

LOCATION:

Land Opposite 15 Sunset View, Barnet, EN5 4LB

PROPOSAL:

Demolition of the existing garage and erection of an new two storey dwelling with rooms in the roofspace. Associated landscaping, off street parking and refuse/recycling storage

KEY DATES

Statutory Expiry:	10th March 2026
Recommendation:	6th March 2026
Ex. of time (if applicable):	
Site Visit (if applicable):	

Case Officer:	Tania Sa Cordeiro
Responsible Planning Manager:	Karina Conway
Applicant:	Mr Andrew Robinson
Ward:	High Barnet
CIL Liable?	

OFFICER'S ASSESSMENT

1. Site Description

The application site is approx. 0.39 ha, and forms part of a wooded verdant area located on the eastern side of Christ Church Lane at the junction with Sunset View.

The surrounding area is predominantly residential, consisting of some variety in the residential typology with detached, semi-detached and terraced properties visible in the wider locality.

The application site is located within the Monken Hadley Conservation Area and there is an extant tree preservation order protecting mature trees TPO/CA/147 made in 1982. There is also a new tree preservation order has been made (26/TPO/001) which now protects all the trees with a woodland order designation.

The adjacent site no.16 and no.18 Sunset View (Western Boundary) are locally listed building. Furthermore no.1 to no.16 Hadley Grove (southern boundary) are locally listed.

The site is located within Flood Zone 1 and has a low probability of flooding from rivers and the sea, however it is prone to surface water flooding.

It has a Public Transport Accessibility Level (PTAL) of 2 which is poor.

The planning application lies in an area of archaeological interest (Archaeological Priority Area) identified in the Local Plan: [77418] Area: Chipping Barnet

2. Relevant Site History

Reference: TCM/0647/17

Address: Street Record, Sunset View, Barnet,

Decision: Trees: 6-week Expired

Decision Date: 25 October 2017

Description: 1 x Birch (applicant's ref. T1) - Fell to ground level, 1 x Birch (applicant's ref. T2) - Reduce in height and spread by 20% (Approx 2.5 metres in height)

Reference: TCF/0169/20

Address: Street Record, Sunset View, Barnet,

Decision: Trees: 6-week Expired

Decision Date: 15 April 2020

Description: 1 x Birch (applicant's ref. T1) - Fell to ground level

3. Proposal

The proposal seeks to redevelop the land opposite 15 Sunset View. It involves the construction of a two storey detached dwelling with additional accommodation within the roofspace. The building would incorporate two rear dormer windows, a total of four rooflights located on both sides and front roof slopes. Architectural detailing includes curved gables, ornate chimneys, casement windows, and brickwork which is reflective of traditional forms.

The dwelling would measure 6 metres to the eaves and reach a maximum height of 9.7 metres. It would provide a 6 bed, 12 person layout with a gross internal area (GIA) of 567m².

The ground floor accommodation would comprise a living area, lounge, swimming pool area with changing and shower facilities, plant room, kitchen, cloakroom, study, and an integrated garage. The first floor would contain bedrooms with associated en suite facilities. The loft level would provide two additional bedrooms, a cinema room, en suite and dressing facilities, and ancillary storage.

Parking provision includes one space within the integrated garage and the forecourt/driveway will be able to accommodate two or more additional vehicles.

The dwelling would be positioned towards the eastern portion of the site. Vehicular access would be obtained from the private track along the northern boundary, which connects to Christ Church Lane. A separate pedestrian access is proposed to the west, also connecting to Christ Church Lane. This pedestrian access would also serve as the location for refuse and recycling storage, enabling collections to be undertaken from Christ Church Lane.

4. Public Consultation

The application was validated on the 13.01.2026.

It was published in the Barnet Press on the 22.01.2026.

A general development site notice was posted outside/near the site on the 25.09.2025.

292 comments were received, which comprised of 1 representations and 291 objections, which have been summarised below;

- o Loss of long established woodland, removing irreplaceable habitat and natural drainage functions.
- o Destruction of diverse wildlife habitat, including species such as badgers, deer, foxes, owls, bats, newts, hedgehogs, reptiles and birds.
- o Development would harm the Monken Hadley Conservation Area, failing to preserve or enhance its ecological or historic character.
- o Concerns that construction access and service installation cannot occur without damaging woodland.
- o Removal of trees likely to increase local flood risk and worsen existing garden flooding.
- o Proposed dwelling is described as large, high end and out of character, offering no community or affordable housing benefit.
- o Significant concerns over loss of privacy and residential amenity for neighbouring homes.
- o Fears that Barnet's remaining natural areas are rapidly diminishing, with further habitat loss causing irreversible environmental damage.
- o Anticipated construction disruption, including noise, HGV movements and safety issues on residential streets.
- o Cumulative environmental, amenity, access and conservation impacts seen as clear grounds for refusing the application.

Other consultee comments:

The Barnet Residents Association has submitted an objection to the proposal. Their concerns are summarised as follows:

- o The Association considers the scale and bulk of the proposed dwelling to represent overdevelopment, noting that its size is significantly greater than that of surrounding properties.
- o Reference is made to paragraph 3.2 of the applicant's Design and Access Statement, which states that the "surrounding landscaping will be enhanced to address the problems caused by decades of neglect." The Association disputes this assertion, expressing the view that the existing woodland habitat cannot be enhanced or replicated through a landscaping strategy given the extent of woodland loss required to facilitate the development.
- o The site lies within the Monken Hadley Conservation Area, and the Association considers that the proposal would neither preserve nor enhance the character and appearance of the Conservation Area. On this basis, they contend that the application should be refused.

Monken Hadley & Wood Street Conservation Area Advisory Committee have made the following comments;

- o The proposal requires substantial removal of woodland, contrary to the Monken Hadley Conservation Area Character Appraisal's protection of trees and woodland.
- o Although individual trees are graded low quality, the overall extent of woodland loss is considered unacceptable.

- o The proposed house is excessively large, with extensive hardstanding, manicured lawn, and a wide driveway, resulting in overdevelopment.
- o The development is viewed as an "oversized mansion", not a house integrated within the woodland.
- o Concern that the siting and window orientation will lead to future pressure to fell or lop remaining trees.
- o No information provided regarding drainage impacts or likely interference with tree root systems.
- o Archaeological assessment deemed inadequate given the site's location within a Special Archaeological Area and next to the registered battlefield; stronger mitigation is expected.
- o The footprint is three times larger than No. 15 Sunset View and four times larger than No. 18, considered disproportionate.
- o The design is criticised as bland, boxy, and suburban, despite referencing Arts & Crafts elements.
- o Features such as the oversized roof, steep porch gable, very large chimney, and forward projecting garage are viewed as inappropriate.
- o Concern that the scheme misses an opportunity for a semi rural character more in keeping with the Conservation Area.
- o Spanish slate is considered unsuitable for the Conservation Area.
- o Overall conclusion: the proposal would harm the character and appearance of the Conservation Area and should not be supported.

Internal & External Consultees:

Heritage, Trees, Ecology, Waste, Highways and Environmental Health have been consulted throughout the lifetime of the application, and their comments, where received, have been incorporated in the report below.

