

[REDACTED]

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**From:** Moore, Louis <Louis.Moore@Barnet.gov.uk>  
**Sent:** 23 January 2020 12:24  
**To:** [REDACTED]  
**Subject:** 19/3010/FUL

Hi Jonathan,

Just a quick one, I'm in the process of refusing this very out of time application at the moment, you were consulted but cannot find any email you responding. May be I have accidentally misplaced it?

Could you take a brief look and see if you have any major objections and ill formulate other additional reason for refusal (just in case it goes to appeal and we've missed something)

(already refusing on biodiversity impacts and potential bat issues)

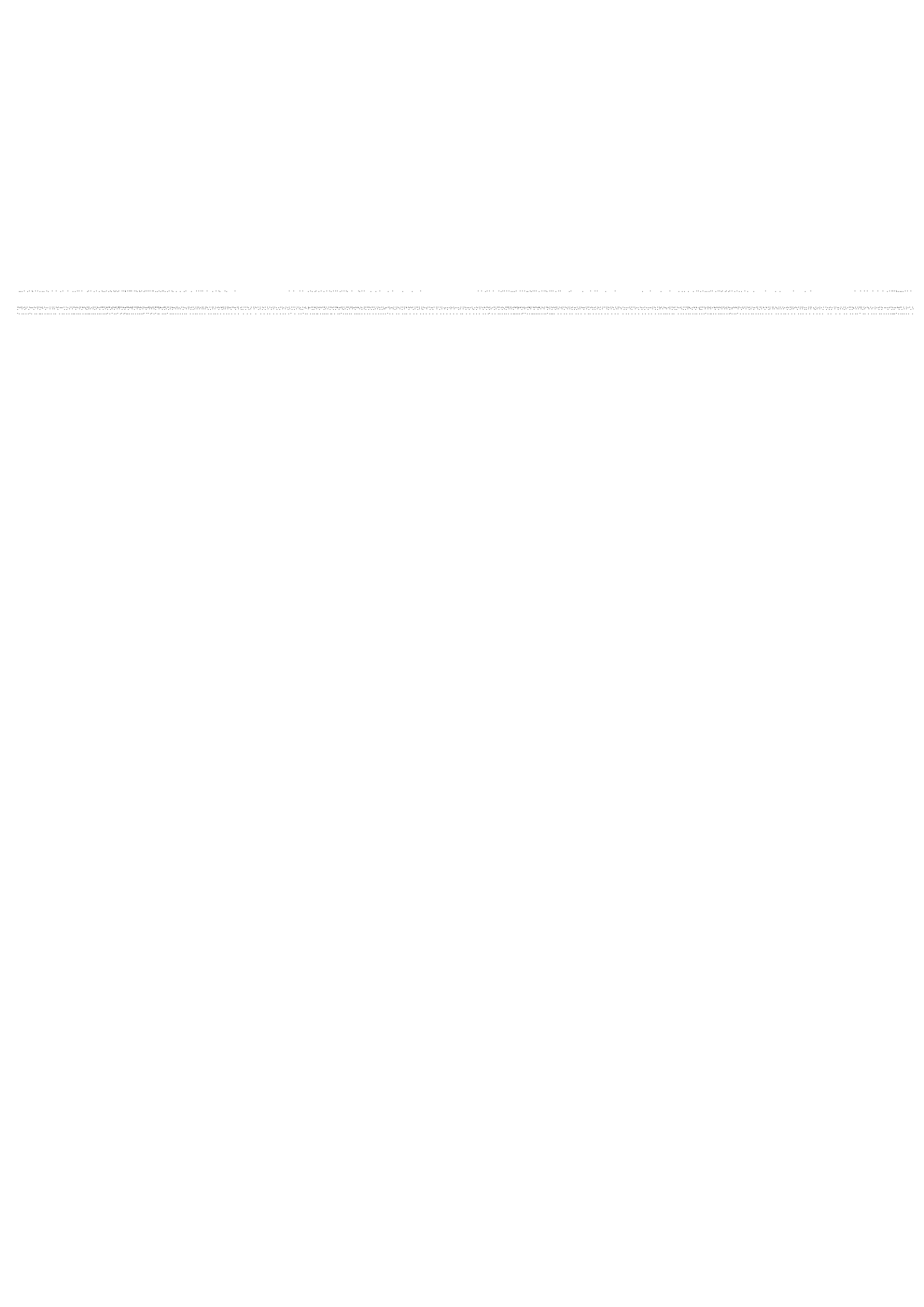
Thank you.


Kind regards

Louis Moore MPlan (Hons)  
Senior Planning Officer  
Hendon Area Planning Team  
Development and Regulatory Services  
London Borough of Barnet, 2 Bristol Avenue, London, NW9 4EW.  
Tel: 020 8359 2795  
Barnet Online: [www.barnet.gov.uk](http://www.barnet.gov.uk)  
**RE** [www.re-ltd.co.uk](http://www.re-ltd.co.uk)

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**From:** Moore, Louis <Louis.Moore@Barnet.gov.uk>  
**Sent:** 14 January 2020 09:59  
**To:** Torto, Francis  
**Subject:** FW: 19/3010/FUL Salvation Army, Barnfield Road, Edgware, HA8 0AY

Hi Francis,

Unfortunate this application is still on going and I am trying to close it. I never did receive word from the Travel Plan Team (unless I've lost the email!)

Would you please be able to provide me with their repose or the details of someone I can email to ask for this?

Kindest regards

Louis Moore MPlan (Hons)  
Senior Planning Officer  
Hendon Area Planning Team  
Development and Regulatory Services  
London Borough of Barnet, 2 Bristol Avenue, London, NW9 4EW.  
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**From:** Moore, Louis  
**Sent:** 16 July 2019 11:38  
**To:** Torto, Francis <Francis.Torto@Barnet.gov.uk>  
**Subject:** RE: 19/3010/FUL Salvation Army, Barnfield Road, Edgware, HA8 0AY

Hi Francis,

Thank you for the information below. You stated that someone would be back in touch separately regarding the travel plan comments, I have not heard anything regarding this. Do you know who is dealing with reviewing the travel plan?

