

APPENDIX Q - THE COUNCIL'S PLANNING DECISION NOTICE

Development Management & Building Control Service  
Building 4, North London Business Park  
Oakleigh Road South, London, N11 1NP  
Contact Number: 020 8359 4658

Mr Blythin

Application Number: **F/04474/14**

Dha Planning

Registered Date: 10 September  
2014

Eclipse House, Eclipse Park

Sittingbourne Road

Maidstone, Kent

ME14 3EN

**TOWN AND COUNTRY PLANNING ACT 1990**

**REFUSAL OF PLANNING PERMISSION**

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

**REFUSES PLANNING PERMISSION for:**

**Demolition of Beech Court, garages and other ancillary buildings and the erection of new buildings (including an extension to Nant Court) between two and six storeys in height (with additional basement levels in places) to provide 132 new dwellings in total (all use class C3), comprising 74 flats and 58 houses, together with associated reconfiguration of the site access arrangements and alterations to parking, landscaping, refuse, recycling and other storage facilities and the provision of new play and communal amenity space AMENDED PLANS AND ADDITIONAL INFORMATION**

**At: Granville Road Estate, Granville Road, Childs Hill London, NW2**

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

- 1 The proposal would result in the loss of open green amenity space on the site to the detriment of existing and future residents. The proposal would therefore not constitute a sustainable form of development which optimises the housing potential of the site contrary to policies CS NPPF, CS7, DM01 and DM15, of the Barnet Local Plan Core Strategy and Development Management Policies Document (both adopted September 2012), policies 3.5 and 7.18 of the London Plan (adopted July 2011 and January 2014).

- 2 The proposal would result in the loss of 16 social rented affordable housing units and would fail to make adequate provision of new social rented affordable housing accommodation on-site to compensate for this loss contrary to policies CS NPPF, CS4, CS15 and DM10 of the Barnet Local Plan Core Strategy and Development

Management Policies Document (both adopted September 2012), policies 3.12 and 3.13 of the London Plan (adopted July 2011 and January 2014), the Barnet Planning Obligations (adopted April 2013) and Affordable Housing (adopted February 2007 and August 2010) Supplementary Planning Documents and the Mayoral Housing (adopted November 2012) Supplementary Planning Guidance.

- 3 The proposal would fail to provide adequate new community facilities on the site to meet the demand for community facilities and services for existing and future residents, contrary to CS NPPF, CS10 and Development Management policy DM13 of the Barnet Local Plan Core Strategy and Development Management Policies Document (both adopted September 2012).

### **INFORMATIVE(S):**

- 1 The plans accompanying this application are:

2928A.P3.D\_001 Rev; P3, 2928A.P2.D\_002 Rev: P2;  
2928A.P5.D\_007 Rev: P5 to 2928A.P5.D\_016 Rev: P5;  
2928A.P4.D\_020 Rev: P4 to 2928A.P4.D\_037 Rev: P4;  
2928A.P3.D\_038 Rev: P3; 2928A.P4.D\_039 Rev: P4;  
2928A.P5.D\_040 Rev: P5; 2928A.P4.D\_041 Rev: P4 to  
2928A.P4.D\_045 Rev: P4; 2928A.P3.D\_046 Rev: P3;  
2928A.P4.D\_047 Rev: P4; 2928A.P1.D\_048 Rev: P1;  
2928A.P5.D\_050 Rev: P5; 2928A.P5.D\_051 Rev: P5;  
2928A.P4.D\_059 Rev: P4; 2928A.P5.D\_060 Rev: P5;  
2928A.P5.D\_061 Rev: P5; 2928A.P3.D\_062 Rev: P3;  
2928A.P3.D\_063 Rev: P3; 2928A.P5.D\_064 Rev: P5 to  
2928A.P5.D\_068 Rev: P5; 2928A.P4.D\_070 Rev: P4;  
2928A.P4.D\_071 Rev: P4; 2928A.P2.D\_072 Rev: P3;  
2928A.P4.D\_073 Rev: P4 to 2928A.P4.D\_078 Rev: P4;  
2928a.SK.004 Rev: P3 to 2928a.SK.009 Rev: P3; 2928a.SK.0011  
Rev: P3 to 2928a.SK.0017 Rev: 3; 2928a.SK0056; 2928A.D.D\_900  
Rev: P4; 2928A.L.D\_901 Rev: P10; 2928A.D\_902 Rev: P6;  
2928A.D.D\_903 Rev: P7; 2928A.D\_904 Rev: P5; 2928A.D\_905 Rev:  
P6; 2928A.D\_906 Rev: P6; 2928A.D907 Rev: P8; 2928A.D\_908 Rev:  
P8; 2928A.D\_921 Rev: P8; 2928A.D\_922 Rev: P8; 2928A.D\_923  
Rev: P4; 2928A.D\_924 Rev: P4; 2928A.D\_925 Rev: P7;  
2928A.D\_926 Rev: P7; 2928A.D927 Rev: P6; 2928A.D\_928 Rev: P4;  
2928A.D\_929 Rev:P4; 2928A.D\_930 Rev: P3; 2928A.D\_931 Rev:  
P3; 2928A.D\_932 Rev: P3; 2928A.D\_940 Rev:P2 to 2928A.D\_944  
Rev: P2; 2928A.D\_955 Rev: P2; 2928A.D\_956 Rev: P2;  
2928A.D\_960 Rev: P3.; 2928A.D\_933/P1; 2928A.D\_934/P1;  
2928A.D\_941/P2; 2928A.D\_942/P2; 2928A.D\_943/P2

**Date of Decision: 26 March 2015**

**Signed:**

A handwritten signature in black ink, appearing to be 'Joe Henry', written over a horizontal line.

**Joe Henry**  
**Assistant Director - Development Management & Building Control**

**NOTE(S):**

1. Your attention is drawn to the attached Schedule which sets out the rights of an applicant who is aggrieved by a decision of the Local Planning Authority.
2. This Notice relates solely to the refusal of planning permission and does not purport to convey any approval or consent which may be required under the Building Regulations or any other statutory purpose.

For more information about making a Building Regulations application, please contact the Barnet Council Building Control team by email ([building.control@barnet.gov.uk](mailto:building.control@barnet.gov.uk)), telephone (0208 359 4500), or see our website at [www.barnet.gov.uk/building-control](http://www.barnet.gov.uk/building-control).