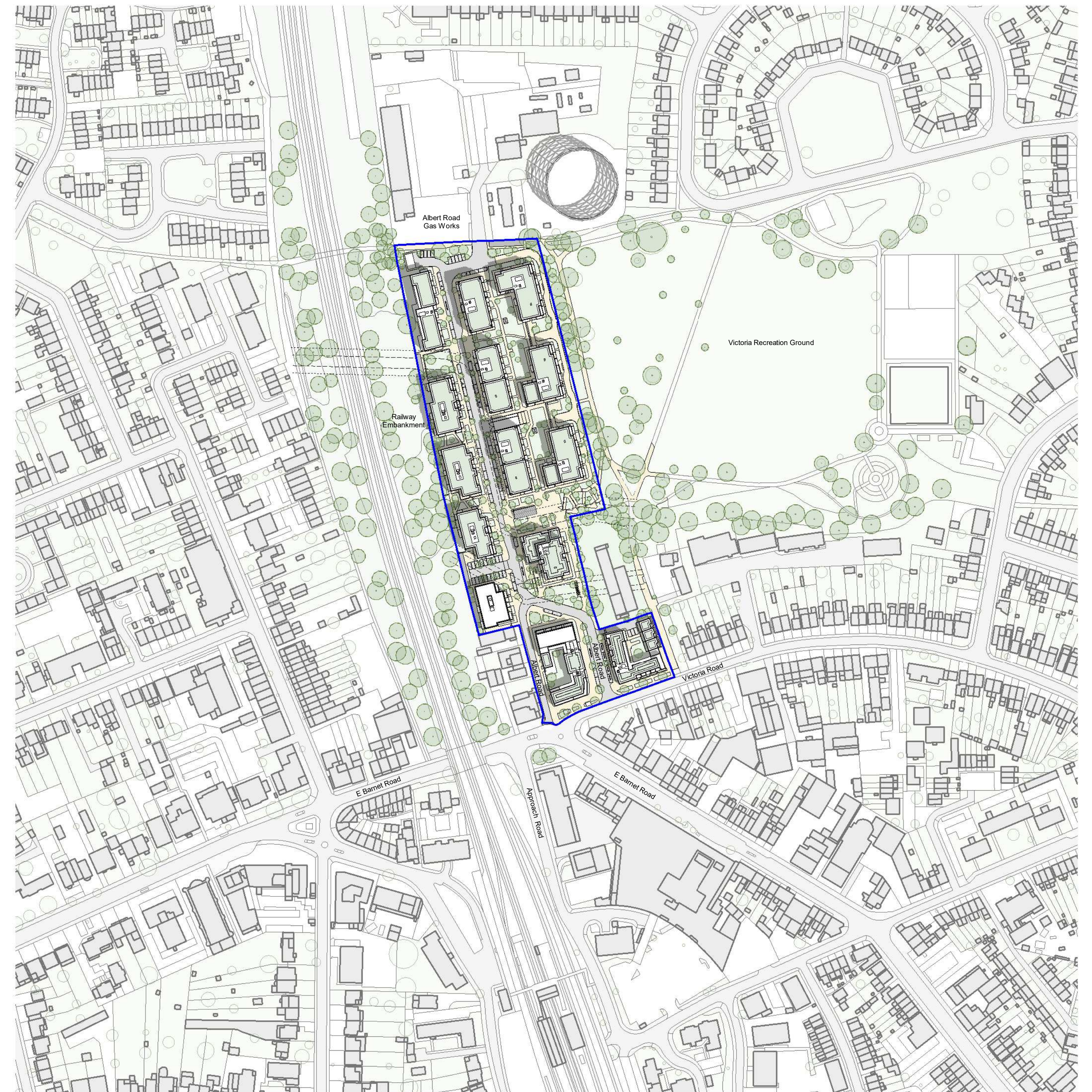


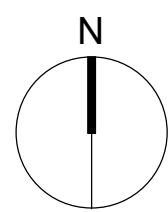
1 Proposed Site Location Plan - Planning Application Boundary
1:2000



