

Development Management & Building Control Service  
Barnet House, 1255 High Road, Whetstone, N20 0EJ  
Contact Number: 0208 359 2185

Mr Dario Forte  
Levitt Bernstein  
1 Kingsland Passage  
London  
E8 2BB

Application Number: **17/5054/NMA**  
Registered Date: 4 August 2017

## **TOWN AND COUNTRY PLANNING ACT 1990**

### **APPROVAL OF APPLICATION UNDER SECTION 96A FOR A NON-MATERIAL AMENDMENT**

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

#### **GRANTS CONSENT FOR A NON-MATERIAL AMENDMENT for:**

**PROPOSAL: Non material amendment to planning appeal APP/N5090/W/15/3132049 (ref F/04474/14) for `The development proposed is 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.` Amendments include re-arrangement of the substation/pump room and pramshed building adjacent to existing Granville Point Tower, relocation of bike store for block C.**

**At: Granville Road Estate, Granville Road, London, NW2 2LD,**

as referred to in your application and shown on the accompanying information.

#### **Decision:**

The application hereby approved allows a Non material amendment to planning appeal APP/N5090/W/15/3132049 (ref F/04474/14) for `The development proposed is 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.` Amendments include re-arrangement of the substation/pump room and pramshed building adjacent to existing Granville Point Tower, relocation of bike store for block C.

The amendment hereby approved to the planning permission at Granville Road Estate  
Granville Road  
London  
NW2 2LD

with Barnet planning reference 17/5054/NMA is not considered to alter the approved development in a material way and is approved pursuant to Section 96A of the Town and Country Planning Act 1990 (as amended). This decision does not allow any other amendments to the approved scheme.

1 This decision should be read in conjunction with the original planning permission APP/N5090/W/15/3132049 (ref F/04474/14) dated 08/08/2016.

2 The applicant is advised that the above decision is based on the following submitted drawings: 2928B-L-7000- Masterplan ground floor.

3 In accordance with paragraphs 186 and 187 of the NPPF, the Local Planning Authority (LPA) takes a positive and proactive approach to development proposals, focused on solutions. The LPA has produced planning policies and written guidance to assist applicants when submitting applications. These are all available on the Council's website. A pre-application advice service is also offered and the Applicant engaged with this prior to the submissions of this application. The LPA has negotiated with the applicant/agent where necessary during the application process to ensure that the proposed development is in accordance with the Development Plan.

**Date of Decision: 15 November 2017**

**Signed:**



**Fabien Gaudin**  
**Head of Development Management**

**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 a planning decision 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 to [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).

## **APPEAL GUIDANCE:**

Should you (an applicant or agent) feel aggrieved by the decision of the Council to either refuse permission or to grant permission subject to conditions, you can appeal to the Secretary of State for the Department of Communities and Local Government – Sections 78 and 195 of the Town and Country Planning Act 1990 / Sections 20 and 21 of the Planning (Listed Buildings and Conservation Areas) Act 1990. Any such appeal must be made within the relevant timescale for the application types noted below, beginning with the date of the decision notice (unless an extended period has been agreed in writing with the Council):

- Six months: Full (excluding householder and minor commercial applications), listed building (including Certificate of Lawfulness in relation to a listed building), Section 73 'variation/removal', Section 73 'minor material amendment', extension of time and prior approval applications.
- 12 weeks: Householder planning, householder prior approval and minor commercial applications.
- 8 weeks: Advertisement consent applications
- No timescale: Certificate of lawful development (existing/proposed) applications.

Where an enforcement notice has been issued, the appeal period may be significantly reduced, subject to the following criteria:

- Where the development proposed by your application is the same or substantially the same as development that is the subject of an enforcement notice served within the last two years you must appeal within 28 days of the date of the application decision
- Where an enforcement notice is served on or after the decision date on your application relating to the same or substantially the same land and development as in your application and if you want to appeal against the Council's decision you are advised to appeal against the Enforcement Notice and to do so before the Effective date stated on the Enforcement Notice.

Appeals must be made using the prescribed form(s) of The Planning Inspectorate (PINS) obtained from [www.planning-inspectorate.gov.uk](http://www.planning-inspectorate.gov.uk) or by contacting 03034445000. A copy of any appeal should be sent both to PINS and the Council.

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 exceptional special circumstances. The Secretary of State can refuse to consider an appeal if the Council could not have granted planning permission for the proposed development or could not have granted without the conditions it imposed, having regard to the statutory requirements and provision of the Development Order and to any direction given under the Order. In practice it is uncommon for the Secretary of State to refuse to consider appeals solely because the Council based its decision on a direction given by the Secretary of State.

## **PURCHASE NOTICES:**

If either the Local Planning Authority or the First Secretary of State refuses permission to develop land or grants it subject to conditions, the owner may claim that he/she can neither put the land to a reasonably beneficial use in its existing state nor can he/she render that land capable of a reasonable beneficial use by carrying out of any development which has been or would be permitted. In these circumstances, the owner may serve a Purchase Notice on the District Council in whose area the land is situated. This notice will require the Council to purchase his interest in the land in accordance with the provisions of Part VI of the Town and Country Planning Act 1990.