) from 7am to 11pm and 30dB(A) in bedrooms from 11pm to 7am.

The report shall include all calculations and baseline data and be set out so that the Local Planning Authority can fully audit the report and critically analyse the content and recommendations.

The mitigation measures as approved under this condition shall be implemented in their entirety prior occupation of the development and retained as such thereafter.

Reason: To ensure that the proposed development does not prejudice the amenities of occupiers of the residential properties in accordance with Barnet Local Plan Policies CDH01 and ECC02 and London Plan Policy D14.

24. Secured by Design

Prior to commencement of above ground works, details shall be submitted to and approved, in writing, by the Local Planning Authority to demonstrate that the relevant parts of a development seek to apply the principles of Secured by Design. The development shall be carried out in accordance with the approved details.

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

25. Fire Safety

Prior to the commencement of the Development, a final Fire Safety Statement shall be submitted to and approved in writing by the Local Planning Authority for the development.

Reason: To ensure that the development incorporates the necessary fire safety measures in accordance London Plan Policy D5 and D12.

26. Non-road mobile machinery

Prior to the commencement of the development the applicant shall ensure:

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). Equipment used is registered as compliant or exempt with the Greater London Authority, following the guidance available at and from www.nrmm.london.

- a. Throughout the duration of demolition, site preparation and construction activities and until site occupation, the applicant shall:
- b. ensure registered equipment is updated as required to reflect equipment used at any one time,
- c. 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 Barnet Local Plan Policy ECC02 and London Plan Policy S11.

27. Biodiversity gain plan

Prior to the commencement of any site works (including any temporary enabling works, site clearance and demolition) or development:

- a Biodiversity Gain Plan shall have been submitted to and approved in writing by the Local Planning Authority.
- The Biodiversity Net Gain Plan shall contain the completed Statutory Metric and show the calculation of pre-development and post-development predicted biodiversity values, a plan detailing the habitat design/s for both onsite and a detailed maintenance schedule including a description of arrangements for maintenance and monitoring of habitats enhancement. The Biodiversity Gain Plan will provide for delivery of a 10% net gain over the baseline value and monitoring for 30 years thereafter.
- Proof of purchase of all required registered offsite biodiversity units including copy of the habitat management and monitoring plan.
- The development shall thereafter be implemented and maintained in full in accordance with details approved under this condition.

Reason: To ensure the delivery of biodiversity net gain set out under the requirements of Section S.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 obligated under Paragraph 13 of Schedule 7A of the Town and Country Planning Act 1990; as enacted by Schedule 14 of the Environment Act 2021.

28. Biodiversity Enhancement Strategy

Prior to occupation of the development the details of Biodiversity Enhancement Strategy be submitted and approved by the local planning authority.

The document shall contain the location, height, orientation, specification of all ecological enhancement feature including 12 x integrated bat roost boxes, 6 x non-integrated bat roost boxes, 12 x Open fronted & enclosed nest boxes, 12 x swift bricks, 12 x Woodstone bird nest box (or similar alternative), and 12 x bee bricks to be installed on each of the buildings and/or trees nearby as in accordance with guidance with 'Designing for Biodiversity A technical guide for new and existing buildings (RIBA)'. Details shall also include all biodiverse soft landscaping on site including 5 x invertebrate loggers, 5 x insect hotel, and 5 x hedgehog home to be approved by the LPA.

The thereafter approved biodiversity enhancement features to be installed in their entirety prior to first occupancy.

Reason: Pursuant to section 197 of the Town and Country Planning Act 1990 in

accordance with Barnet Local Plan EC007 (Biodiversity) and ECC02 (Environmental considerations) (adopted March 2025), Policy G5, G6 & G7 of the London Plan.

29. Habitat Management and Monitoring Plan

Part 1 of the condition requires that:

The Biodiversity Gain Plan shall be prepared in accordance with the approved Statutory Biodiversity Metric.