2 Proposed Site Location Plan - Ownership Boundary
1:2000

Keyplan

North



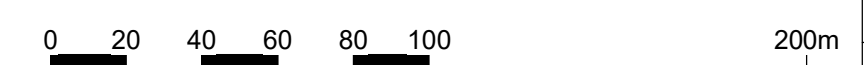
Notes:
1. Do not scale
2. Contractor to Check all dimensions and report omissions and errors to the Architect
3. EPR Architects accepts no liability for use of the drawing by parties other than the party for whom it was prepared or for purposes other than those for which it was prepared.
4. This drawing is issued in dwg/dgn format as an uncontrolled version to enable the recipient to prepare their own documents/requirements for which they are solely responsible. The drawing is based on project information current at the time of issue. EPR Architects Limited accepts no liability for any alterations or additions to or discrepancies arising out of any change to such project information that occurs to the information after it is issued by EPR Architects Limited.
5. This drawing does not contain shared coordinates and is not issued for coordination purposes.

No.	Revision	Date	Initial	Chk'd
1	Planning Submission	01/04/20	AI	CM

KEY:

- Planning application boundary
- Ownership boundary
- Surface water culvert exclusion zone
- Surface water culvert approval zone
- Foul sewer exclusion zone
- Foul sewer approval zone
- Proposed building
- Existing building
- Proposed pavement

Note:
All site boundaries and legal demises are indicative and shown for information only, based on topographical survey, desktop studies of land registry and record information.



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Victoria Quarter - New Barnet
Albert Road, East Barnet, EN4 9SH

Proposed Site Location Plan

Scale @A1	Status	Subsidiary	Revision
1:2000	Planning	S2	P1
Project Code Originator Zone Level Type Role Class Number			
11049 - EPR-00-XX-DR- A- 01-1010			

Planning and Building Control
2 Bristol Avenue, Colindale, London, NW9 4EW
Contact Number: 0208 359 3858

Miss Faye Wilders
Fairview New Homes
50 Lancaster Road
Enfield
EN2 0BY

Application Number: **20/1719/FUL**
Registered Date: 2 April 2020

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:

Redevelopment of the site to provide 652 residential units (Use Class C3) within 14 buildings ranging from 1 to 10 storeys and a single storey Plaza Kiosk building, with 327.6sqm of retail/commercial space and 111.3sqm of community space (Use Class A1/A2/A3/A4/B1/D1/D2) at ground floor, new public realm with communal landscaped amenity areas, alterations and additions to existing highways arrangements plus the removal of existing elevated footbridge and creation of new pedestrian routes, 392 car parking spaces (including car club and accessible provision) with basement and surface level provision, secure cycle parking, servicing and other associated development

At: Land Formerly Known As British Gas Works, Albert Road, New Barnet, Barnet, EN4 9SH,

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

For the following reason(s):

- 1 The proposed development, by virtue of its excessive height, scale, massing and density would represent an over development of the site resulting in a visually obtrusive form of development that would fail to respect its local context and the pattern of development in the area, to such an extent that it would be detrimental to the character and appearance of the area. The proposal would therefore not constitute a sustainable form of development and would be contrary to the provisions of the NPPF; Policies 3.4, 7.4, 7.6 and 7.7 of the London Plan (2016); Policies CS NPPF, CS5, DM01 and DM05 of the Barnet Local Plan Core Strategy and Development Management Policies (2012).