5. Planning Considerations

5.1 Policy Context

National Planning Policy Framework and National Planning Practice Guidance

The determination of planning applications is made mindful of Central Government advice and the Local Plan for the area. It is recognised that Local Planning Authorities must determine applications in accordance with the statutory Development Plan, unless material considerations indicate otherwise, and that the planning system does not exist to protect the private interests of one person against another.

The revised National Planning Policy Framework (NPPF) was published on the 12th of December 2024 and amended on the 7th of February 2025. This sets out the government's planning policies for England and how these are expected to be applied.

The NPPF states (para 131) that good design is a key aspect of sustainable development, creates better places in which to live and work and helps make development acceptable to communities. Being clear about design expectations, and how these will be tested, is essential for achieving this.

The NPPF (para 11) retains a presumption in favour of sustainable development. This applies unless "any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in this Framework taken as a whole, having particular regard to key policies for directing development to sustainable locations, making effective use of land, securing well-designed places and providing affordable homes, individually or in combination".

The Mayor's London Plan 2021

The London Development Plan is the overall strategic plan for London, and it sets out a fully integrated economic, environmental, transport and social framework for the development of the capital to 2050. It forms part of the development plan for Greater London and is recognised in the NPPF as part of the development plan.

The London Plan provides a unified framework for strategies that are designed to ensure that all Londoners benefit from sustainable improvements to their quality of life.

The new London Plan which sets out the mayor's overarching strategic planning framework for the next 20 to 25 years was adopted on the 2nd of March 2021 and supersedes the previous Plan.

Barnet Local Plan 2021 - 2036 (Adoption 2025)

On the 4th of March 2025, the Council's new Local Plan was adopted.

The Local Plan establishes the Council's vision for growth and development in Barnet over a 15-year period (2021-2036) and together with the London Plan, North London Waste Plan, West Finchley Neighbourhood Plan and Area Action Plans, forms the Development Plan for Barnet.

The Development Plan is the basis upon which planning applications will be determined unless there are material planning considerations that indicate otherwise.

The new Local Plan replaces the previous Local Plan (2012) (comprising the Core Strategy and Development Management Policies Development Plan Documents).

The existing Supplementary Planning Documents, Planning Briefs, Conservation Area Character Appraisals and Town Centre Frameworks remain extant and are material consideration in the assessment of planning applications, unless or until they are replaced/updated.

Supplementary Planning Documents

Residential Design Guidance SPD (adopted October 2016)

Sustainable Design and Construction SPD (adopted October 2016)

Draft Sustainable Design and Development Guidance SPD

The Council has published a draft Sustainable Design and Development Guidance Supplementary Planning Document (SPD) to support the implementation of the recently adopted Local Plan. The SPD outlines expected development standards, updating and

consolidating previous guidance to ensure current and effective practices. It does not introduce new policies but replaces the following documents:

- o Sustainable Design and Construction SPD (2016)
- o Residential Design Guidance SPD (2016)
- o Design guidance notes on shopfronts and advertisements

A six-week public consultation ran from 13 August to 24 September 2025. Feedback will inform revisions to the draft SPD where appropriate. Once adopted, the SPD will be a material planning consideration.

5.2 Main issues for consideration

The main issues for consideration in this case are:

- The principle of the development in this location
- The impact on the appearance and character of the area
- The impact on the amenities of neighbouring occupiers
- Whether the proposal provides satisfactory living accommodation for future occupiers
- Impact on Trees and Ecology
- Parking and Highways
- Other material considerations

5.3 Assessment of proposals

Principle of Development

Policy D6 requires proposals to demonstrate that site capacity has been optimised having regard to context, accessibility, infrastructure and environmental constraints. Similarly, Barnet Local Plan Policy GSS01 supports housing delivery only where sites are suitably located, environmentally unconstrained, and capable of accommodating development without harm.

The Barnet Local Plan also recognises the need to increase housing supply. Policy GSS01 (Delivering Sustainable Growth) states "By optimising capacity through a design-led approach and the delivery of good design as set out in London Plan Policies D3 and D4, the Council will support the delivery on small sites (0.25 ha and below) of between 5,010 and 6,510 homes, including sites designated in the Local Plan. Small sites must be delivered in suitable locations with good access to public transport and local services that take account of planning designations and environmental restrictions, including avoiding areas at most risk of flooding."

London Plan Policy H2 encourages well designed housing on small sites and recognises that local character may evolve over time; however, at approximately 0.39ha, the application site exceeds the small site threshold and must therefore be assessed through a design led approach in accordance with London Plan Policy D6.

Policy HOU02: Housing Mix, states that developments should provide a mix of dwelling types and sizes in order to create sufficient choice for a growing and diverse population across all households in the Borough. The Local Plan encourages family mix. The Council's dwelling size priorities are set out in Table 7, (1 bedroom 6%, 2 bedrooms 24%,

3 bedrooms 40%, 4 bedrooms 25% and 5+ bedrooms 5%) with 3 bedrooms being the highest priority, followed by 4 bedrooms and 2 bedrooms, in terms of Market Housing.

Although residential use is consistent with the general character of the area and the proposal would deliver a family sized dwelling, the unit type does not accord with the Local Plan's priority housing mix, which places greatest emphasis on 3 and 4 bedroom market homes. The site lies within the Monken Hadley Conservation Area and is defined by extensive woodland containing mature and protected trees that form an established habitat of significant ecological value. In addition, the site has a PTAL of 2, indicating poor accessibility by public transport. These combined constraints substantially limit the site's development capacity.

The proposed scheme would result in harm to the wooded character and appearance of the Conservation Area and would cause significant harm to the existing TPO's, resulting in irreversible ecological disturbance. The development therefore fails to meet the design led requirements of the London Plan and Barnet Local Plan.

Therefore, the principle of development on this site is not considered acceptable.

Impact on the appearance and character of the area

The application site is positioned on the southwestern edge of Monken Hadley Conservation Area (Area 3 - Hadley Green Road West and Hadley Green Road) and Chipping Barnet Archaeology Area in High Barnet ward.

The site is located on the eastern side of Christchurch Lane opposite the junction with Sunset View. It is a vacant site formed of two plots now comprising of designated dense established woodland, within which there are Tree Preservation Order Trees. Access into the site is from a track on the northern boundary from Christchurch Lane.

The character of the area is a mix of residential and open green land. The Adopted Character Appraisal notes "Monken Hadley has managed to retain its special green and leafy character, with so much open space, in sharp contrast with much of suburban London".

There is a Grade II listed residential building to the east of the site at Pymlicoe House Hadley Green West, EN5 4P. The rear boundary abuts the eastern boundary of the application site. The list description notes;

"1. HADLEY GREEN WEST 5004 Monken Hadley

Pymlicoe House TQ 2497 9/41 3.9.81

II

2. Late C18, probably stuccoed mid C19. Symmetrical 3 window wide, 2 storey house with one window wing to right. Later bay window to ground floor left. Central entrance door. Steep slate roof behind parapet. Hipped over wing.