The development shall not commence until a Habitat Management and Monitoring Plan (the HMMP), prepared in accordance with the approved Biodiversity Gain Plan and including:

- a. a non-technical summary;
- b. the roles and responsibilities of the people or organisation(s) delivering the HMMP;
- c. the planned habitat creation and enhancement works to create or improve habitat to achieve the biodiversity net gain in accordance with the approved Biodiversity Gain Plan;
- d. the management measures to maintain habitat in accordance with the approved Biodiversity Gain Plan for a period of 30 years from the completion of development; and
- e. the monitoring methodology and frequency in respect of the created or enhanced habitat to be submitted to the local planning authority,

has been submitted to, and approved in writing by, the local planning authority.

Part 2 of the condition requires that:

Notice in writing shall be given to the Council when the:

- f. HMMP has been implemented; and
- g. habitat creation works as set out in the HMMP have been completed.

Part 3 of the condition requires that::

No first usage shall take place until:

- h. the habitat creation works set out in the approved HMMP have been completed; and
- i. a completion report, evidencing the completed habitat enhancements, has been submitted to, and approved in writing by the Local Planning Authority.

The created and/or enhanced habitat specified in the approved HMMP shall be managed and maintained in accordance with the approved HMMP.

Monitoring reports shall be submitted to local planning authority in writing in accordance

with the methodology and frequency specified in the approved HMMP.

Reason: Pursuant to the Wildlife and Countryside Act 1981 (as amended) and Conservation of Habitat and Species Regulation 2017, and in accordance with local planning policy EC007, and Policy G5, G6 & G7 of the London Plan.

30. Construction and Environmental Management Plan (CEMP) (Biodiversity)

No development (including Demolition, Ground Works, and Site Preparation Works but excluding Investigative Work) shall commence until a Construction Environmental Management Plan (CEMP), setting out the construction and environmental management measures associated with that Development Phase, has been submitted to and approved in writing by the Local Planning Authority.

Details within the CEMP shall include the precautionary mitigation measures to sufficiently protect those habitats, species, and statutory and non-statutory designated sites of nature conservation outlined within the *Ecological Impact Assessment* (Eight Versa, April 2025) in accordance with Legislation and policy. As part of the CEMP an Ecology Toolbox Talk will be included to be delivered by the project ecologist prior to works, and Construction Exclusion Zone plan within the CEMP. The CEMP shall include:

- a. Site information (including ecological features)
- b. Description of works, equipment and storage
- c. Programme of works
- d. Temporary hoarding and fencing
- e. Temporary works
- f. Ecological avoidance and mitigation strategy (nesting/breeding birds, invertebrates, wild mammals, roosting bats, reptiles, amphibians).
- g. Details on the badger mitigation and artificial set creation.
- h. Detail on the reptile translocation and mitigation
- i. Construction Exclusion Plan

Reason: To ensure that nature conservation interests are not prejudiced during construction 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).

31. Tree Inspection (PRF-I) – Bats

No removal or disturbance of all trees classified as PRF-I as identified in the Ecology Technical Note, Appendix B of this ES Addendum) are permitted to take place until appropriate aerial tree inspection with an endoscope has been undertaken by suitably qualified ecologists during the appropriate survey season and the survey report is submitted to and approved by the Local Planning Authority.

If roosting bats are confirmed to be present within any of the trees, then a detailed bat mitigation strategy will need to be submitted to and approved by the LPA. The bat mitigation strategy and a timetable for their implementation, will be submitted to and approved in writing by the local planning authority prior to the submission of the Bat Class Mitigation License (BCML). Works will then be carried out in accordance with the

proposed new approved ecological measures and timetable.

Reason: European Protected Species (bats and great crested newts) and their breeding, sheltering and resting places are strictly protected from disturbance and damage under Schedule 5 of the Wildlife and Countryside Act 1981 (as amended) and the section 42 of the Conservation of Habitats and Species Regulation 2017

32. Bat Sensitive Lighting Strategy and Lighting Assessment

Prior to the occupancy of the development of any works (including mobilisation and ground works) a detailed sensitive lighting design strategy, 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).