Kind regards

Louis Moore MPlan (Hons)  
Planning Officer – Hendon Area Planning Team  
Development and Regulatory Services  
London Borough of Barnet, 2 Bristol Avenue, London, NW9 4EW.  
Tel: 020 8359 2795  
Barnet Online: [www.barnet.gov.uk](http://www.barnet.gov.uk)  
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**From:** Torto, Francis

**Sent:** 12 June 2019 17:51

**To:** Moore, Louis <Louis.Moore@Barnet.gov.uk>

**Cc:** Highways Consultations <Highways.Consultations@Barnet.gov.uk>

**Subject:** 19/3010/FUL Salvation Army, Barnfield Road, Edgware, HA8 0AY

**Reference:** 19/3010/FUL

**SITE:** Salvation Army, Barnfield Road, Edgware, HA8 0AY

**PROPOSAL:** First floor extension with pitched roof and side dormer windows.  
**New access ramp. New vehicular access, cycle and refuse store**

**Highways Comments:**

The site is situated within close proximity to the Burnt Oak local centre approximately 2km to the south of Edgware. The site can be accessed from Barnfield Road which is a single carriageway road which operates a one-way system. The road is entered via an uncontrolled crossroad junction with Watling Avenue to the east and egressed via a priority junction on to Burnt Oak Broadway (A5) to the west.

The site has excellent access to public transport and has a PTAL rating of 6a, which is exceptional. The closest bus stop on Watling Street is within 2 minutes walking distance from the site and 6 other routes can be accessed from bus stops within with 4 minutes walking distance on Burnt Oak Broadway. Burnt Oak underground station is within 2 minutes walking distance. Sustainable travel modes such as walking, cycling and public transport. Barnfield Road is identified as being a route recommended by cyclists and one which connects with other route sections. Meanwhile, Watling Road is a route signed or marked for use by cyclists. The area and road is not in a CPZ but has footway parking bays marked across its entire length.

The proposal is to add a first floor extension of 180sqm to the existing community centre of 146sqm together with a pitched roof and side dormer windows and a new access ramp, a new vehicular access, cycle and refuse store. The facility can hold between 25-100 visitors and up to 10 staff members are expected to be on site at any one time. There are no standards in the London Plan for D1 use and each case is expected to be considered on its merits taking into account accessibility levels of the site. Given the brilliant accessibility level of the site, a car free scheme could be considered but it is felt that parking should be provided to meet the operational needs of the site. 1 space is therefore recommended for operational use and an additional space for disabled users. The two parking spaces should therefore be adequate for the site. Regarding cycle parking, London Plan states that for D1 use, 1 space per 8 staff (long stay) and 1 space per 100sqm (short stay). This equates to 2 long stay spaces and 3 short stay spaces. The applicant proposes 2 cycle parking spaces which is less than the minimum London Plan requirement for the site. The applicant is asked to provide the minimum required cycle parking spaces. Also, long stay cycle parking should be provided in a secure, covered, lockable and enclosed compound while short stay cycle parking should be provided in a secure, covered, lockable environment..

The analysis suggests that at worst there will be a maximum of 24 one-way vehicle movements and this is expected to occur on a Sunday when the facility is in peak use as a church building. During the week, an average of the 7 one way car movements generated by the development. Peak parking demand is therefore likely to occur at weekends and the applicant has indicated that there is a public car park with 227spaces and additional on-street 'Pay & Display' parking facilities but did not indicate weekend occupancy rates. As there are no parking restrictions on Barnfield Road, the road will be vulnerable to parking overspill particularly at weekends if the car parks are fully occupied. It is noted that the car park is free at weekend but occupancy rates are requested to confirm availability of spaces.

However, the anticipated level of trip generation (24 one-way vehicle movements) at weekends is unlikely to have a significant network impact.

It is assumed that servicing arrangements are likely to remain unchanged but the location of the bin store vis a vis the cycle store is not considered ideal. It is requested that the cycle store is located away from the bin store. The short stay spaces could be provided on the forecourt and the long stay spaces in lockers close to the building entrance.

A new access is proposed to facilitate two parking spaces on the building forecourt. However, bollards have been installed to prevent vehicles illegally crossing over the footway to park on Google street view images suggests that site can share the Back Lane access and park horizontally along the front of the building. Highways would therefore recommend a revised parking layout plan.

The applicant has prepared a draft travel plan and this is currently being reviewed by officers. A separate response will follow in due course. A s106 contribution of 5K and main headlines of the travel plan shall be set out in the s106 agreement.

A construction management and logistic plan condition is recommended as the site is located at a busy junction.

Highways would therefore request changes to the car and cycle parking layout and wait for the additional information requested before a full response is provided.

Happy to discuss.

Francis Torto  
Senior Development Control Engineer  
Development Control Team  
Traffic and Development Section  
Development and Regulatory Services (DRS)

T: 0208 359 2545  
M: 07849629459

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10

[REDACTED]

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**From:** Moore, Louis <Louis.Moore@Barnet.gov.uk>  
**Sent:** 28 October 2019 09:03  
**To:** Gaudin, Fabien  
**Subject:** RE: Former Salvation Army 19/3010/FUL

Hi Fab,

Yeah it has. Nick has been in communication with him a couple of times. We are trying to find a solution with ecology to resolve the issues without refusing. Will keep you updated.

Kind regards

Louis Moore MPlan (Hons)  
Senior Planning Officer  
Hendon Area Planning Team  
Development and Regulatory Services  
London Borough of Barnet, 2 Bristol Avenue, London, NW9 4EW.  
Tel: 020 8359 2795  
Barnet Online: [www.barnet.gov.uk](http://www.barnet.gov.uk)  
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**From:** Gaudin, Fabien  
**Sent:** 28 October 2019 08:48  
**To:** Moore, Louis <Louis.Moore@Barnet.gov.uk>  
**Subject:** RE: Former Salvation Army 19/3010/FUL

Hi Louis,

Has this been responded to?

