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From: [REDACTED] (LBB) [REDACTED]@barnet.gov.uk>

Date: Fri, 12 Sept 2025 at 15:13

Subject: RE: 13 Dollis Park - planning ref: 25/1501/FUL

To: Joe Henry [REDACTED]

Cc: [REDACTED] (LBB) <[REDACTED]@barnet.gov.uk>

Dear Joe,

I think the reference in the report to 15 Dollis Park is in relation to their overlooking of the application site, not vice versa.

I agree that overlooking of the garden of flat 1 alone would not necessarily be an issue, however, given the large rooflight to the living area of flat 1, there would be an overlooking issue there (from flat 2 and 15 Dollis Park).

With regards a bat survey, as permission is required for the works, then a bat survey will be required. We have a couple of recent appeal decisions where inspectors have agreed this point, even though works to the loft may have a householder permission or certificate of lawfulness.

The application is for extensions and conversion to flats, therefore less weight has been given to householder permissions or certificates and the development has been considered cumulatively.

You are able to use the pre-application advice service to discuss any alternative proposals.

Kind regards,

[REDACTED]

Planning Manager

Planning and Building Control

London Borough of Barnet, 2 Bristol Avenue, Colindale, NW9 4EW

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