Listing NGR: TQ2449897246"

There is no historical record of the use of the application site, it may have formed some of the wider agricultural land relating to Pymlicoe House to the east. However, the historical maps do show the land being divided into separate plots by 1935 with no development on the application site shown.

There are locally listed buildings in close proximity of the site, situated at 16 and 18 Sunset View, as well as 2 to 16 Hadley Grove.

This application seeks to erect a new two-storey detached, dwelling house with rooms in the roofspace and associated works on the existing southern-eastern section of the site. The proposals would require significant clearance of the existing trees and loss of existing habitats to facilitate the conversion of the land to residential with amenity space.

There are concerns with the proposals on heritage grounds as it is considered that the existing woodland setting of the application site contributes significantly to the character and appearance of this part of the Monken Hadley Conservation Area. As such there is an in-principle objection to developing on this site.

It is not considered that the proposed development would have a detrimental impact on the significance of the statutory listed and locally listed heritage assets mentioned above due to the orientation and distances away from the development.

The adopted Conservation Area Character Appraisal notes; "The treescape is an integral part of the Monken Hadley Conservation Area and with few exceptions contributes positively to its character and appearance throughout. The removal of trees deemed important to make way for development, to clear an area, formalise the landscaping or turn it into a hard surface area are in almost all circumstances, not acceptable. Restrained reduction in vegetation is more often permissible but applications will be assessed on the contribution made by the vegetation to the Conservation Area."

The site frontage on to Christchurch Lane is currently open, affording clear views of the woodland character of the site, in particular as terminus to Sunset View. Although no detailed information has been provided it is expected that the proposals will require the formalisation of the site boundary. Other residential plots show tall timber fencing to their boundaries. The introduction of a similar formal and closed boundary treatment to the application site would detrimentally impact on the character, appearance and therefore significance of this part of the conservation area.

The proposed development is considered to be contrary to paragraphs 212 and 215 of the National Planning Policy Framework;

"212. When considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset's conservation (and the more important the asset, the greater the weight should be). This is irrespective of whether any potential harm amounts to substantial harm, total loss or less than substantial harm to its significance.

215. Where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal including, where appropriate, securing its optimum viable use."

This is supported by Policy CDH08: Barnet's Heritage of Barnet's Local Plan, which states in regard to Conservation Areas;

A. Conservation Areas

In exercising the Council's duties set out in section 72(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990, special attention will be paid to the desirability of preserving or enhancing the character and appearance of conservation areas when

assessing development proposals. Great weight will be given to the asset's conservation. Conservation area character appraisals and, where applicable, conservation area-based design guidance will be used in the assessment of planning applications.

The following criteria will be applied to development in conservation areas:

- a) development resulting in substantial harm to or loss of the significance of the designated heritage asset will be resisted, unless it can be demonstrated that the substantial harm or total loss is necessary to achieve substantial public benefits that outweigh that harm or loss, or all of the relevant criteria within the NPPF apply
- b) where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal including, where appropriate, securing its optimum viable use.
- c) the above criteria a) and b), will also be applied where development either inside or outside a conservation area (within its setting) has a harmful impact on its character, appearance or significance, including where there would be adverse effects to buildings, trees, landscaping or open space, including gardens, that contributes positively to its significance."

In this instance it is considered that the harm to the significance of Monken Hadley Conservation Area would be less than substantial. This harm must be weighed against the public benefits of the scheme. It is not considered that the proposals for a single dwelling house provide any clear public benefit, other than to the new occupiers. The provision of a single additional property cannot be considered to make an effective contribution to the increase in Barnet's housing stock.

In addition to the objection raised regarding the principle of developing the application site, there are concerns with the proposed new dwelling itself in terms of the scale, size and design.

The adopted Character Appraisal states: "Applications for development in the Conservation Area must be of a high standard of design..... A new building must respect its context but can be of a traditional style or provide a high-quality contrast. So long as the proposal is well designed and harmonises with its setting it will be looked at positively. Mediocre, purely functional buildings, or buildings which seek only to maximise internal space and pay little or no attention to the requirement for good design, are unlikely to be considered favourably.

Applicants need to consider in the design of any new proposal:

- o Size - of the proposal in relation to the size of the plot, the footprint of any existing buildings, any existing spaces between buildings, and the relationship to the surroundings.
- o Massing - this is the volume of development that a plot can comfortably accommodate without it appearing overbearing or becoming over dominant.
- o Scale - the scale of existing and adjacent properties must inform any new properties.
- o Proportion - the proportion of adjacent and existing properties and their features must inform any new proposals."

This is supported by Policy CDH08; "d) proposals should have regard to local historic context and character, including the appearance, scale, mass and height of buildings, use of materials, patterns of development and the layout of buildings and spaces"

It is not considered that sufficient regard has been had of the existing context surrounding the site. The footprint, size and mass of the proposed dwelling is too large. The style is shown to be grand and does not relate to the approach found in surrounding roads. The number of dormers needs reducing. The garage block should be more subservient to main building, set back from the front building line. The rear projection and associated hardstanding needs reducing.

The cumulative impact of the necessary associated works to the land surrounding the application property that would be required to domesticate the site including site clearance, formation of soft landscaping areas, hardstandings for access and amenity, introduction of services and new formal boundary treatments would significantly and detrimentally change the character of the application site. As detailed above, this change would be detrimental to the significance of this part of the Monken Hadley Conservation Area.

Although the submitted Heritage Statement justifies the size of the new dwelling based on comparisons with surrounding properties, no detailed visual assessment of other building footprints, eaves and ridge heights etc has been provided to help demonstrate the acceptability of the proposed scheme.

The impact on the amenities of neighbouring occupiers

Section 12 of the National Planning Policy Framework (2024) sets out guidance for 'achieving well-designed places'. Paragraph 135 of the Framework states that planning policies and decision should ensure that development "...create places that are safe, inclusive and accessible and which promote health and well-being, with a high standard of amenity for existing and future users..." (part f).

Policy D3 of the 2021 London Plan seeks to deliver appropriate outlook, privacy and amenity through a design led approach.

Policy CDH01 of Barnet's Local Plan (2021 - 2036) states that all development should provide a good standard of amenity that is consistent with other policies in the Plan and will allow for acceptable levels of daylight, sunlight, privacy and outlook for adjoining and potential occupants and nearby users impacted by the development. Development should also mitigate adverse noise impacts on the surrounding environment and amenity through design, layout, and insulation in accordance with the Agent of Change principle introduced through London Plan Policy D13.

Barnet's Residential Design Guidance SPD (2016) and Sustainable Design and Construction SPD (2016) sets out guidance in respect of minimum distances to maintain privacy, Table 2.4 of the latter SPD states 'in new residential development there should be a minimum distance of 21 m between properties with facing windows to habitable rooms to avoid overlooking, and 10.5 m to a neighbouring garden'.

Due to the sitting of the proposal and its context with neighbouring properties, no concerns are raised in terms of overlooking and loss of privacy.

In terms of use and footfall, there will be an increase in activity and footfall as a result of the development. There would also be some increase in terms of refuse and general activities associated with the residential use, however, not to the extent to warrant a refusal. It is not considered that this proposal will be unduly harmful to the amenities of any neighbouring occupiers.