- 2 The proposed development by reason of its density, design and layout, would provide an unsatisfactory standard of residential accommodation due to the poor layout of some of the proposed flats, inadequate separation distances, poor outlook, limited natural light and poor quality courtyard amenity spaces. The proposal would therefore represent a poor form of development to the detriment of the amenity and living conditions of future occupiers. Therefore the proposal is contrary to the provisions of the NPPF; Policies 3.5, 7.4 and 7.6 of the London Plan (2016); Policy CS5 of the Local Plan Core Strategy (2012); Policy DM01 and DM02 of the Development Management Policies (2012); the Council's Residential Design Guidance SPD (2016); and Sustainable Design and Construction SPD (2016).
- 3 The proposed development, by virtue of the unit mix being predominantly one and two bedroom units and with no provision of four bed family units, fails to provide a genuine choice for a growing and diverse population and thus fails to meet the identified housing need in Barnet, contrary to the requirements of the NPPF; Policy 3.8 of the London Plan (2016); and Policies CS4 and DM08 of the Barnet Local Plan Core Strategy (2012) and Development Management Policies (2012).
- 4 In the absence of a Section 106 Agreement, the application does not include a formal undertaking to enable an amendment to the Traffic Regulations Order and to secure the planning obligations which are necessary to make the application acceptable. The application is therefore contrary to the NPPF; London Plan Policies 3.6, 3.12, 3.13, 4.3, 4.12, 5.2, 6.3, 6.9, 6.10, 7.19, 7.21, 8.2; Policies DM02, DM04, DM10, DM14, DM16, DM17; and Policies CS4, CS7, CS8, CS9, CS15 of the Development Management Policies (2012); Barnet Local Plan Core Strategy (2012); the Barnet Planning Obligations (adopted April 2013); Affordable Housing (adopted February 2007 and August 2010) Supplementary Planning Document; the Barnet Supplementary Planning Document on Delivering Skills, Employment and Enterprise Training (SEET) (adopted October 2014); and the Mayor's Supplementary Planning Guidance on Affordable Housing and Viability (2017).

INFORMATIVE(S):

- 1 The plans accompanying this application are:

11049-EPR-00-00-DR-A-02-1000 P11 Tenure Plan - Ground Floor
11049-EPR-00-00-DR-A-03-1001 P10 Ground Floor Plan - Part 1
11049-EPR-00-00-DR-A-03-1002 P8 Ground Floor Plan - Part 2
11049-EPR-00-00-DR-A-28-0001 Park Plaza - Cafe Kiosk General Arrangement
11049-EPR-00-01-DR-A-02-1010 P8 Tenure Plan - First Floor
11049-EPR-00-01-DR-A-03-1011 First Floor Plan - Part 1
11049-EPR-00-01-DR-A-03-1012 First Floor Plan - Part 2
11049-EPR-00-02-DR-A-02-1020 P8 Tenure Plan - Second Floor
11049-EPR-00-02-DR-A-03-1021 Second Floor Plan - Part 1