Fab

Fabien Gaudin MRTPI  
Service Director  
Planning and Building Control  
London Borough of Barnet  
2 Bristol Avenue, Colindale, London, NW9 4EW  
Tel: 0208 359 4258  
Barnet Online: [www.barnet.gov.uk](http://www.barnet.gov.uk)



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**WINNER**

**SHORTLIST**

**LGO Awards**  
**2018**

**LG Awards**  
**2019**

**FINALIST**

Note that I will be on annual leave between 18<sup>th</sup> and 25<sup>th</sup> October

**From:** Aadil Essa [REDACTED]  
**Sent:** 22 October 2019 13:19  
**To:** Moore, Louis <Louis.Moore@Barnet.gov.uk>  
**Cc:** Linford, Nicholas <Nicholas.Linford@Barnet.gov.uk>; Gaudin, Fabien <fabien.gaudin@barnet.gov.uk>; OMacaulley, Cllr Charlie <Cllr.C.OMacaulley@barnet.gov.uk>; Conway, Cllr Sara <Cllr.S.Conway@Barnet.gov.uk>; Naqvi, Cllr Ammar <Cllr.A.Naqvi@Barnet.gov.uk>; Nabeel Kasmani [REDACTED]; Fatma Virani [REDACTED]  
**Subject:** Re: Former Salvation Army 19/3010/FUL

Louis,

Could you please respond to my email below.

Regards  
Aadil

On Wednesday, October 16, 2019, Aadil Essa [REDACTED] wrote:

Louis,

I am really disappointed with this. I cannot understand why it has taken over four months for us to receive ecology comments only for the officer to request a dawn and dusk survey which can only be conducted between May and August!! Had we been informed of this earlier in the process then surely this would have been carried out given that the application was submitted in May. Since our clients are left with no other option, they have instructed us to proceed with the application without the dawn and dusk survey and are awaiting your final decision based on the information already provided.

As promised we expect an imminent decision on this.

Regards  
Aadil

On Thu, Sep 26, 2019 at 7:13 PM Moore, Louis <Louis.Moore@barnet.gov.uk> wrote:

Dear Aadil,



I hope you are well.

Please find attached the comments from our ecology consultant, to summarise they require further surveys prior to determination as detailed below;

*Bats: It is recommended that the building is subject to at least one dawn and one dusk survey nocturnal emergence/re-entry surveys (also known as dusk/dawn or presence/absence). The surveys should be undertaken between May and August, inclusive.*

*A Landscape Management Plan should be submitted which incorporates the recommendations of the PEA and includes details of long-term design objectives, management responsibilities, maintenance schedules and replacement planting provisions for existing retained trees and any new soft landscaping to be planted as part of the approved landscaping scheme.*

The attached PDF details in full the requirement of these and why they are necessary, particularly prior to determination.

Please feel free to contact me if you require any further information.

Kind regards

**Louis Moore** MPlan (Hons)

**Planning Officer – Hendon Area Planning Team**

**Development and Regulatory Services**

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**From:** Aadil Essa [REDACTED]  
**Sent:** 22 September 2019 12:47  
**To:** Linford, Nicholas <Nicholas.Linford@Barnet.gov.uk>  
**Cc:** Moore, Louis <Louis.Moore@Barnet.gov.uk>; Gaudin, Fabien <fabien.gaudin@barnet.gov.uk>; Fatma Virani [REDACTED]; Nabeel Kasmani <[REDACTED]>  
**Subject:** Re: Former Salvation Army 19/3010/FUL

Dear Nicholas,

Thank you for your email. Our clients are pleased that the application will be granted and that the decision will be made imminently.

However, whilst I fully appreciate that you are awaiting comments from your ecology and Travel Plan officer, given the extensive time it has taken to get to this point could you please give us an indication or an actual date of when the final decision will likely be made?

I have attached a revised copy of the parking plan as per Louise's request. We have no problem attaching a pre-commencement condition relating to materials.

Kind regards

Aadil

Director  
[REDACTED]

On Thu, Sep 19, 2019 at 11:36 AM Linford, Nicholas <Nicholas.Linford@barnet.gov.uk> wrote:

Dear Mr Essa

Thank you for your email on Sunday, regarding the application for the redevelopment of the Salvation Army building in Burnt Oak. WE apologise for the delay in reaching a decision.

Following conversations with Fabien Gaudin, we have reached a point where we can imminently make a decision. In his last email to you, Louis raised some concerns regarding the size of the building, the impact on ecology, parking and travel plan. However, we are content that the proposed building size, including its height, footprint and design/appearance is acceptable. In recognising the case officer's concerns, we would propose to impose conditions that would aim to secure approval of materials and glazing prior to the construction of the development. We would also like to ensure that the front elevation facing Barnfield Road is reconstructed from ground level upwards to ensure that the street facing façade appears as one construction rather than extension which is noticeable when building upwards from an existing wall.

In respect of ecology, we have reconsulted our ecology specialist on a quick turn around to secure approval for the information that you have provided. While we acknowledge our failure to make a timely conclusion on this matter, the implications on wildlife (including legally protected species) are significant. We are required by Government to ensure that adequate surveys are carried out to support a scheme.

In relation to the travel plan, we note that you have provided one in draft which needs to be secured through a legal agreement. Our highways officers have suggested a contribution of £5000. Again we are still waiting for confirmation from the Travel Plans officer as to the procedure for this. I will make further contact with them on this to expedite matters.

I can assure you that we will grant planning permission for this. We are trying to make this happen as soon as possible. We apologise for the continued delay and the extension beyond a mutually agreed fast track time period.

I will update you on further progress once I hear further from ecology and highways. Nevertheless, I can assure, you as planners we are behind the scheme.