Whether the proposal provides a satisfactory living environment for future occupiers

Any proposal for the site which includes an element of residential dwelling use will need to demonstrate that it is providing suitable amenities for its future occupiers in the relevant regards (for example, daylight, sunlight, outlook, privacy and internal and external amenity space).

Development plan policies CDH01 of the Local Plan 2021 - 2036, London Plan Policy D6, the guidance contained in the Barnet Supplementary Planning Documents 'Sustainable Design and Construction' and 'Residential Design Guidance', and the Mayoral planning guidance document 'Housing' identify what this would constitute.

The proposed dwelling would comply with the required GIA standards, bedroom size standards and internal ceiling heights.

The dwellings would be dual aspect, and all habitable rooms would be afforded reasonably good outlook, daylight and sunlight.

Outdoor amenity space provided would be of acceptable quality and greatly exceed the minimum amount required.

Overall, officers are satisfied that the dwelling would provide a reasonably good level of accommodation, in accordance with the relevant standards, for future occupiers.

Ecology & Biodiversity

The importance of trees, ecology and landscape is recognised at every policy level, Nationally NPPF chapter 15; regionally London Plan policy G6 and locally within Barnet Council's adopted policies CDH07 and ECC07 all require developers to consider, trees, ecology and landscape which builds bio-diversity. In addition, within Barnet Council's emerging local plan policies. The following references are also considered; Circular 06/2005: Biodiversity and Geological Conservation - Statutory Obligations and their Impact within the Planning System, ODPM, 2005, London Biodiversity Action Plan, London Plan, 2016, London Regional Landscape Framework, Natural England, 2010.

Policy ECC07 states that the "Council will seek the retention and enhancement, or the creation, of biodiversity in development proposals by...ensuring that development makes the fullest contributions to enhancing biodiversity and protects existing site ecology".

The Council's Ecologist has reviewed the application and commented as follows:

The proposal is for a large single detached house (792 sqm) and associated landscaping works on the Land Adjacent Christ Church Lane; EN55LB, a Council-owned woodland site in the Conservation area, cannot be recommended for approval by the LPA ecologist due to the significant negative impact on priority habitats and biodiversity. Key points include:

Impact on lowland mixed deciduous woodland and non-priority woodland

The Preliminary Ecological Appraisal (PEA) (Brown & Co, December 2025) states that the woodland on site is other broadleaved woodland which is contrary to the Arboricultural Report (David Clarke Chartered Landscape Architect and Consultant Arboriculturist

Limited Assessment, 2.3.5 "A strip of land along Christ Church Lane (western boundary) is designated on the DEFRA magic Map as Priority Woodland. The proposed dwelling has been located outside this area. The remaining area has been classified by the Project Ecologist as 'Lowland Mixed Deciduous Woodland (LMDW)." The findings of Preliminary Ecological Appraisal under the current application also are contrary to the findings of the previous submitted Ecological Assessment during the pre-application stage which states that Lowland mixed deciduous woodland was present on the site.

The Local Planning Authority concurs that, based on the evidence submitted using the UK Habitat Classification system, the woodland within the plot should be classified as Lowland Mixed Deciduous Woodland rather than 'other broadleaved woodland', with the western woodland in good condition and the eastern woodland in poor condition. As a habitat of high distinctiveness, the LPA considers that development within this woodland would not be supported in principle. Furthermore, the woodland on site is considered to be materially similar in structure and composition to the adjacent priority deciduous woodland along the roadside verge.

The proposed development would result in the loss of approximately 729m² of lowland mixed deciduous within a designated Conservation Area, contrary to national, regional and local planning policy. The Council has also raised significant concerns regarding the likely use and management of the remaining 3156m² of Priority and non priority woodland, which would fall within the private residential curtilage and be subject to increased disturbance, recreational pressures from use of the site as a woodland garden despite the proposed enhancement measure of woodland with EM1 Woodland Seed Mix. The Local Planning Authority has a statutory duty under the Natural Environment and Rural Communities Act 2006 to conserve and enhance Priority habitats and species, including broadleaved woodland. In this context, the proposal conflicts with paragraph 193 of the National Planning Policy Framework and London Policy G7 (trees and woodland).

Impact protected and notable species

The Preliminary Ecological Appraisal (PEA) (Brown & Co, December 2025) incorrectly states that the nearest record of bat roost was 1840m from the site when there is a confirmed brown longed ear bat roost was previous confirmed within number 15 Sunset View approximately 15m from the site boundary for which the extant woodland onsite provides a likely 'core subsistence zone' of the species. The PEA report states that "The Ground-level Tree Assessment returned no trees with >PRF-1. The onsite building was very well-sealed and considered to have negligible roosting potential. Therefore, it is considering that potential for the Site to support roosting bats is negligible" This contradicted by the fact that detached garage has a missing section which was previously identified and would require further bat emergence surveys to confirm the presence of likely absence of roosting bats from the garage. The LPA challenges the assertion made regarding the condition of garage that is proposed to be removed and must ensure that no offence under the Conservation of Habitats and Species Regulations 2017 through an appropriate survey effort.

The LPA concludes that the Preliminary Ecological Appraisal (PEA) (Brown & Co, December 2025) underestimates the ecological value of the woodland in relation to badgers and other wild mammals and woodland nesting birds including great spotted wood, tawny owl and nuthatch. The conclusion that the site is of negligible concern for badgers is not supported as local biological records and camera trap evidence confirm regular use of the site by foraging badgers, as well as the presence of hedgehogs and wood mouse. These species demonstrate that the woodland provides functional habitat for

commuting, foraging and shelter, and the loss of negative impact of the direct loss and degradation during the construction phase would be contrary to Barnet Local Development Plan Policy EC007 (Biodiversity), NPPF policy 187, and London Plan policy G6 (Biodiversity).

Vetran tree

The proposed development and submitted Preliminary Ecological Appraisal (PEA) (Brown & Co, December 2025) and Biodiversity Net Gain Assessment (BNG) (Brown & Co, December 2025) did not take into account the recorded presence of the veteran oak tree on the western boundary of the site. According to the Arb Impact Assessment (David Clarke Chartered Landscape Architect and Consultant Arboricultural Limited, January 2025) confirmed that oak tree T16 was "Good Relatively prominent in the local area due to its size. Understorey of trees and scrub. Deadwood and damage within the crown. Lost and damaged branches within the crown. Canopy to 3.0 m above ground level at lowest point. Monitor condition of tree and manage accordingly. Consider reduction/management of vegetation around the tree to reduce competition with this tree.". The proposed development must consider the implication of the impact of the development including the footpath through the site in line with policy NPPF policy 186 and London Plan policy G7.

The omission of the both the presence of classification of the priority deciduous woodland (lowland mixed deciduous woodland) at the baseline stage and thereby the inaccurate baseline habitat unit numbers means that the submitted BNG information this stage does not minimum necessary criteria under Article 7 of The Town and Country Planning (Development Management Procedure) (England) Order 2015.