The lighting designs shall thereafter be implemented as approved for the duration of the development and post-completion.

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 Local Barnet Policy ECC07 (Biodiversity), London Plan Policy G7, and NPPF policy 193.

33. Protective Barrier Fencing

Prior to commencement of any works near the woodland, stream and SINC, 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 local planning policy DM01 & DM16. Policies CS5 and CS7 of the Local Plan Core Strategy DPD (adopted September 2012), Policy G5, G6 & G7 of the London Plan 2021.

34. Ecological Supervision of Works

No phase or any part phase shall commence until an appropriately licenced 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 Mill Hill Golf Course SINC

Reason: To ensure that any protected species present are not adversely affected by the development in accordance with local planning policy EC007, and Policy G5, G6 & G7 of the London Plan 2021, and the relevant statutory wildlife protection legislation.

35. Submission of a copy of EPC Licence

The hereby approved development shall not in any circumstances commence unless the local planning authority has been provided a copy of the badger mitigation licence issued by Natural England authorizing the development to go ahead.

Reason: To provide the Local Planning Authority with confirmation that the works will be undertaken legally under a Natural England licence. Pursuant to Section 43 and Regulation 53 of The Conservation of Habitats and Species Regulation 2017, the Protection of Badgers Act 1992, and Section 9 of the Wildlife and Countryside Act 1981 (as amended).

36. Non-native species

Prior to the commencement of works 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 Barnet Local Development Plan EC007 (Biodiversity) (adopted March 2025), Policy G5, G6 & G7 of the London Plan and 2021 Environment Act 2021

37. Flood Risk and Surface Water Drainage Strategy

Prior to the commencement of the development (excluding Site preparation Works), a Flood Risk Assessment and surface water drainage strategy shall be submitted to and approved in writing by the Local Planning Authority.

The scheme shall include details requested by the Lead Local Flood Authority including how surface water runoff will be managed to ensure that flood risk is not increased elsewhere, and that no surface water is discharged or displaced onto neighbouring sites or the public highway. The development hereby approved shall not be occupied until the drainage works and Sustainable Urban Drainage System features approved under this condition have been implemented in their entirety.

Reason: To reduce the risk of flooding to the proposed development and future occupants, to prevent flooding elsewhere by ensuring that compensatory storage of flood water is provided, and to prevent flooding by ensuring the satisfactory storage of/disposal of surface water from the site, in accordance with Barnet Local Plan Policies ECC02 and ECC03 and London Plan Policies SI 12 and SI 13.

38. Waste Management Plan

Prior to the commencement of the above ground works, a Waste Management Plan for the site (residential and commercial) shall be submitted to and approved in writing by the Local Planning Authority. No refuse or waste material of any description shall be left or stored anywhere on the site other than within a building or refuse enclosure, unless otherwise approved through a site Waste Management Plan. The development shall not be implemented or occupied other than in accordance with the approved scheme.

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 (adopted March 2025) and the Councils published guidance 'Information for developers, managing agents and architects (August 2024) or any replacement guidance.

39. Land Contamination

Prior to the commencement of development, other than for investigative work and demolition:

site investigation shall be undertaken for the site as detailed in the "Geo-environmental Desk Top Study and Preliminary Risk Assessment report by Chelmer Global dated June 2025. This shall be submitted to, and approved in writing by, the Local Planning Authority. The investigation must be comprehensive enough to enable:

- a. a risk assessment to be undertaken,
- b. refinement of the Conceptual Model, and
- c. the development of a Method Statement detailing the remediation requirements.

- d. The risk assessment and refined Conceptual Model shall be submitted, along with the site investigation report, to the Local Planning Authority.

If the risk assessment and refined Conceptual Model indicate any risk of harm, a Method Statement detailing the remediation requirements, using the information obtained from the site investigation, and also detailing any post remedial monitoring shall be submitted to, and approved in writing by, the Local Planning Authority prior to that remediation being carried out on site.