Kind regards  
Nicholas

Nicholas Linford BA (Hons) BTP MRTPI  
Planning Manager Hendon Area Team

Planning (Development Management)

2 Bristol Avenue, Colindale, London, NW9 4EW

Tel: 0208 359 4997  
Barnet Online: [www.barnet.gov.uk](http://www.barnet.gov.uk)

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[REDACTED]

**From:** Linford, Nicholas <Nicholas.Linford@Barnet.gov.uk>  
**Sent:** 22 October 2019 14:21  
**To:** Aadil Essa  
**Cc:** Moore, Louis  
**Subject:** RE: Former Salvation Army 19/3010/FUL

Dear Mr Essa

Thank you for your email. I note your position on ecology. However, before we refuse I wanted to run a potential solution through the ecology officer to see whether it would be possible in the context of the wildlife protection regulations to have a condition that prevents any site works (preparation, clearance, demolition etc) until a survey is carried out and the relevant measures are agreed.

This is with them for agreement and consideration at the moment. If they do not support this solution, we will refuse. If they support this, we will approve.

Thanks  
Nick

Nicholas Linford BA (Hons) BTP MRTPI  
Planning Manager Hendon Area Team  
Planning (Development Management)  
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**RTPI**

Chartered Town Planners

**From:** Aadil Essa [REDACTED]  
**Sent:** 22 October 2019 13:19  
**To:** Moore, Louis <Louis.Moore@Barnet.gov.uk>  
**Cc:** Linford, Nicholas <Nicholas.Linford@Barnet.gov.uk>; Gaudin, Fabien <fabien.gaudin@barnet.gov.uk>; OMacaulay, Cllr Charlie <Cllr.C.OMacaulay@barnet.gov.uk>; Conway, Cllr Sara <Cllr.S.Conway@Barnet.gov.uk>; Naqvi, Cllr Ammar <Cllr.A.Naqvi@Barnet.gov.uk>; Nabeel Kasmani <[REDACTED]>; Fatma Virani <[REDACTED]>  
**Subject:** Re: Former Salvation Army 19/3010/FUL

Louis,

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Regards

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Louis,

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**Sent:** 22 September 2019 12:47

**To:** Linford, Nicholas <[Nicholas.Linford@Barnet.gov.uk](mailto:Nicholas.Linford@Barnet.gov.uk)>

**Cc:** Moore, Louis <[Louis.Moore@Barnet.gov.uk](mailto:Louis.Moore@Barnet.gov.uk)>; Gaudin, Fabien <[fabien.gaudin@barnet.gov.uk](mailto:fabien.gaudin@barnet.gov.uk)>; Fatma Virani <[REDACTED]>; Nabeel Kasmani <[REDACTED]>

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Director

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I can assure you that we will grant planning permission for this. We are trying to make this happen as soon as possible. We apologise for the continued delay and the extension beyond a mutually agreed fast track time period.

I will update you on further progress once I hear further from ecology and highways. Nevertheless, I can assure, you as planners we are behind the scheme.

Kind regards  
Nicholas

Nicholas Linford BA (Hons) BTP MRTPI  
Planning Manager Hendon Area Team

Planning (Development Management)

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**From:** Moore, Louis <Louis.Moore@Barnet.gov.uk>  
**Sent:** 19 September 2019 10:41  
**To:** Linford, Nicholas  
**Subject:** RE: 19/3010/FUL Salvation Army, Barnfield Road, Edgware, HA8 0AY

Hi Nick,

This is what I received from highways below.

Also the biodiversity information, Neil said this;

*Many thanks for the opportunity to comment on the application at the Salvation Army, Barnfield Road. At present, no ecological surveys have been undertaken at the application site. However, the buildings that are to be demolished have the potential to be used by bats as well as nesting birds. Therefore, the buildings should be subject to a 'Preliminary Roost Assessment' (PRA) in accordance with the methodology set out in 'Bat Surveys for Professional Ecologists: Good Practice Guidelines (3rd edition), Collins, J., 2016'. This should be completed, together with any further surveys as dictated by the findings of the PRA, and reported prior to Determination so following Section 1.2.3 (Collins, 2016)*

*"Planners are required to consider protected species as a material consideration when assessing a development proposal that, if carried out, would be likely to result in harm to the species or its habitat. This requirement has important implications for bat surveys as it means that, where there is a reasonable likelihood of bats being present and being affected by the development, surveys must be carried out before planning permission is considered."*

*We therefore recommend that these assessments are conducted to ensure that the Authority undertake its legal responsibility in determining the application, and requests that the applicant supplies this information prior to determination.*

I have forwarded the Biodiversity stuff to Neil this morning as it is sensitive on the system so most likely never saw it. I have asked him for a speedy response if possible as the customer is very aggrieved.

I'm not 100% sure what Francis is saying below so perhaps you can decipher.

With regard to the character element we are just backing down right and allowing it as submitted (except replacement of whole front wall)

Let me know if you need any other clarification

Thanks

**Louis Moore** MPlan (Hons)  
**Planning Officer – Hendon Area Planning Team**  
**Development and Regulatory Services**  
London Borough of Barnet, 2 Bristol Avenue, London, NW9 4EW.  
Tel: 020 8359 2795  
Barnet Online: [www.barnet.gov.uk](http://www.barnet.gov.uk)

**Re** [www.re-ltd.co.uk](http://www.re-ltd.co.uk)

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Registered Office: 17 Rochester Row, London, England SW1P 1QT. Registered in England 08615172.

**From:** Torto, Francis  
**Sent:** 12 June 2019 17:51

**To:** Moore, Louis <Louis.Moore@Barnet.gov.uk>  
**Cc:** Highways Consultations <Highways.Consultations@Barnet.gov.uk>  
**Subject:** 19/3010/FUL Salvation Army, Barnfield Road, Edgware, HA8 0AY

Reference: **19/3010/FUL**

**SITE:** Salvation Army, Barnfield Road, Edgware, HA8 0AY

**PROPOSAL:** First floor extension with pitched roof and side dormer windows.  
New access ramp. New vehicular access, cycle and refuse store

**Highways Comments:**

The site is situated within close proximity to the Burnt Oak local centre approximately 2km to the south of Edgware. The site can be accessed from Barnfield Road which is a single carriageway road which operates a one-way system. The road is entered via an uncontrolled crossroad junction with Watling Avenue to the east and egressed via a priority junction on to Burnt Oak Broadway (A5) to the west.