Biodiversity Net Gain

The Biodiversity Net Gain Assessment (BNG) (Brown & Co, December 2025) asserts that the site 0.38 ha site is dominated by poor condition other broadleaved woodland and following the construction of the development and enhancement of the 0.31 ha of woodland from poor to good condition would generate an uplift of 0.95 habitat units (60.95%). However, the proposed development does not take into account both:

- a) the proposed inclusion of a footpath leading down to the property and the formal footpath that would run from Christ Church Lane to the property.
- b) The Baseline BNG assessment also fails account for the presence of a veteran oak tree and designation of the priority deciduous woodland habitat confirmed on the western and northern boundary of the site confirmed under by Defra, the National Forestry Commission and the Ancient Tree Inventory (see comments above).

The BNG report asserts that the extensive presence of cherry laurel significantly degrades woodland biodiversity and results in an automatic 'Poor' condition score under the Statutory Biodiversity Metric (dated 18.12.2025). Defra MAGIC mapping identifies a narrow strip of Lowland Mixed Deciduous Woodland along the western boundary; however, historic mapping indicates this is a long established linear roadside tree belt rather than a discrete woodland parcel, making the classification outdated under current UK Hab guidance. The report states that onsite tree stands are appropriately classified as other broadleaved woodland rather than Priority Habitat, given the vulnerability of small, isolated urban woodland parcels to degradation.

However, the BNG assessment's claim that the entire site should be classified as "other broadleaved woodland" rather than lowland mixed deciduous woodland conflates

condition (degraded by cherry laurel) with habitat type, relies too heavily on indicative Defra Magic National Forestry Inventory mapping on the periphery of the site, and downplays ground truthing that the western half exhibits lowland mixed deciduous woodland characteristics. Lowland Mixed Deciduous Woodland description (UK Biodiversity Action Plan; Priority Habitat Descriptions. BRIG (ed. Ant Maddock) 2008) Lowland mixed deciduous woodland (UK BAP Priority Habitat description) and Natural England's is defined as: "Mixed deciduous woodland is characterised by trees that are more than 5 m high when mature, and which form a distinct, although sometimes open, canopy with a canopy cover of greater than 20%. It includes stands of both native and non-native broadleaved tree species, as well as yew *Taxus baccata*, where the percentage cover of these trees in the stand exceeds 80% of the total tree cover. Deciduous woodland may be of ancient or recent origin, and can be either semi-natural arising from natural regeneration or planted." The Council's findings of the site visit did not omitted the presence of cherry laurel, and given acknowledged mapping limitations, and the LPA's field observations, priority habitat status cannot be safely discounted, and the BNG conclusion are contrary to the Arboricultural Assessment and findings raised in the previous ecological assessment submitted, as such the assertion under the application main unproved an likley to result in direct impact caused by the construction of the development and post-occupancy phase.

Refer to above comments on priority and non-priority deciduous woodland, and veteran tree above.

Soft landscaping

See ecology, veteran tree, lowland mixed deciduous woodland and BNG comments above.

The development for a residential property within the woodland clearly demonstrates an excessive damage which is only level of damage and disturbance biodiversity on the woodland site that if granted planning permission would be contrary to national, regional and local planning policy. The LPA ecologist would have given much greater support of a proposed site for the development which was not proposed to be located within established priority and non-priority woodland habitat.

Trees

The current proposal is supported by an updated Arboricultural report showing a revised, smaller development located on eastern side of the site. Since this report was submitted a new tree preservation order has been made (26/TPO/001) which now protects all the trees with a woodland order designation. A woodland designation protects all the trees regardless of size/age or species. The woodland designation is supported by the assessments of the site made by the applicant's ecologist's and the arboriculturalist who described the land is woodland.

The arboriculturalist identifies the following protected for removal to accommodate the development: "Of the trees within this report 1 no. individual tree (T15), 2 no. groups of trees (G9 and G10) and trees within groups (G7, G11-G12 and G14) will need to be removed, or are proposed to be removed, as part of the implementation of the development. Trees to be removed are shown on Tree Removal Plan - (TRP/LECLBH/010 B1)." The arboriculturist describes these trees as "These are low quality or unremarkable 'C' Category trees as set out in BS 5837:2012." The schedule states C2 "Trees present

in groups or woodlands, but without this conferring on them significantly greater collective landscape value; and or trees offering low or temporary/transient landscape benefits".

The tree officer does not agree with this assessment for the following reasons: these groups contain several trees with differing qualities, most of these trees have a far greater life expectancy than 10 years given especially the yew, holly, cypress and maples. Furthermore, a misshapen tree with die back/ dead wood etc are considered positive conservation attribute within an amenity woodland setting. These trees also make a significant contribution to the site's integral character, a woodland and as such could be categorised at A3 "Trees, groups or woodlands of significant conservation, historical, commemorative or other value (e.g. veteran trees or wood pasture)" or very comfortably within category B2 "Trees present in numbers, usually growing as groups or woodlands, such that they attract a higher collective rating than they might as individuals; or trees occurring as collectives but situated as to make little visual contribution to the wider locality" and or B3 "Trees with material conservation value or other cultural value"

Category A and B trees present a constraint to development and should be retained wherever possible.

The high value trees must be valued using Capital Asset Valuation of Amenity Trees (CAVAT) which has not been provided, nor has there been an attempt to demonstrate that an equivalent level of replacement can be achieved within the woodland or on land nearby. This is contrary to planning policy G7 of the London Plan and local plan policy CDH07.

A veteran ash tree has been omitted from the survey located near T17 oak; this detail needs to be recorded on the tree plan.

The proposed smaller development on the eastern boundary of the site provides a very modest improvement on the foreseeable impacts this development is likely to have on the woodland ecology. This was highlighted in the pre-application process, and the concern remains the same. The proposed development footprint including woodland conversion to amenity lawn is over 1,000m² which is a significant loss of woodland habitat, for this small, wooded area.

This loss of trees and woodland for the proposal will impact significantly on the trees and woodland character which is a key element of the Conservation Area. The new order would assist the local planning authority in the control/management of this asset, however the 'domestication' of the land would be incremental denuding the land of its vital woodland attributes.

The Arboricultural method statement sets out for a no-dig access driveway "The exact potential weight loading of this area will be confirmed. At this stage either suitably designed grasscrete or a Terram 1000 geotextile membrane and a 100 - 200 mm deep Eroccl 25/10 - 22/20 Geocell containment grid with gravel or shingle on top would be a suitable solution" The access pathway dissects the RPA of many trees so the use of no-dig construction is essential however the proposal also allows for the services to be installed along the driveway as well. Guidance The use of Cellular confinement systems near trees: A guide to good practice section 4 Arboricultural Limitations; 77 "states that underground services should not be rooted beneath cellular confinement systems because they may need to be accessed in the future, either for repair or for making new connections, which would severely compromise the installation. On many development sites this can be a significant limitation. Therefore, when cellular confinement systems are

specified the requirements for new underground services, and where they need to be installed, must be detailed at the planning stage". The applicant must reconsider this aspect.