11049-EPR-00-02-DR-A-03-1022 Second Floor Plan - Part 2
11049-EPR-00-03-DR-A-02-1030 P8 Tenure Plan - Third Floor
11049-EPR-00-03-DR-A-03-1031 Third Floor - Part 1
11049-EPR-00-03-DR-A-03-1032 Third Floor - Part 2
11049-EPR-00-04-DR-A-02-1040 P8 Tenure Plan - Fourth Floor
11049-EPR-00-04-DR-A-03-1041 Fourth Floor - Part 1
11049-EPR-00-04-DR-A-03-1042 Fourth Floor - Part 2
11049-EPR-00-05-DR-A-02-1050 P8 Tenure Plan - Fifth Floor
11049-EPR-00-05-DR-A-03-1051 Fifth Floor - Part 1
11049-EPR-00-05-DR-A-03-1052 Fifth Floor - Part 2
11049-EPR-00-06-DR-A-02-1060 P8 Tenure Plan - Sixth Floor
11049-EPR-00-06-DR-A-03-1061 Sixth Floor - Part 1
11049-EPR-00-06-DR-A-03-1062 Sixth Floor - Part 2
11049-EPR-00-07-DR-A-02-1070 P8 Tenure Plan - Seventh Floor
11049-EPR-00-07-DR-A-03-1071 Seventh Floor - Part 1
11049-EPR-00-07-DR-A-03-1072 Seventh Floor - Part 2
11049-EPR-00-08-DR-A-02-1080 P8 Tenure Plan - Eighth Floor
11049-EPR-00-08-DR-A-03-1081 Eighth Floor - Part 1
11049-EPR-00-08-DR-A-03-1082 Eighth Floor - Part 2
11049-EPR-00-09-DR-A-02-1090 P8 Tenure Plan - Ninth Floor
11049-EPR-00-09-DR-A-03-1091 Ninth Floor - Part 1
11049-EPR-00-09-DR-A-03-1092 Ninth Floor - Part 2
11049-EPR-00-B1-DR-A-03-0011 P8 Basement Floor Plan
11049-EPR-00-EL-DR-A-04-0001 Sitewide Elevations 1
11049-EPR-00-EL-DR-A-04-0002 Sitewide Elevations 2
11049-EPR-00-EL-DR-A-04-0003 Sitewide Elevations 3
11049-EPR-00-EL-DR-A-04-1001 Existing Elevations
11049-EPR-00-RF-DR-A-03-2001 P4 Roof Plan - Part 1
11049-EPR-00-RF-DR-A-03-2002 P4 Roof Plan - Part 2
11049-EPR-00-SE-DR-A-05-0001 Sitewide Sections 1
11049-EPR-00-SE-DR-A-05-0002 Sitewide Sections 2
11049-EPR-00-SE-DR-A-05-0003 Sitewide Sections 3
11049-EPR-00-SE-DR-A-05-1000 Site Wide Long Sections - Height Analysis
11049-EPR-00-XX-DR-A-01-0010 Existing Site Location Plan
11049-EPR-00-XX-DR-A-01-0100 Existing Site Plan
11049-EPR-00-XX-DR-A-01-1010 Proposed Site Location Plan
11049-EPR-00-XX-DR-A-01-1100 P10 Proposed Site Plan - Roof
11049-EPR-AA-EL-DR-A-04-0004 Block A Elevations
11049-EPR-EE-EL-DR-A-04-0008 Block E Elevations
11049-EPR-FF-EL-DR-A-04-0009 Block F1, F2, F3 Elevations
11049-EPR-GG-EL-DR-A-04-0010 Block G Elevations
11049-EPR-HJ-EL-DR-A-04-0011 Block H & J Elevations
11049-EPR-XX-EL-DR-A-04-0005 Block B1, C1, D1 West, South and North Elevations

11049-EPR-XX-EL-DR-A-04-0006 Blocks B, C, D Courtyard Elevations
11049-EPR-XX-EL-DR-A-04-0007 Blocks B2, C2, D2 Elevations
FNH438-1201 Phasing Plan

Landscape:

ExA_1961_P_100 GENERAL ARRANGEMENT ILLUSTRATIVE MASTERPLAN
ExA_1961_P_101 GENERAL ARRANGEMENT PLAN
ExA_1961_P_110 GENERAL ARRANGEMENT LEGEND and KEY PLAN

ExA_1961_P_111 LANDSCAPE PLAN SHEET 1 OF 6 Rev C
ExA_1961_P_112 LANDSCAPE PLAN SHEET 2 OF 6 Rev C
ExA_1961_P_113 LANDSCAPE PLAN SHEET 3 OF 6 Rev C
ExA_1961_P_114 LANDSCAPE PLAN SHEET 4 OF 6 Rev C
ExA_1961_P_115 LANDSCAPE PLAN SHEET 5 OF 6 Rev C
ExA_1961_P_116 LANDSCAPE PLAN SHEET 6 OF 6 Rev C
ExA_1961_P_200 PLANTING SCHEDULE and KEY PLAN Rev A
ExA_1961_P_201 PLANTING PLAN SHEET 1 OF 6 Rev A
ExA_1961_P_202 PLANTING PLAN SHEET 2 OF 6 Rev A
ExA_1961_P_203 PLANTING PLAN SHEET 3 OF 6 Rev A
ExA_1961_P_204 PLANTING PLAN SHEET 4 OF 6 Rev A
ExA_1961_P_205 PLANTING PLAN SHEET 5 OF 6 Rev A
ExA_1961_P_206 PLANTING PLAN SHEET 6 OF 6 Rev A
ExA_1961_P_500 SECTIONS 01
ExA_1961_P_501 SECTIONS 02
ExA_1961_P_502 SECTIONS 03
ExA_1961_P_504 SECTIONS PLAN - EASTERN BOUNDARY
ExA_1961_P_505 SECTIONS EE and GG - EASTERN BOUNDARY
ExA_1961_P_506 SECTIONS HH - EASTERN BOUNDARY
ExA_1961_P_507 SECTIONS KK and LL- EASTERN BOUNDARY
ExA_1961_P_123 STAND PIPE LOCATION PLAN Rev A
ExA_1961_P_130 EASTERN BOUNDARY PLAN
ExA_1961_P_510 SECTION TYPICAL PRIVATE TERRACE WITH RAILING AND
RAISED PLANTER
ExA_1961_P_511 SECTION TYPICAL COURTYARD PATHS ON PODIUM AND
RAISED PLANTER
ExA_1961_P_512 SECTION TYPICAL TREE PLANTER BUILD UP ON PODIUM