The site has excellent access to public transport and has a PTAL rating of 6a, which is exceptional. The closest bus stop on Watling Street is within 2 minutes walking distance from the site and 6 other routes can be accessed from bus stops within with 4 minutes walking distance on Burnt Oak Broadway. Burnt Oak underground station is within 2 minutes walking distance. Sustainable travel modes such as walking, cycling and public transport. Barnfield Road is identified as being a route recommended by cyclists and one which connects with other route sections. Meanwhile, Watling Road is a route signed or marked for use by cyclists. The area and road is not in a CPZ but has footway parking bays marked across its entire length.

The proposal is to add a first floor extension of 180sqm to the existing community centre of 146sqm together with a pitched roof and side dormer windows and a new access ramp, a new vehicular access, cycle and refuse store. The facility can hold between 25-100 visitors and up to 10 staff members are expected to be on site at any one time. There are no standards in the London Plan for D1 use and each case is expected to be considered on its merits taking into account accessibility levels of the site. Given the brilliant accessibility level of the site, a car free scheme could be considered but it is felt that parking should be provided to meet the operational needs of the site. 1 space is therefore recommended for operational use and an additional space for disabled users. The two parking spaces should therefore be adequate for the site. Regarding cycle parking, London Plan states that for D1 use, 1 space per 8 staff (long stay) and 1 space per 100sqm (short stay). This equates to 2 long stay spaces and 3 short stay spaces. The applicant proposes 2 cycle parking spaces which is less than the minimum London Plan requirement for the site. The applicant is asked to provide the minimum required cycle parking spaces. Also, long stay cycle parking should be provided in a secure, covered, lockable and enclosed compound while short stay cycle parking should be provided in a secure, covered, lockable environment..

The analysis suggests that at worst there will be a maximum of 24 one-way vehicle movements and this is expected to occur on a Sunday when the facility is in peak use as a church building. During the week, an average of the 7 one way car movements generated by the development. Peak parking demand is therefore likely to occur at weekends and the applicant has indicated that there is a public car park with 227spaces and additional on-street 'Pay & Display' parking facilities but did not indicate weekend occupancy rates. As there are no parking restrictions on Barnfield Road, the road will be vulnerable to parking overspill particularly at weekends if the car parks are fully occupied. It is noted that the car park is free at weekend but occupancy rates are requested to confirm availability of spaces.

However, the anticipated level of trip generation (24 one-way vehicle movements) at weekends is unlikely to have a significant network impact.

It is assumed that servicing arrangements are likely to remain unchanged but the location of the bin store vis a vis the cycle store is not considered ideal. It is requested that the cycle store is located away from the bin store. The short stay spaces could be provided on the forecourt and the long stay spaces in lockers close to the building entrance.

A new access is proposed at facilitate two parking spaces on the building forecourt. However, bollards have been installed to prevent vehicles illegally crossing over the footway to park on Google street view images suggests that site can share the Back Lane access and park horizontally along the front of the building. Highways would therefore recommend a revised parking layout plan.

The applicant has prepared a draft travel plan and this is currently being reviewed by officers. A separate response will follow in due course. A s106 contribution of 5K and main headlines of the travel plan shall be set out in the s106 agreement.

A construction management and logistic plan condition is recommended as the site is located at a busy junction.

Highways would therefore request changes to the car and cycle parking layout and wait for the additional information requested before a full response is provided.

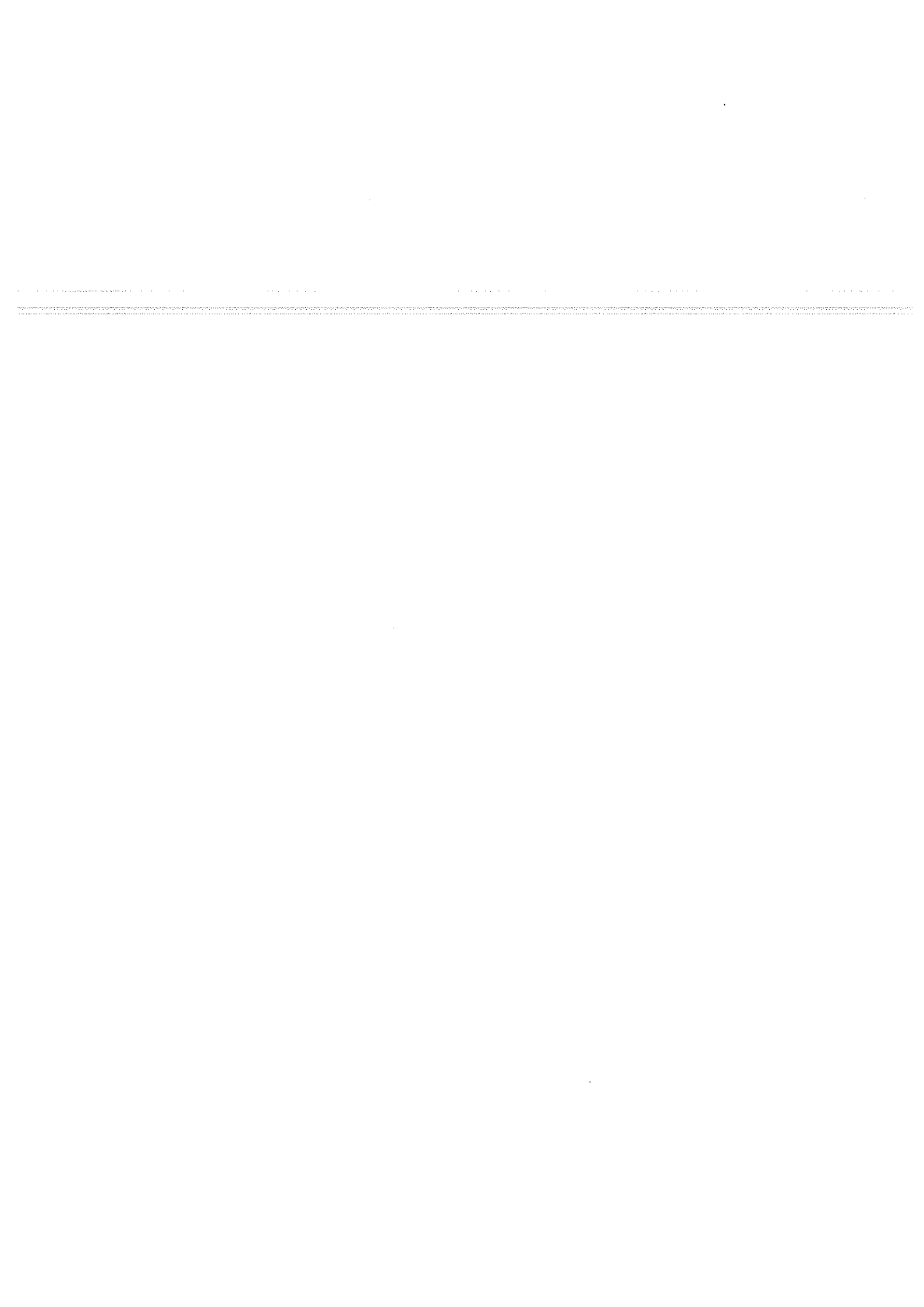
Happy to discuss.