The method statement makes the following statement "16.5 However, should significant root activity be encountered (as assessed by an Arboriculturist) then specialised techniques - such as those set out in 'NJUG Guidelines for the Planning, Installation and Maintenance of Utility Apparatus in Proximity to Trees' 2007 National Joint Utilities Group (NJUG) Volume No. 4: No. 1 - will be used." This document was superseded in January 2026.

The Tree protection plan is allowing 2.25m construction access space either side of the building footprint. This is likely to be inadequate and has a high risk of being compromised during the development phases. No detailed schedule of monitoring has been provided.

If the application is allowed on appeal, the applicant shall provide a full Capital Asset Valuation of Amenity Trees (CAVAT) assessment for every tree identified for removal in order to implement the approved development, as detailed within the submitted Arboricultural Report ("ARBORICULTURAL IMPACT ASSESSMENT and ARBORICULTURAL METHOD STATEMENT in relation to a Planning Application at Land Opposite 15 Sunset View, Barnet, EN5 4LB", dated January 2026, or any subsequent amended version approved at appeal).

The CAVAT valuation shall be submitted to and approved in writing by the Local Planning Authority prior to the commencement of any tree removal. The total CAVAT value will be used to determine the level of compensatory tree planting required. Where equivalent compensatory planting cannot be achieved on site, the applicant shall pay the equivalent value to the Local Authority, to be used for off site tree planting and woodland enhancement in accordance with the Council's adopted Tree Strategy 2023-2028.

There are significant arboricultural reasons to object to this application. Provision of services to the proposed development is contrary to industry guidance, the application must not be approved until an acceptable solution has been secured.

Highways and Parking

In accordance with Policy TRC01 the Council will work to deliver a more sustainable transport network that supports a growing healthy population and prosperous economy by reducing car dependency, encouraging sustainable modes of transport, improving air quality and encouraging active travel as the mode with the least environmental impact and health benefits for residents. The Council will ensure that improvements to the transport network to improve active travel and sustainability are brought forward by requiring development proposals to ensure that impacts on highway safety and the road network would be satisfactory. The Council will refuse proposals that have an unacceptable impact on highway safety, or where the residual cumulative impacts on the road network would be severe.

In accordance with Policy TRC03, the Council will expect development to limit car and motorcycle parking in accordance with the London Plan standards (Policy T6. Car Parking and Policies T6.2-T6.5.), except in the case of residential development (London Plan

Policy T6.1). For residential development, compliance with Barnet's Residential Car Parking Standards, as set out in Table 20, is expected.

The site lies within a PTAL 2 zone (poor transport accessibility), which means that there is poor public transport accessibility to and from the site. In line with requirements set out on the Barnet Local Plan (2025), considering PTAL 2, the required off-street car parking provision for this proposal is 2 parking spaces off-street.

The applicant is proposing to provide 2no. off-street parking spaces which will be accessed via Christ Church Lane.

The applicant would need to provide swept path analysis to demonstrate whether vehicles can safely access and egress these spaces in forward gear. The required turning space for vehicles to safely access and egress car parking bays is 6m.

Trip generation is not expected to be an issue given the small number of units proposed.

Cycle Parking

In accordance with Policy T5 Cycling of the new London Plan (2021), and Local Plan Policy TRC03 part E, new development should provide secure, integrated, convenient and accessible cycle parking facilities.

The proposed development will need to provide 2no. long-stay cycle parking spaces in accordance with the London Plan Cycle Parking Standards. The cycle parking spaces will need to be secured within a storage facility to be located in a safe, well-lit and overlooked area. The design details of cycle parking spaces and storage facilities need to comply with the London Cycling Design Standards (LCDS).

Should the application be approved, or allowed at appeal, a condition will be attached to secure cycle parking provision in accordance with the relevant standards.

Waste & Recycling

The proposed location of the bin store is within 10 metres from public highway with clear and levelled pedestrian access to be provided for the refuse crews on collection days which satisfies the highway requirements. The applicant confirms in the planning statement, "This path will also provide accommodation for bin storage as re-cycling vehicles can access this part of Christ Church Lane from the south unencumbered by the width restriction just to the north."

The bins will need to be brought to the back of public footway on collection days to be emptied by the refuse crews. If the Council's refuse vehicle is expected to travel over the private road to remove the waste a Waiver of Liability and Indemnity Agreement will need to be signed by the applicant to indemnify the Council in case of any damage.

Construction Management & Logistics Plan (CMLP)

The scale of the construction works to deliver the proposed development will require the submission of a robust Construction Management and Logistics Plan (CMLP) to ensure that road safety will be maintained especially for vulnerable road users throughout the

works, delivery, and construction-related trips to and from the site will be reduced as much as possible to ease congestion on the surrounding roads and follow access routes that minimise disruption to residents. The CMLP report will be required by a way of a condition.

Archaeology

It is noted that GLAAS have reviewed the scheme and requested a pre-commencement written scheme of investigation condition is applied to any permission.

The planning application lies in an area of archaeological interest (Archaeological Priority Area) identified in the Local Plan: [77418] Area: Chipping Barnet and therefore meeting the GLAAS consultation criteria, the need for this consultation is highlighted in the submitted heritage statement at 4.11.

Immediately north of the proposed development area is the Registered Battlefield site of the Battle of Barnet, 1471. This battle was a pivotal moment in the Wars of the Roses, in which the Earl of Warwick was killed. Although little archaeological evidence has been found to conclusively locate the core of the battlefield, there is potential for this material to be found in the surrounding area. In addition, the APA captures the focal area of the historic settlement of Chipping Barnet.

NPPF Section 16 and the London Plan (2021 Policy HC1) recognise the positive contribution of heritage assets of all kinds and make the conservation of archaeological interest a material planning consideration. NPPF paragraph 207 says applicants should provide an archaeological assessment if their development could affect a heritage asset of archaeological interest.

NPPF paragraphs 202 and 210 and London Plan Policy HC1 emphasise the positive contributions heritage assets can make to sustainable communities and places. Where appropriate, applicants should therefore also expect to identify enhancement opportunities. Paragraph 218 of the NPPF says that applicants should record the significance of any heritage assets that the development harms. Applicants should also improve knowledge of assets and make this public.

Should the application be approved, or allowed at appeal, a pre-commencement condition is necessary to safeguard the archaeological interest on this site. Approval of the WSI before works begin on site provides clarity on what investigations are required, and their timing in relation to the development programme. If the applicant does not agree to this pre-commencement condition Historic England (GLAAS) should be notified of their reasons and any alternatives suggested. Without this pre-commencement condition being imposed the application should be refused as it would not comply with NPPF paragraph 218.

Other Material Considerations

Environment Health

The Councils Environmental Health team have reviewed the proposal and commented as follows:

"Regarding air quality, it is important to note that transport emissions are compliant when the maximum parking standards set forth in Policies T6 and T6.1 to T6.5 of the London Plan are not exceeded. Should there be any exceedance of these standards (please check this) , the applicant should be asked to consider including relevant mitigation measures to reduce road transport emissions, such as electric vehicle charge points, or secure cycle parking spaces". Before determination, the Applicant needs to confirm if any plant in addition to the proposed ASHPs, such as air conditioning units or mechanical ventilation plant, are proposed.