ExA_1961_P_620 PODIUM SURFACE TYPES 01 & 02 Rev A
ExA_1961_P_621 PODIUM SURFACE TYPES 03 & 04 Rev A
ExA_1961_P_622 PODIUM SURFACE TYPES 05 & 06 Rev A

Trees and Lighting:

1399-KC-XX-YTREE-ImpactAssessment-RevA
1399-KC-XX-YTREE-MethodStatement-Rev0
1399-KC-XX-YTREE-TreeProtectionPlan01RevB
ExA_General Arrangement Plan_Lighting Main-A0 Landscape
FNH423 VQ External lighting report
FNH438 - Lighting Planning Report
FNH438-SL001-1 ISOLUX SITE LAYOUT
FNH438-SL002 ISOLUX COLOUR SITE LAYOUT
FNH438-SL101-1 LIGHTING ARRANGEMENT SITE LAYOUT

Supporting Documents:

Planning Statement Rev A, prepared by Fairview New Homes;
Design and Access Statement, prepared by EPR Architects;
Verified Views Methodology; prepared by The Visualiser
CGI Views, prepared by The Visualiser;
Daylight/Sunlight Assessment, prepared by CHP Surveyors;
Statement of Community Involvement, prepared by BECG;
Health Impact Assessment, prepared by Icen Projects;
Ecological Appraisal, prepared by Aspect Ecology;

Air Quality Assessment, prepared by Syntergra Consulting;
Fire Strategy, prepared by BB7;
Noise Impact Assessment, prepared by Syntergra Consulting;
Flood Risk Statement, prepared by Stantec
Energy Statement, prepared by Low Carbon Energy Consultancy Ltd;
Sustainability Statement, prepared by Low Carbon Energy Consultancy Ltd;
Foul and Surface Water Drainage Strategy Layout Report Issue 2, prepared by IDL;

Land Contamination Assessment, prepared by CGL;
Transport Assessment and Travel Plan, prepared by Vectos;
Viability Assessment, prepared by Fairview Homes Limited; and
Utilities Assessment, prepared by Fairview Homes Limited

Updated submitted documents:

Response to Highways England Comments 184234/N03 200612
Victoria Quarter Gateway Culvert Flood Risk Note
Victoria Quarter 20/1719/FUL (Sustainable Drainage Review)
Victoria Quarter, New Barnet - Response to Noise Objection 19.08.2020
Victoria Quarter- Response to Save New Barnet comments
Covering Letter GLA Stage 1 response 21 07 2020:
- 20200709_Cycle Schedule VQ
- ExA_1961_Victoria Quarter Urban Greening Factor_200702
- Fire Strategy Reports 1st July 2020
- Response to GLA Transport Comments N04-SM- 200723
- Victoria Quarter Overheating Risk Analysis Report Rev1.
- LEC 3094 200320 VQ SAP10 Calculation (GLA)
- PL1 Be Lean and Be Clean
- PL2 Be Green
- DT00180Rev00_QT Black HT EVO_ENERBLUE
- FNH 438 Victoria Qtr_GLA Domestic Overheating Checklist_Jul20
- FNH438 - Owl load profiles
- FNH438-PLANNING-100 - Site Layout Showing DHN Protected Route
- FNH438-Planning-101 - Plantroom Layout
- Pure Thermal - 7C DT. 35 to 70 operation Black 180
- Subcooler-Defrost Overview

- 2 In accordance with paragraphs 38-57 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.