Francis Torto  
Senior Development Control Engineer  
Development Control Team  
Traffic and Development Section  
Development and Regulatory Services (DRS)

T: 0208 359 2545  
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Re, Floor 11, Barnet House, 1255 High Road, London, N20 0EJ [www.re-limited.co.uk](http://www.re-limited.co.uk)  
[www.capitalocalgovernment.co.uk](http://www.capitalocalgovernment.co.uk)

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**From:** Moore, Louis <Louis.Moore@Barnet.gov.uk>  
**Sent:** 19 September 2019 10:24  
**To:** 'Ecology.Blackburn'  
**Subject:** RE: 19/3010/FUL Salvation Army  
**Attachments:** Biodiversity Survey and Report.pdf

H Neil

Please find attached the biodiversity survey and Report which includes a PRA. The applicant actually submitted this months ago and we did not pick up in it. He is very aggrieved so if there is any chance you could take a look at this asap that would be hugely appreciated!

Kind regards

Louis Moore MPlan (Hons)  
Planning Officer – Hendon Area Planning Team  
Development and Regulatory Services  
London Borough of Barnet, 2 Bristol Avenue, London, NW9 4EW.  
Tel: 020 8359 2795  
Barnet Online: [www.barnet.gov.uk](http://www.barnet.gov.uk)  
**Re** [www.re-ltd.co.uk](http://www.re-ltd.co.uk)

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**From:** Ecology.Blackburn [mailto:Ecology.Blackburn@capita.co.uk]  
**Sent:** 05 August 2019 14:37  
**To:** Moore, Louis <Louis.Moore@Barnet.gov.uk>  
**Subject:** 19/3010/FUL Salvation Army

Hi Louis

Please find our comments in relation to the application. I hope our response is to your satisfaction

Many thanks

Neil Page

Neil Page, MCIEEM  
PG Diploma, BSc (Hons.)  
Senior Ecologist & ECW  
Capita Ecology  
Real Estate & Infrastructure  
01254 273 445 | 07731 345534 | **Capita** Castleway House, 17 Preston New Road, Blackburn BB2 1AU.  
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[www.cherryfieldecology.co.uk](http://www.cherryfieldecology.co.uk)

Report prepared for: The Zahra Trust

For the Site of: The former Salvation Army building, Barnfield road, HA8 0AY

Version:	Written by:	Checked by:	Final:
Draft	 10/04/2019		
Draft 2	 12/04/2019		
Final	 15/04/2019	 16/04/2019	 17/04/2019

Cherryfield Ecology has prepared this report for the named clients use only.

Ecological reports are limited in shelf life, Natural England usually expect reports for licenses to be no more than 12 months old and therefore should the project not proceed within 12 months of this report an updated survey should be undertaken in order to check for changes that may have occurred on site. Information is believed to be accurate at the time of survey; recommendations are made without bias based on good practice guidelines within the industry. However, species presence and ecological parameters can change over time.

Martin O'Connor Dip, BSc (Hons), CBiol, MRSB  
Bat license level 3 and 4. GCN level 1, Dormouse level 1 and Barn Owl  
[martin@cherryfieldecology.co.uk](mailto:martin@cherryfieldecology.co.uk)

07950279790

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# Ecological Appraisal (EA)

## 0.0 Non Technical Summary

### 0.1 Background -

The survey undertaken follows national guidelines JNCC (2010) allowing for a day-time inspection and recommends for further surveys if considered necessary. If a deviation from the guidelines has been made this will be detailed in the Method Section.

The following report details the findings and recommendations for the site of the former Salvation Army building, Barnfield road, HA8 0AY.

The client commissioned Cherryfield Ecology to undertake an EA as the proposals include for general renovation works and extensions to the existing building.

### 0.2 Results and Findings -

The site consists of a building (B1) and hard standing, there are areas of tall ruderal and a small number of trees at the rear of B1, ownership of this part of land is unclear. This area has over hanging trees close to B1 which have the potential to support breeding birds. There are a small number of gaps found in the wooden soffit at the front and the rear of B1. In addition to this there is potential access through missing roof tiles at the front of the building and also through a small tear found in the bitumen roof lining internally.

### 0.3 Impact Assessment and Recommendations -

Breeding birds' habitat has the potential to be disturbed by the development. If the proposed works are carried out during the bird nesting period, checks will need to be made by an Ecologist. Sensible precautions are given in section 4 along with enhancements that the LPA has a duty to ask for. If a bat roost is found, it will be lost in the development when works are carried out. A presence likely absence survey will be required, please refer to section 4 for details.