Water, Sustainability and Accessibility

Water usage:

Other related standards may also be relevant, but as a minimum all new housing will be expected to achieve a mains water consumption of 105 litres per head per day or less.

Relevant planning policies on these matters include Policy SI5 of the London Plan (2021) and Policy ECC03 (Water Management) of Barnets Local Plan (Adopted 2025).

A condition would be attached to require the dwellinghouse to receive water through a water meter and be constructed with water saving and efficiency measures to ensure a maximum of 105 litres of water is consumed per person per day, to ensure the proposal accords with Policy SI 5 of the London Plan (2021) and Policy ECC03 of Barnets Local Plan (Adopted 2025).

Carbon dioxide emissions:

Applications should include a commitment to the scheme proposed achieving a specific level of improvement in carbon dioxide emissions beyond the 2013 Building Regulations. The scheme would be expected to achieve at least 10% as detailed in Policy SI2 of the London Plan 2021.

Relevant planning policies on this matter include policies SI2 and SI3 of the London Plan (2021) and Policy ECC01 (Mitigating Climate Change) and Policy CDH02 (Sustainable and Inclusive Design) of Barnets Local Plan (Adopted 2025).

In respect of carbon dioxide emission reduction, the proposed scheme has to designed to achieve CO2 reduction to comply with the requirements of Policy SI 2 of the London Plan 2021 and a condition will be attached to ensure compliance with the Policy.

Accessibility:

All new development should ensure that the needs of future occupiers are met, and that the development complies with the requirements of policies D5 and D7 of the London Plan (2021) and Policy CDH02 (Sustainable and Inclusive Design) of Barnets Local Plan (Adopted 2025).

The application scheme is required by Policy D7 of the London Plan (2021) to meet Building Regulation requirement M4(2). A condition would be attached to ensure compliance with these Policies.

Flood Risk

The NPPF (Dec 2024, as amended Feb 2025) Section 14 address meeting the challenge of climate change, flooding and coastal change.

Paragraph 173. A sequential risk-based approach should also be taken to individual applications in areas known to be at risk now or in future from any form of flooding.

Policy SI12 of the London Plan (2021) states that current and expected flood risk from all sources should be managed in a sustainable and cost-effective way, that development proposals should ensure that flood risk is minimised and mitigated, and that residual risk is addressed.

The site is located within Flood Zone 1 and has a low probability of flooding from rivers and the sea, however it is prone to surface water flooding, therefore a site-specific FRA is required.

5.4 Response to Public Consultation

- The main planning considerations have been addressed within the body of the report.

6. Equality and Diversity Issues

The proposal does not conflict with either Barnet Council's Equalities Policy or the commitments set in the Equality Scheme and supports the Council in meeting its statutory equality responsibilities.

7. Conclusion

Having taken all material considerations into account, it is considered that the proposal will have an unacceptable impact on the character and appearance of the application site, Biodiversity and Ecology. Furthermore, insufficient information has been provided to enable the LPA to fully assess the impact of surface water flooding. This application is therefore recommended for REFUSAL.

In the event of an appeal, the following conditions would apply

1. Levels

a) No development 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.

b) 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.

2. Hard and soft landscaping

a) A scheme of hard and soft landscaping, including details of existing trees to be retained and size, species, planting heights, densities and positions of any soft landscaping, shall be submitted to and agreed in writing by the Local Planning Authority prior to the occupation of the hereby approved development.

b) All work comprised in the approved scheme of landscaping shall be carried out before the end of the first planting and seeding season following occupation of any part of the buildings or completion of the development, whichever is sooner, or commencement of the use.

c) Any existing tree shown to be retained or trees or shrubs to be planted as part of the approved landscaping scheme which are removed, die, become severely damaged or diseased within five years of the completion of development shall be replaced with trees or shrubs of appropriate size and species in the next planting season.

Reason: To ensure the development encompasses sustainability, makes a positive contribution to biodiversity and enhances the appearance of the development in accordance with Policies CDH01, CDH07 and ECC07 of the Barnet Local Plan (adopted March 2025), Policy G7 of the London Plan (2021), and the Sustainable Design and Construction SPD (adopted October 2016)

3. Retention of large diameter logs

Details of how the retention of large diameter logs and/or standing dead trees (conventionally at a reduced height) is must be submitted and approved by the local authority. Trees are part of 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 a requirement.

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)

4. Landscape Management Plan

a) Prior to the occupation of the hereby approved development, details of a Landscape Management Plan for all landscaped areas for a minimum period of 25 years have been submitted to and approved in writing by the Local Planning Authority.

b) The Landscape Management Plan shall include details of long term design objectives, management responsibilities, maintenance schedules and replacement planting provisions for existing retained trees and any new soft landscaping to be planted as part of the approved landscaping scheme.

c) The approved Landscape Management Plan shall be implemented in full in accordance with details approved under this condition.

Reason: To ensure a satisfactory appearance to the development in accordance with Policy CDH01, CDH07 and ECC07 of the Barnet Local Plan (adopted March 2025) and G5, G6 and G7 of the London Plan 2021.

5. Tree Protection Plan

a) No site works or development (including any temporary enabling works, site clearance and demolition) shall take place until a dimensioned tree protection plan in accordance with Section 5.5 and a method statement detailing precautions to minimise damage to trees in accordance with Section 6.1 of British Standard BS5837: 2012 (Trees in relation to design, demolition and construction - Recommendations) have been submitted to and approved in writing by the Local Planning Authority.

b) 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 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)

6. Excavation for services

a) 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.

b) 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)

7. Parking Spaces

Prior to occupation of the development, parking spaces, and the access to the car parking spaces from public highway shall be provided in accordance with a scheme to be submitted to and approved in writing by the Local Planning Authority. Thereafter, the parking spaces shall be used only as agreed and not to be used for any purpose other than the parking and turning of vehicles in connection with approved development.

Reason: To ensure that the free flow of traffic and highway and pedestrian safety on the adjoining highway is not prejudiced in accordance with Policy TCR03: Parking Management of the London Borough of Barnet's Local Plan 2021-2036 (Adopted) 2025.

8. CMP

No site works or works on this development including demolition or construction work shall commence until a Construction Management and Logistics Plan has been submitted to and approved in writing by the Local Planning Authority. The development shall thereafter be implemented in full accordance with the details approved under this plan. The Construction Management and Logistics Plan submitted shall include, but not be limited to, the following information:

- o details of the routing of construction vehicles to the site, hours of access, access and egress arrangements within the site and security procedures;
- o site preparation and construction stages of the development;
- o 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;
- o 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;
- o the methods to be used and the measures to be undertaken to control the emission of dust, noise and vibration arising from construction works;
- o 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;
- o noise mitigation measures for all plant and processors;

- o Staff travel arrangement;
- o details of contractors compound and car parking arrangements;
- o Details of interim car parking management arrangements for the duration of construction;
- o Provision of a competent banksman;
- o Details of a community liaison contact for the duration of all works associated with the development.

