



London Borough of Barnet, Planning Services
 2 Bristol Avenue, 7th Floor
 Colindale, London, NW9 4EW
 Tel: 0208 359 3000
 Email: planning.enquiry@barnet.gov.uk

Householder Application for Planning Permission for works or extension to a dwelling, and for relevant demolition of an unlisted building in a conservation area

Town and Country Planning Act 1990 (as amended)

Publication of applications on planning authority websites

Please note that the information provided on this application form and in supporting documents may be published on the Authority's website. If you require any further clarification, please contact the Authority's planning department.

Site Location

Disclaimer: We can only make recommendations based on the answers given in the questions.

If you cannot provide a postcode, the description of site location must be completed. Please provide the most accurate site description you can, to help locate the site - for example "field to the North of the Post Office".

Number	<input type="text" value="85"/>
Suffix	<input type="text"/>
Property Name	<input type="text" value="Hurst Lodge"/>
Address Line 1	<input type="text" value="Winnington Road"/>
Address Line 2	<input type="text" value="East Finchley"/>
Address Line 3	<input type="text" value="Barnet"/>
Town/city	<input type="text" value="London"/>
Postcode	<input type="text" value="N2 0TT"/>

Description of site location must be completed if postcode is not known:

Easting (x)	<input type="text" value="526636"/>	Northing (y)	<input type="text" value="187628"/>
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Description

Applicant Details

Name/Company

Title

Mr

First name

Jonathan

Surname

Aaron

Company Name

Address

Address line 1

85 Hurst Lodge Winnington Road

Address line 2

East Finchley

Address line 3

Town/City

London

County

Barnet

Country

Postcode

N2 0TT

Are you an agent acting on behalf of the applicant?

Yes

No

Contact Details

Primary number

Secondary number

Fax number

Email address

Agent Details

Name/Company

Title

First name

Surname

Company Name

Address

Address line 1

Address line 2

Address line 3

Town/City

County

Country

Postcode

Contact Details

Primary number

**** REDACTED ****

Secondary number

Fax number

Email address

**** REDACTED ****

Description of Proposed Works

Please describe the proposed works

The proposal is an identical resubmission of earlier planning consent 17/6323/FUL granted on 28 March 2018 for Partial demolition of existing dwelling house with retention of front facade and partially retained side flank walls. New works comprising of part single, part two-storey extension with rooms in roof space and basement level to create a dwelling house (behind retained facade). Alterations to hard and soft landscaping, new boundary treatment, linked single storey garage, basement fenestration and new side gates.

Has the work already been started without consent?

Yes

No

Site information

Please note: This question is specific to applications within the Greater London area.

The Mayor can request relevant information about spatial planning in Greater London under [Section 346 of the Greater London Authority Act 1999](#).

[View more information on the collection of this additional data and assistance with providing an accurate response.](#)

Title number(s)

Please add the title number(s) for the existing building(s) on the site. If the site has no title numbers, please enter "Unregistered".

Title Number:

TBC

Energy Performance Certificate

Do any of the buildings on the application site have an Energy Performance Certificate (EPC)?

Yes

No

Further information about the Proposed Development

Please note: This question is specific to applications within the Greater London area.

The Mayor can request relevant information about spatial planning in Greater London under [Section 346 of the Greater London Authority Act 1999](#).

[View more information on the collection of this additional data and assistance with providing an accurate response.](#)

What is the Gross Internal Area to be added to the development?

1539.30	square metres
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Number of additional bedrooms proposed

3

Number of additional bathrooms proposed

4

Development Dates

Please note: This question is specific to applications within the Greater London area.

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When are the building works expected to commence?

04/2024	
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When are the building works expected to be complete?

12/2024	
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Explanation for Proposed Demolition Work

Why is it necessary to demolish all or part of the building(s) and/or structure(s)?

Please see Planning and Heritage Impact Statement prepared by Michael Burroughs Associates dated December 2023.

Materials

Does the proposed development require any materials to be used externally?

- Yes
 No

Please provide a description of existing and proposed materials and finishes to be used externally (including type, colour and name for each material)

Type:

Walls

Existing materials and finishes:

Proposed materials and finishes:

Brick to match existing

Type:

Roof

Existing materials and finishes:

Proposed materials and finishes:

Tiles to match existing

Type:

Windows

Existing materials and finishes:

Proposed materials and finishes:

White painted timber to match existing

Type:

Doors

Existing materials and finishes:

Proposed materials and finishes:

Painted timber to match existing

Are you supplying additional information on submitted plans, drawings or a design and access statement?

Yes

No

If Yes, please state references for the plans, drawings and/or design and access statement

Please see the following application documents:

- Design and Access Statement Rev B prepared by Wolff Architects dated December 2023;
- Planning and Significance Appraisal prepared by Michael Burroughs Associates dated December 2023;
- Arboricultural Impact Assessment Report prepared by Landmark Trees dated November 2023 ;
- Fire Safety Statement prepared by TBS Compliance dated December 2023;
- Preliminary Ecological Appraisal prepared by Ecology Partnership dated November 2023; and
- A copy of the following application plans:
 - o 2345-PL-001 Location plan;
 - o 2345-PL-002 Site plan as existing;
 - o 2345-PL-011 Existing ground floor plan;
 - o 2345-PL-012 Existing first floor plan;
 - o 2345-PL-013 Existing second floor plan;
 - o 2345-PL-014 Existing roof plan;
 - o 2345-PL-021 Existing front (west) elevation;
 - o 2345-PL-022 Existing rear (east) elevation;
 - o 2345-PL-023 Existing (north) elevation;
 - o 2345-PL-024 Existing (south) elevation;
 - o 2345-PL-031 Existing section AA;
 - o 2345-PL-202B Proposed Site Plan;
 - o 2445-PL-209B Proposed basement floorplan;
 - o 2345-PL-210-1A Proposed basement plan (sheet 1 of 2);
 - o 2345-PL-210-2A Proposed basement plan (sheet 2 of 2);
 - o 2345-PL-211B Proposed ground floor plan;
 - o 2345-PL-212B Proposed first floor plan;
 - o 2345-PL-213B Proposed second floor plan;
 - o 2345-PL-214B Proposed roof plan;
 - o 2345-PL-221 Proposed front (west) elevation
 - o 2345-PL-222 Proposed east elevation;
 - o 2345-PL-223 Proposed north elevation;
 - o 2345-PL-224 Proposed south elevation
 - o 2345-PL-225A Proposed side gates;
 - o 2345-PL-226B Proposed front wall and front gates;
 - o 2345-PL-231 Proposed section AA;
 - o 2345-PL-239A Proposed areas
 - o 2345-PL-111 Demolition ground floor plan;
 - o 2345-PL-112 Demolition first floor plan;
 - o 2345-PL-113 Demolition second floor plan;
 - o 2345-PL-114 Demolition roof plan;
 - o 2345-PL-121 Demolition front (west) elevation;
 - o 2345-PL-122 Demolition east elevation;
 - o 2345-PL-123 Demolition north elevation; and
 - o 2345-PL-124 Demolition south elevation.

Pedestrian and Vehicle Access, Roads and Rights of Way

Is a new or altered vehicle access proposed to or from the public highway?

Yes

No

Is a new or altered pedestrian access proposed to or from the public highway?

- Yes
 No

Do the proposals require any diversions, extinguishment and/or creation of public rights of way?

- Yes
 No

Vehicle Parking

Please note: This question contains additional requirements specific to applications within Greater London.

The Mayor can request relevant information about spatial planning in Greater London under [Section 346 of the Greater London Authority Act 1999](#).

[View more information on the collection of this additional data and assistance with providing an accurate response.](#)

Does the site have any existing vehicle/cycle parking spaces or will the proposed development add/remove any parking spaces?

- Yes
 No

Trees and Hedges

Are there any trees or hedges on the property or on adjoining properties which are within falling distance of the proposed development?

- Yes
 No

If Yes, please mark their position on a scaled plan and state the reference number of any plans or drawings.

Please see Arboricultural Impact Assessment Report prepared by Landmark Trees dated November 2023.

Will any trees or hedges need to be removed or pruned in order to carry out your proposal?

- Yes
 No

If Yes, please show on the plans, indicating the scale, which trees by giving them numbers (e.g. T1, T2 etc) and state the reference number of any plans or drawings

Please see Arboricultural Impact Assessment Report prepared by Landmark Trees dated November 2023.

Site Visit

Can the site be seen from a public road, public footpath, bridleway or other public land?

- Yes
 No

If the planning authority needs to make an appointment to carry out a site visit, whom should they contact?

- The agent
 The applicant
 Other person

Pre-application Advice

Has assistance or prior advice been sought from the local authority about this application?

- Yes
 No

Authority Employee/Member

With respect to the Authority, is the applicant and/or agent one of the following:

- (a) a member of staff
(b) an elected member
(c) related to a member of staff
(d) related to an elected member

It is an important principle of decision-making that the process is open and transparent.

For the purposes of this question, "related to" means related, by birth or otherwise, closely enough that a fair-minded and informed observer, having considered the facts, would conclude that there was bias on the part of the decision-maker in the Local Planning Authority.

Do any of the above statements apply?

- Yes
 No

Ownership Certificates and Agricultural Land Declaration

Certificates under Article 14 - Town and Country Planning (Development Management Procedure) (England) Order 2015 (as amended)

Please answer the following questions to determine which Certificate of Ownership you need to complete: A, B, C or D.

Is the applicant the sole owner of all the land to which this application relates; and has the applicant been the sole owner for more than 21 days?

- Yes
 No

Is any of the land to which the application relates part of an Agricultural Holding?

- Yes
 No

Certificate Of Ownership - Certificate A

I certify/The applicant certifies that on the day 21 days before the date of this application nobody except myself/ the applicant was the owner* of any part of the land or building to which the application relates, and that none of the land to which the application relates is, or is part of, an agricultural holding**

* "owner" is a person with a freehold interest or leasehold interest with at least 7 years left to run.

** "agricultural holding" has the meaning given by reference to the definition of "agricultural tenant" in section 65(8) of the Act.

NOTE: You should sign Certificate B, C or D, as appropriate, if you are the sole owner of the land or building to which the application relates but the land is, or is part of, an agricultural holding.

Person Role

- The Applicant
 The Agent

Title

Mrs

First Name

Emma

Surname

McBurney

Declaration Date

13/12/2023

Declaration made

Declaration

I/We hereby apply for Householder planning & demolition in a conservation area as described in the questions answered, details provided, and the accompanying plans/drawings and additional information.

I/We confirm that, to the best of my/our knowledge, any facts stated are true and accurate and any opinions given are the genuine opinions of the person(s) giving them.

I/We also accept that, in accordance with the Planning Portal's terms and conditions:

- Once submitted, this information will be made available to the Local Planning Authority and, once validated by them, be published as part of a public register and on the authority's website;

- Our system will automatically generate and send you emails in regard to the submission of this application.

I / We agree to the outlined declaration

Signed

Emma McBurney

Date

13/12/2023