## **1.0 Introduction**

### **1.1 Aim**

The aim of this report is to inform of ecological constraints that may affect the development proposals and recommend to the client if further surveys are required for protected species. An impact assessment is undertaken at this stage, however if further surveys are required additional and unexpected impacts may result.

### **1.2 Background information**

The client, The Zahra Trust, has commissioned Cherryfield Ecology to undertake an EA for the site of the former Salvation Army building, Barnfield road, HA8 0AY. Planning permission is being sought to carry out general renovation works and extensions to the existing building.

This survey has checked all habitats, buildings, trees (from ground level only) or structures due to be affected by the proposals on site, it includes checking for protected species, signs of protected species or habitat value e.g. crevices, badger setts, ponds etc. as well as mapping the habitats on site.

The inspection was conducted on the 10/04/2019.

The survey can only ever provide a 'snap shot' of the site at the time of the survey and circumstances may change following this report. Health and Safety restrictions or obstructions may limit the ability to find evidence.

Biological records have been requested to give the report context and allow a study of the surrounds. The information is often sensitive and therefore a synopsis is provided.

The survey can be conducted year round with the optimal period between mid-March and mid-October (south)/1st April and 30th September (north). However it can be limited due to bad weather and in the winter, when some species are not as active, thus evidence and species are often not found. During these periods habitat value (likely presence) becomes more important to the assessment of the site.

Summary of legislation and National Planning Policy that protects wildlife in England:

- Conservation of Habitats and Species Regulations 2017.

- Wildlife and Countryside Act 1981 as amended.
- Countrywide and Rights of Way Act 2000.
- Natural Environment and Rural Communities Act 2006.
- National Planning Policy Framework (“NPPF”).
- Circular 06/05.

This legislation makes it illegal to:

- Intentionally or deliberately kill, injure or capture a protected species.
- Deliberately disturb a protected species, whether at rest or not.
- Damage, destroy or obstruct access to a resting place.
- Possess or transport a protected species or any part of that species, unless acquired legally.
- Sell, barter or exchange a protected species, or any part of a species.

### **1.3 Species Specific information: -**

All EU protected species have the same protection and the detail under Bats also applies to GCN, Dormouse, Otters and the two EU protected reptiles.

#### **1.3.1 Breeding birds**

All nesting birds are protected under the Wildlife and Countryside Act (as amended) 1981, which makes it an offence to intentionally kill, injure or take any wild bird or take, damage or destroy its nest whilst in use or being built, or take or destroy its eggs. Furthermore a number of birds enjoy further protection under that Act and are listed on Schedule 1 of the Act. These further protected birds are also protected from disturbance and it may be necessary to operate a “no-go” buffer zone around such nests - typically out to 5m.

#### **1.3.2 Bats**

All 18 species of bat common in the UK (17 known to be breeding) are fully protected under the Wildlife and Countryside Act (as amended) 1981 through inclusion in Schedule V of the Act. All bat species in the UK are also included in Schedule II of the Habitats

Regulations 2017 which transpose Annex II of the Council Directive 92/43/EEC 1992 on the Conservation of Natural Habitats and of Wild Fauna and Flora ("EC Habitats Directive") which defines European protected species of animals.

Bats species are afforded further protection by the Countryside and Rights of Way Act 2000; and the Natural Environment and Rural Communities Act 2006.

This combined legislation makes it an offence to:

- Intentionally or deliberately kill, injure or capture bats.
- Deliberately disturb bats, whether at roost or not.
- Damage, destroy or obstruct access to bat roosts.
- Possess or transport bats, unless acquired legally.
- Sell, barter or exchange bats.

### 1.3.3 Reptiles

There are six species of reptiles in Great Britain (Edgar *et al.* 2010) and four of these are commonly found; the grass snake (*Natrix natrix*) and/or the barred grass snake, (*Natrix Helvetica*), adder (*Vipera berus*), common lizard (*Zootoca vivipara*) and slow worm (*Anguis fragilis*).

All native British species of reptiles are legally protected through their inclusion in Schedule V of the Wildlife and Countryside Act 1981. As such, all species are protected from deliberate killing or injury. Therefore, where development is permitted, and there will be a significant change in land use, a reasonable effort must be undertaken to avoid committing an offence. The same act makes the trading of native reptile species a criminal offence without appropriate licensing.

Two species of reptile; the smooth snake (*Coronella austriaca*) and sand lizard (*Lacerta agilis*), are further protected through their inclusion in Schedule II of the Habitats Regulations 2017 which transposes Annex II of the Council Directive 92/43/EEC 1992 on the Conservation of Natural Habitats and of Wild Fauna and Flora ("EC Habitats Directive"), which defines European protected species of animals ("rare reptiles.")

#### 1.3.4 Badgers

Badgers (*Meles meles*) Both the badger and its habitat are protected under The Protection of Badgers Act 1992, Schedule V of the Wildlife and Countryside Act 1981, and Appendix III of the Bern Convention 1979.

This legislation makes it an offence to:

- Kill, injure, take or possess a badger.
- Interfere with, damage or destroy a badger sett including e.g. obstruct access to a badger sett.
- Cruelly treat or harm a badger.
- Disturb a badger in a sett.

#### 1.3.5 Great Crested Newts

Great crested newts (GCN) *Triturus cristatus* are listed in both Annex IV of the EC Habitats Directive and in Schedule V of the Wildlife and Countryside Act 1981.

GCN are afforded further protection by the Countryside and Rights of Way Act 2000; and the Natural Environment and Rural Communities Act 2006.



## 2.0 Methods

The survey follows the national guidelines JNCC (2010) and the following equipment is available for the inspection:

- Torches (e.g. LED Lensar type).
- Ladders (Standard 4m telescopic surveying ladder).
- Endoscope where holes, cracks and crevices are accessible.
- Mirrors (extendable and movable mirror face).
- Binoculars (Pentax close focus).
- Thermometer/hygrometer.
- Camera.
- Sample bags for collecting dropping and feeding evidence.