Where remediation of contamination on the site is required completion of the remediation detailed in the method statement shall be carried out and a report that provides verification that the required works have been carried out, shall be submitted to, and approved in writing by the Local Planning Authority prior to the occupation of the development.

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

40. Archaeological Written Scheme of Investigation

No demolition or development shall take place until a stage 1 written scheme of investigation (WSI) has been submitted to and approved by the local planning authority in writing. For land that is included within the WSI, no demolition or development shall take place other than in accordance with the agreed WSI, and the programme and methodology of site evaluation and the nomination of a competent person(s) or organisation to undertake the agreed works.

If heritage assets of archaeological interest are identified by stage 1 then for those parts of the site which have archaeological interest a stage 2 WSI shall be submitted to and approved by the local planning authority in writing. For land that is included within the stage 2 WSI, no demolition/development shall take place other than in accordance with the agreed stage 2 WSI which shall include:

- A. The statement of significance and research objectives, the programme and methodology of site investigation and recording and the nomination of a competent person(s) or organisation to undertake the agreed works
- B. Where appropriate, details of a programme for delivering related positive public benefits
- C. The programme for post-investigation assessment and subsequent analysis, publication & dissemination and deposition of resulting material. This part of the condition shall not be discharged until these elements have been fulfilled in accordance with the programme set out in the stage 2 WSI.

Reason: To ensure that there is an opportunity to properly investigate and record information on this site, which is considered to be of high archaeological interest and safeguard the archaeological heritage of the Borough. It is necessary for this condition to prevent the commencement of development until the requirements of the condition have been met because the timing of compliance is fundamental to the decision to grant planning permission.

41. Tree Protection

No site works or development (including any temporary enabling works, site clearance

and demolition) shall take place until a dimensioned tree protection plan and a method statement detailing precautions to minimise damage to retained trees in accordance with Section 6.1 of British Standard BS5837: 2012 (Trees in relation to design, demolition and construction - Recommendations) have been submitted to and approved in writing by the Local Planning Authority. The details shall include foundations of buildings close to trees. The design of the foundations and the finished floor levels must take account of these tree's systems which should remain intact.

No site works (including any temporary enabling works, site clearance and demolition) or development shall take place until the temporary tree protection shown on the tree protection plan approved under this condition has been erected around existing trees on site. This protection shall remain in position until after the development works are completed and no material or soil shall be stored within these fenced areas at any time.

The development shall be implemented in accordance with the protection plan and method statement as approved under this condition.

Reason: To safeguard the health of existing trees which represent an important amenity feature in accordance with Policies CDH01 and CDH07 of the Barnet Local Plan (adopted March 2025) and Policy G7 of the London Plan (2021)

42. Urban Greening Factor

Prior to the occupation of the development, documentary evidence shall be submitted to the local planning authority and approved in writing to show the urban greening factor (UGF) achieving a minimum urban greening factor of 0.4 have been implemented in full and thereafter retained.

REASON: To accord with the terms of the permission and to improve urban greening in line with London Plan Policy G5.

43. Wheelchair accessible homes

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 (adopted March 2025) and Policies D5 and D7 the London Plan (2021).

44. Water Efficiency

The homes hereby approved shall not be occupied other than in accordance with the water consumption targets of 105 litres or less per person per day, and 5 litres or less per head per day for external water use. The commercial units must achieve water efficiency targets in line with BREEAM Wat 01.

Reason: In the interests of water efficiency in accordance with London Plan Policy SI 5.

45. Hours of commercial uses

Any floor space / units to be used for a use falling within Use E shall not be open for customers outside the following hours:-

07.00 to 22.00 on Monday to Saturday, and 7.00 to 21.00 on Sundays, Public and Bank Holidays

Reason: To safeguard the amenities of existing neighbours and future occupiers proposed within this development in accordance with Barnet Local Plan Policy CDH01 and London Plan Policy D13 and D14.