Reason: To ensure that the proposed development does not prejudice the amenities of occupiers of adjoining residential properties and in the interests of highway and pedestrian safety in accordance with the London Borough of Barnet's Local Plan 2021-2036 (Adopted) 2025.

9. Cycle Parking

Details of cycle parking including the type of stands, gaps between stands, location and type of cycle store proposed shall be submitted to and approved in writing by the Local Planning Authority. Thereafter, before the development hereby permitted is occupied, (long stay) cycle parking spaces in accordance with the London Plan Cycle Parking Standards and London Cycle Design Standards shall be provided and shall not be used for any purpose other than parking of cycles in connection with the approved development.

Reason: In the interests of promoting cycling as a mode of transport in accordance with the London Borough of Barnet's Local Plan 2021-2036 (Adopted) 2025.

10. Refuse collection arrangements

Prior to occupation of the development refuse collection arrangements shall be in place in accordance with the submitted planning application.

Reason: In the interest of highway safety in accordance with the London Borough of Barnet's Local Plan 2021-2036 (Adopted) 2025.

11. Archaeology

No demolition or development shall take place until a 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, which shall include the statement of significance and research objectives, and

A. 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 WSI

12. Details of materials are to be submitted.

OFFICER'S RECOMMENDATION / PREVIEW OF DECISION

Refuse

- 1 The proposed development would result in the unjustified loss and deterioration of protected woodland and a significant number of trees within Woodland TPO 26/TPO/001, causing unacceptable harm to the woodland habitat and to the character and appearance of the Monken Hadley Conservation Area.

The proposal fails to demonstrate that construction, access and essential services can be delivered in accordance with recognised industry guidance, including standards relating to underground service installation near trees. The development would further create substantial post development pressures for the removal and degradation of trees, deadwood, understory and ground flora, leading to the incremental erosion of the woodland's ecological and landscape value.

In addition, the absence of a full Capital Asset Valuation of Amenity Trees (CAVAT) prevents the Local Planning Authority from assessing the scale of harm arising from the loss of protected trees or identifying an appropriate level of compensatory planting.

The proposal therefore fails to demonstrate that the impacts of the development on protected trees and woodland can be properly understood, quantified or mitigated, and is contrary to the National Planning Policy Framework (2024) paragraphs 187 and 193, London Plan Policy G7, and Barnet Local Plan Policies CDH07, CDH08 and ECC06.

- 2 The proposed development would result in the derogation and impact on Lowland Mixed Deciduous Woodland, a Priority Habitat, and would cause unacceptable harm to protected and notable species. The submitted ecological assessments fail to accurately assess the site's baseline conditions, including priority woodland, a veteran tree and species use of the site, resulting in an unreliable Biodiversity Net Gain baseline calculation. The proposal therefore fails to demonstrate that significant harm to biodiversity can be avoided, mitigated or compensated, contrary to the National Planning Policy Framework (2024) paragraphs 187 and 193, London Plan Policies G6 and G7, and Barnet Local Plan Policies CDH07, ECC07 and CDH08.
- 3 The proposed development by reason of its site clearance and loss of vegetation would irrevocably and harmfully alter the woodland character of this part of the Monken Hadley Conservation Area to the detriment of its significance. Furthermore, the siting, scale, size, mass and design of the new dwelling would appear out of

character and overly dominant to the detriment and harm of the character and appearance of the Monken Hadley Conservation Area and general locality. The proposals would be contrary to the NPPF; policies D1; D3 and D4 of the London Plan (2021); contrary to Policies CDH01, CDH07 and CDH08 of the Barnet Local Plan 2025.

Informative(s):

- 1 In accordance with paragraphs 39-59 of the NPPF, the Council takes a positive and proactive approach to development proposals, focused on solutions. To assist applicants in submitting development proposals, the Local Planning Authority has produced planning policies and written guidance to guide applicants when submitting applications. These are all available on the Council's website. A pre-application advice service is also offered.

The applicant sought formal pre-application advice which was provided. Unfortunately the submitted scheme is not considered to accord with the Development Plan. If the applicant wishes to submit a further application, the Council is willing to assist in identifying possible solutions through the pre-application advice service.

- 2 This is a reminder that should an application for appeal be allowed, then the proposed development would be deemed as 'chargeable development', defined as development of one or more additional units, and / or an increase to existing floor space of more than 100 sq m. Therefore the following information may be of interest and use to the developer and in relation to any future appeal process:

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-infrastructure-levy>) 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 is recorded to the register of Local Land Charges as a legal charge upon a site, payable should development commence. The Mayoral CIL charge is

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.

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

The Community Infrastructure Levy becomes payable upon commencement of development. A 'Notice of Commencement' is required to be submitted to the Council's CIL Team prior to commencing on site; 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 any appeal being allowed, please contact us: cil@barnet.gov.uk.

Relief or Exemption from CIL

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

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

1. Charity: If you are a charity, intend to use the development for social housing or feel that there are exception circumstances affecting your development, you may be eligible for a reduction (partial or entire) in this CIL Liability. Please see the documentation published by the Department for Communities and Local Government at https://www.gov.uk/government/uploads/system/uploads/attachment_data/file/6314/19021101.pdf
2. Residential Annexes or Extension: You can apply for exemption or relief to the collecting authority in accordance with Regulation 42(B) of Community Infrastructure Levy Regulations (2010), as amended before commencement of the chargeable development.
3. Self Build: Application can be made to the collecting authority provided you comply with the regulation as detailed in the legislation.gov.uk.

Please visit

www.planningportal.gov.uk/planning/applications/howtoapply/whattosubmit/cil for further details on exemption and relief.

3 The plans accompanying this application are:

509721 - 051 Rev.B - Existing Site & Location Plan
509721 - 052 Rev.B - Existing Site Sections
509721 - 053 Rev.B - Proposed Site Plan with Landscaping Proposal
509721 - 054 Rev.B - Proposed Floor Plans
509721 - 055 Rev.B - Proposed Front & Side Elevation
509721 - 056 Rev.B - Proposed Rear & Side Elevations
509721 - 057 Rev.B - Proposed Site Sections
509721 - 058 Rev.B - Proposed Materials
509721 - 059 Rev.B - Proposed Front Elevation CGI
509721 - 060 Rev.B - Proposed Rear Elevation CGI
Proposed new detached Home set within Woodland (A 02)
Soft Landscaping materials (A 03)
Hard Landscaping materials (A 04)
Habitat Management and Monitoring Plan (A 05)
Habitat Management and Monitoring Plan, Woodland Area (A 06)
Site Location Plan - The Location Plan
Design and Access Statement
Arboricultural Report, prepared by David Clarke Chartered Landscape Architect
Biodiversity Enhancement Plan, prepared by Brown & Co
Biodiversity Metric
BNG Net Gain Assessment, prepared by Brown & Co
Energy Statement, prepared by T16 Design
Heritage Statement
Fire Strategy
Preliminary Ecological Assessment , prepared by Brown & Co

**Signature of Officer
with Delegated
Authority**

A handwritten signature in black ink, appearing to read 'K Conway', with a long horizontal stroke extending to the right.

Karina Conway, Planning Manager