- 3 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:

The Mayor of London adopted a Community Infrastructure Levy (CIL) charge on 1st April 2012 setting a rate of £60 per sq m on all forms of development in Barnet except for a £0 per sq m rate for education and health developments.

The London Borough of Barnet adopted a CIL charge on 1st May 2013 setting a rate of £135 per sq m on residential and retail development in its area of authority. All other uses and ancillary car parking were set at a rate of £0 per sq m.

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.

Date of Decision: 16 December 2020

Signed:



Fabien Gaudin
Service Director – Planning and 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 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 (building.control@barnet.gov.uk), telephone (0208 359 4500), or see our website at www.barnet.gov.uk/building-control

3. For information on Construction Site Guidelines for Householders and Developers, please visit <https://www.barnet.gov.uk/citizen-home/environmental-health/pollution/construction-information.html>
4. For details relating to Street naming and numbering, please visit <https://www.barnet.gov.uk/citizen-home/planning-conservation-and-building-control/building-control/street-naming-and-numbering.html>

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.

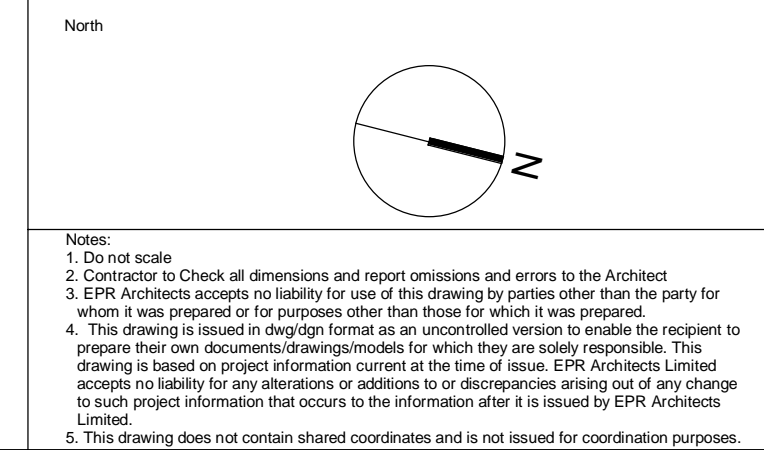
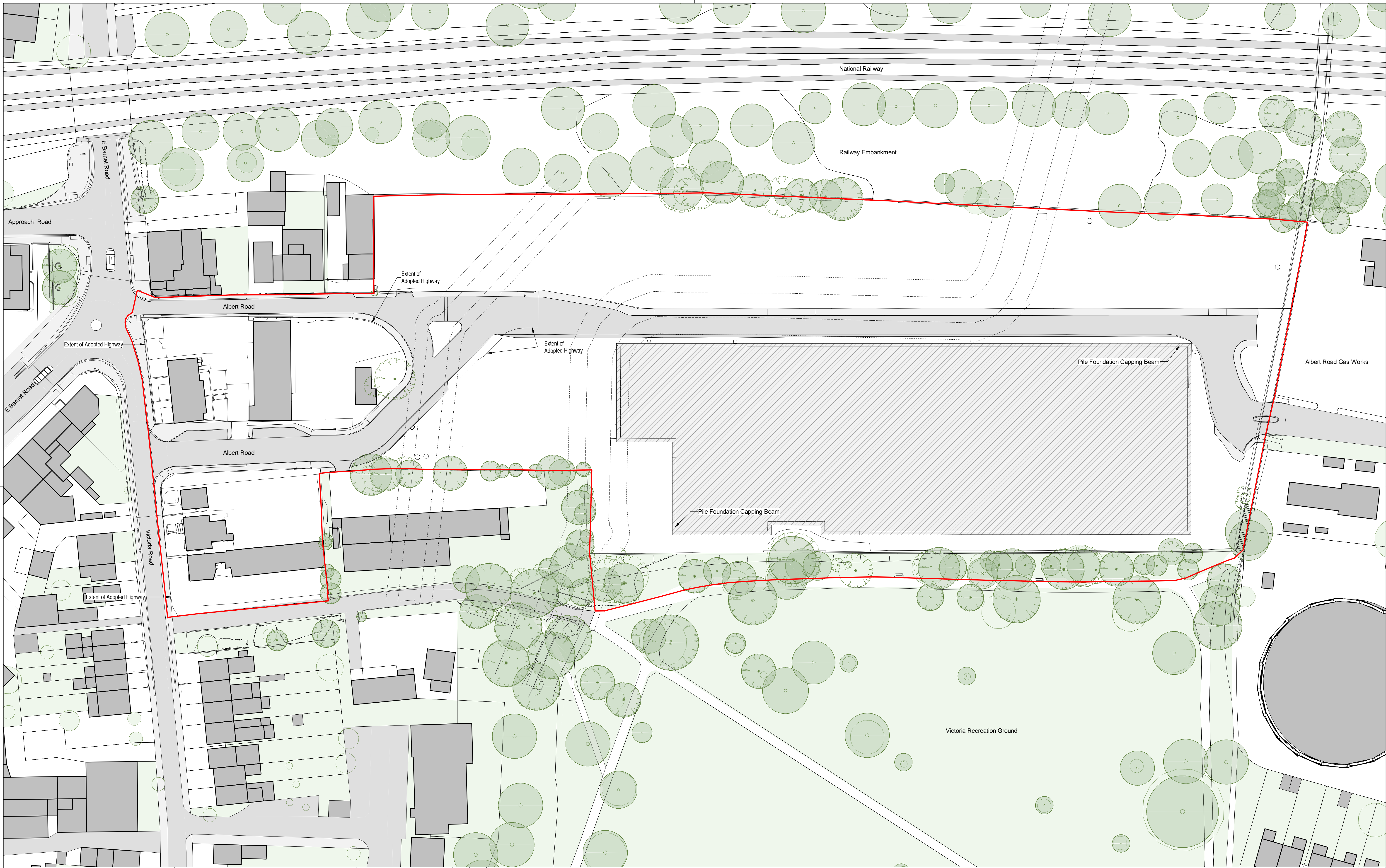
Appeals must be made using the prescribed form(s) of The Planning Inspectorate (PINS) obtained from www.planning-inspectorate.gov.uk or by contacting 03034445000. A copy of any appeal should be sent both to PINS and the Council.