46. Environmental Standards

The development hereby permitted shall not be constructed other than in accordance with the environmental standards, mitigation measures, embedded mitigation measures, requirements, recommendations and methods of implementing the development contained in the Environmental Impact Assessment and addendum hereby approved and all supporting documents as listed in condition 'Approved Drawings and Documents', unless and to the extent that such standards, measures, requirements and methods are altered by the express terms of the conditions attached to this planning permission and the approved drawings and supplementary documents submitted pursuant to them.

Reason: To ensure that the development is carried out in accordance with the approved reports and the mitigation measures proposed therein.

47. Emergency generators

Prior to occupation of the development, 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).

48. Circular Economy Statements

Prior to occupation, a Post Completion Report setting out the predicted and actual performance against all numerical targets in the relevant Circular Economy Statement shall be submitted to the GLA at: CircularEconomyLPG@london.gov.uk, along with any supporting evidence as per the GLA's Circular Economy Statement Guidance. The Post Completion Report shall provide updated versions of Tables 1 and 2 of the Circular Economy Statement, the Recycling and Waste Reporting form and Bill of Materials.

Confirmation of a satisfactory submission to the GLA shall be submitted to, and approved in writing by, the local planning authority prior to occupation of the relevant phase.

Reason: In the interests of sustainable waste management and in order to maximise the

re- use of materials.

49. Digital Connectivity

Prior to commencement of the above ground works detailed plans shall be submitted to and approved in writing by the Local Planning Authority demonstrating the provision of sufficient ducting space for full fibre connectivity infrastructure within the development, including scheme detailing measures to avoid reduced mobile connectivity. The development shall not be implemented other than in accordance with the approved plans and maintained thereafter in perpetuity.

Reason: To provide high quality digital connectivity infrastructure to contribute to London's global competitiveness.

50. Whole life Carbon Cycle

Prior to the occupation of each building, the post-construction tab of the GLA's whole life carbon assessment template shall be completed accurately and in its entirety in line with the GLA's Whole Life Carbon Assessment Guidance. The post-construction assessment shall provide an update of the information submitted at planning submission stage, including the whole life carbon emission figures for all life-cycle modules based on the actual materials, products and systems used. This should be submitted to the GLA at: ZeroCarbonPlanning@london.gov.uk, along with any supporting evidence as per the guidance. Confirmation of a satisfactory submission to the GLA shall be submitted to, and approved in writing by, the local planning authority, prior to occupation of the relevant building.

Reason: In the interests of sustainable development and to maximise on-site carbon dioxide savings.

51. Dean's Brook management plan

No development shall take place until a Construction Management Plan, and prior to above ground works a landscape and ecological management plan, including long-term design objectives, management responsibilities and maintenance schedules for all landscaped areas (except privately owned domestic gardens), have been submitted to, and approved in writing by, the LPA. The landscape and ecological management plan shall be carried out as approved and any subsequent variations shall be agreed in writing by the LPA.

- The current Landscape and ecology management plan does not provide sufficient information on how the Dean's Brook will be enhanced/protected. The scheme shall include the following elements:
- Details of maintenance regimes
- Details of any new habitat created on-site
- Details of treatment of site boundaries and/or buffers around water bodies
- Details of management responsibilities
- Details of timings to avoid salmonid and/or cyprinid fish breeding seasons

Reason: To ensure the protection of wildlife and supporting habitat. Also, to secure opportunities for enhancing the site's nature conservation value in line with national planning policy and adopted Policy ECC03: Water Management of the Barnet Local Plan.

52. Excavation of services

No development shall take place until details of the location, extent and depth of all excavations for services (including but not limited to electricity, gas, water, drainage and telecommunications) in relation to trees on and adjacent to the site have been submitted to and approved in writing by the Local Planning Authority.

The development shall thereafter be implemented in accordance with details approved under this condition.

Reason: To safeguard the health of existing tree(s) which represent an important amenity feature in accordance with Policies CDH01 and CDH07 of the Barnet Local Plan (adopted March 2025) and Policy G7 of the London Plan (2021).

53. Site levels

No development (other than enabling works) shall take place until 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 have been submitted to and approved in writing by the Local Planning Authority. The 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 (adopted March 2025) and Policies D4, D5, D8 and G7 of the London Plan 2021.

Informatives:

1. Working with the Applicant

In dealing with this application, the Local Planning Authority (LPA) has implemented the requirements of the National Planning Policy Framework and of the Town and Country Planning (Development Management Procedure) (England) Order 2015 (as amended) to work with the Applicant in a positive and proactive manner. As with all applicants, the LPA has made available detailed advice in the form of our statutory policies in the relevant constituent parts of the Local Plan and London Plan, Supplementary Planning documents, and all other Council guidance, as well as offering a full pre-application advice service, so as to ensure that the Applicant has been given every opportunity to submit an application which is likely to be considered favourably.

2. Section 106 Agreement

You are advised that this permission has been granted subject to a legal agreement under Section 106 of the Town and Country Planning Act 1990.

3. Pre-commencement Conditions

The pre-commencement and pre-occupation conditions attached to this decision notice are considered necessary in order to safeguard trees and biodiversity, secure transport

infrastructure, protect the amenities of existing residents, future occupiers and users of the proposed development and to ensure that the proposed development results in a sustainable and well-designed scheme amongst other matters.

4. Community Infrastructure Levy

The Community Infrastructure Levy (CIL) applies to all 'chargeable development'. This is defined as development of one or more additional units, and / or an increase to existing floor space of more than 100 sq m. Details of how the calculations work are provided in guidance documents on the Planning Portal at www.planningportal.gov.uk/cil

We believe that your development is liable for CIL. The Mayor of London adopted a CIL charge on 1st April 2012 setting a rate of £60 per sq m on all forms of development in Barnet except for education and health developments which are exempt from this charge. The London Borough of Barnet first adopted a CIL charge on 1st May 2013. A new Barnet CIL Charging Schedule applies from 1 April 2022 (<https://www.barnet.gov.uk/planning-and-building/planning/community-infrastructurelevy>) which applies a charge to all residential (including sui generis residential), hotel, retail and employment uses.

Please note that Indexation will be added in line with Regulation 40 of Community Infrastructure Levy.

Liability for CIL will be recorded to the register of Local Land Charges as a legal charge upon your site payable should you commence development. Receipts of the Mayoral CIL charge are collected by the London Borough of Barnet on behalf of the Mayor of London; receipts are passed across to Transport for London to support Crossrail, London's highest infrastructure priority.

You will be sent a 'Liability Notice' that provides full details of the charge and to whom it has been apportioned for payment. If you wish to identify named parties other than the applicant for this permission as the liable party for paying this levy, please submit to the Council an 'Assumption of Liability' notice, which is also available from the Planning Portal website.

The CIL becomes payable upon commencement of development. You are required to submit a 'Notice of Commencement' to the Council's CIL Team prior to commencing on site, and failure to provide such information at the due date will incur both surcharges and penalty interest. There are various other charges and surcharges that may apply if you fail to meet other statutory requirements relating to CIL, such requirements will all be set out in the Liability Notice you will receive. You may wish to seek professional planning advice to ensure that you comply fully with the requirements of CIL Regulations. If you have a specific question or matter you need to discuss with the CIL team, or you fail to receive a 'Liability Notice' from the Council within 1 month of this grant of planning permission, please email us at: cil@barnet.gov.uk.

This planning permission is a phased planning permission which expressly provides for development to be carried out in phases for the purposes of the Community Infrastructure Levy Regulations 2010 (as amended). Each Phase may be treated as a separate chargeable development for the purpose of the Community Infrastructure Levy Regulations 2010 (as amended).