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.



Notes:
 1. Do not scale
 2. Contractor to Check all dimensions and report omissions and errors to the Architect
 3. EPR Architects accepts no liability for use of this drawing by parties other than the party for whom it was prepared or for purposes other than those for which it was prepared.
 4. This drawing is issued in design format as an uncontrolled version to enable the recipient to prepare their own documents/permissions for which they are solely responsible. This drawing is based on project information current at the time of issue. EPR Architects Limited accepts no liability for any alterations or additions to or discrepancies arising out of any change to such project information that occurs to the information after it is issued by EPR Architects Limited.
 5. This drawing does not contain shared coordinates and is not issued for coordination purposes.

1	Planning Submission	01.04.20	AJ	CM
No.	Revision	Date	Initial	Chk'd

KEY:

- Planning application boundary
- - - Surface water culvert exclusion zone
- - - Surface water culvert approval zone
- - - Foul sewer exclusion zone
- - - Foul sewer approval zone
- Existing building
- Existing road
- Existing basement foundation

Note:
 All site boundaries and legal demises are indicative and shown for information only, based on topographical survey, desktop studies of land registry and record information.

Scale: 1:500 @ A1
 1:1000 @ A3

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 +44(0)20 73827600
 www.epr.co.uk

Victoria Quarter - New Barnet
 Albert Road, East Barnet, EN4 9SH

Existing Site Plan

Scale	Status	Suitability	Revision
1:500	Planning	S2	P1

Project Code: 11049 - EPR - 00 - XX - DR - A - 01-0100