5. Street naming and numbering

The applicant is advised that any development or conversion which necessitates the removal, changing, or creation of an address or addresses must be officially registered by

the Council through the formal 'Street Naming and Numbering' process. 26 26 The London Borough of Barnet is the Street Naming and Numbering Authority and is the only organisation that can create or change addresses within its boundaries. Applications are the responsibility of the developer or householder who wish to have an address created or amended. Occupiers of properties which have not been formally registered can face a multitude of issues such as problems with deliveries, rejection of banking / insurance applications, problems accessing key council services and most importantly delays in an emergency situation. Further details and the application form can be downloaded from: <http://www.barnet.gov.uk/naming-and-numbering-applic-form.pdf> or requested from the Street Naming and Numbering Team via street.naming@barnet.gov.uk or by telephoning 0208 359 4500CIL Phasing

6. Tree and shrub

Tree and shrub species selecting for landscaping/replacement planting provide long term resilience to pest, diseases and climate changed. The diverse range of specifiers and variety will help prevent rapid spread of any disease. In addition to this, all trees, shrubs and herbaceous plants must adhere to basic biosecurity measures to prevent accidental release of pest and diseases and must follow the guidelines below:

An Overarching recommendation is to followed BS 8545: Trees: From Nursery to independent in the Landscape. Recommendation and that in the interest of Bio-Security, trees should not be imported directly from European supplies and planted straight in to the field, but spend a full growing season in a British Nursery to ensure plant health and non-infection of foreign pests and disease. This is the appropriate measures to address the introduction of diseases such as oak processionary Moth and Chalara of Ash. All trees to be planted must have been held in quarantine.

Whilst trees are alive they provide many benefits for wildlife including food and shelter. When a tree dies or needs to be removed these habitat niches are lost. However, where it is safe to do so, the retention of large diameter logs and/ or standing dead trees is encouraged, as the natural decay process provides equally important habitats for wildlife. To help maintain and improve wildlife habitats and diversity within Barnet, the retention of logs and/ or standing timber on site is encouraged. Logs can be arranged in many different ways.

7. Air Quality Monitoring

The monitoring strategy should include the following components:

1. Identification of locations where live monitoring for PM₁₀ and PM_{2.5} should take place, with monitors either located along a transect according with the prevailing wind direction or at nearby sensitive receptor locations.
2. A specification of the monitors proposed for use, including confirmation that they are MCERTS-accredited.
3. Details of the access which will be provided to site managers or equivalent personnel to ensure data spanning the entire construction project duration can be accessed.
4. A description of the Site Action Thresholds which will be used as a trigger point for further investigation by the site manager or nominated site personnel and how they will be notified of breaches.
5. The steps which will be taken by the site manager or similar nominated site personnel where a breach of the site action threshold(s) takes place. This should include reference to mitigation measures which should be implemented and records which will be kept, dovetailing with those proposed as part of the Construction Environmental management Plan.

6. Any steps to ensure monitors are serviced and calibrated in accordance with the manufacturers' instructions, including any cartridge/ filter changes or flow checks where applicable.
7. The steps which will be taken to minimise the time where monitoring equipment is out of action, for example due to calibration

8. Affinity water

There are potentially water mains running through or near to part of the proposed development site. If the development goes ahead as proposed, the applicant/developer will need to get in contact with our Developer Services Team to discuss asset protection or diversionary measures. This can be done through the My documents portal

Due to its location, Affinity water will supply drinking water to the development in the event that it is constructed. Should planning permission be granted, the applicant is also advised to contact Developer Services as soon as possible regarding supply matters due to the increased demand for water in the area resulting from this development
To apply for a new or upgraded connection, please contact our Developer Services Team by going through their My Developments Portal.

The team also handle C3 and C4 requests to cost potential water mains diversions. If a water mains plan is required this can also be obtained by emailing maps@affinitywater.co.uk . Please note charges may apply.

9. Written Scheme of Investigation

Written schemes of investigation will need to be prepared and implemented by a suitably professionally accredited archaeological practice in accordance with Historic England's Guidelines for Archaeological Projects in Greater London. This condition is exempt from deemed discharge under schedule 6 of The Town and Country Planning (Development Management Procedure) (England) Order 2015.

Allison Flight

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.