Target notes are made when appropriate to highlight e.g. protected species or an 'other feature(s)' of ecological note.

If a deviation from the guidelines has been made the reason and justification will be explained below: -

*No deviation from the standard guidelines has been made for this survey.*

## 2.2 Limitations

This survey provides a snap -shot of the site at the time of the survey(s) only. Species are highly mobile and can and do turn-up from time to time unexpectedly. All care has been taken to ensure the results and recommendations are suitable to the context of the development and the information gathered on surveys.

Table 1: Habitat value (likelihood) of protected species presence assessed against Collis (2016), Edgar *et al* (2010) and NE (2007) etc.

Likelihood of species presence (Habitat Value)	Features that species can and will use, regardless of evidence being present.
<b>Confirmed Presence</b>	Species are found to be present during the survey. Evidence of species is found to be present during the survey.
<b>Higher likelihood of presence.</b>	Buildings, trees or other structures with features of particular significance for use by protected species e.g. nesting habitat, roosting opportunities, and ponds. Habitat of high quality for foraging e.g. broadleaved woodland, tree-lined watercourses and grazed parkland. Site is connected with the wider landscape by strong linear features that would be used by commuting species e.g. river and or stream valleys and hedgerows. Site is close to known locations of records for protected species.
<b>Moderate and Lower likelihood of species presence.</b>	Several potential habitat opportunities in buildings, trees or other habitats. Habitat could be used for foraging e.g. trees, shrub, grassland or water. Site is connected with the wider landscape by linear features that could be used by commuting species e.g. lines of trees and scrub or linked back gardens. A small number of less significant habitat opportunities. Isolated habitat for foraging e.g. a lone tree or patch of scrub. An isolated site not connected by prominent linear landscape features.
<b>Negligible likelihood of species presence.</b>	No features suitable for roosting, minor foraging or commuting.

### 3.0 Results

The following section details the results of the desk study, inspection and survey, it includes MAGIC information, biological records data and map/aerial photo information. The results detail the building, structure or tree (numbered for reference) description of any evidence found and habitat value if no evidence has been located.

#### 3.1 Desk Study

The desk study is centred on Grid Ref - TQ202906 and postcode - HA8 0AY.

Table 2: Weather records -

Temperature	15°C
Cloud cover	10%
Precipitation	None
Wind	0/8

#### 3.2 Magic:

The following statutory sites have been located on the search (2km) see Figure 1 -

- No statutory sites were found within the search area.
- No EPS licenses were found within the search area.

MAGIC

HAS DAY

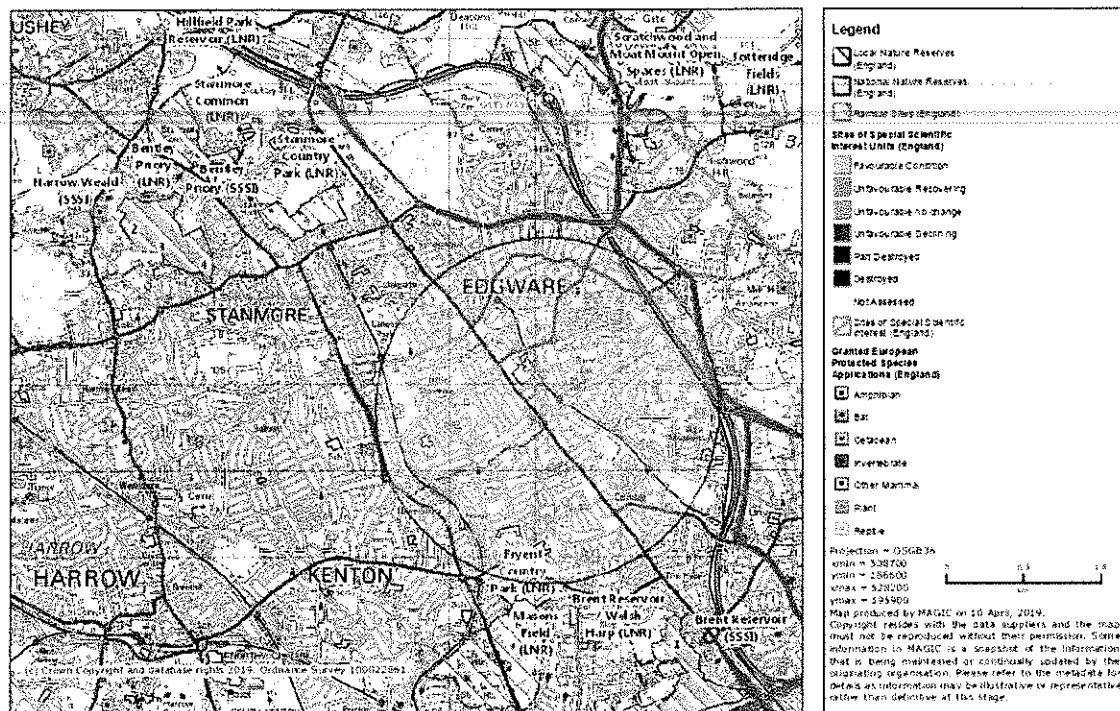


Figure 1: Magic search.

### 3.3 Biological Records Data:

A standard 1km data search of existing records for protected species and nature reserves has been commissioned, below details the results and site context:

Biological records were obtained from Greenspace Information for Greater London (GIGL, 2019). 238 records are supplied and range in date from 1869 to 2018. There are a large number of records for birds, flora and insect species. Other species include reptiles such as slow worm *Anguis fragilis*, common lizard *Zootoca vivipara* and grass snake *Natrix natrix*, all found approx. 908m west of site. Mammals such as hedgehog *Erinaceus europaeus* are found as close as approx. 355m west to site as well as a number of bats species. Bats species include noctule *Nyctalus noctula*, soprano pipistrelle *Pipistrellus pygmaeus*, nathusius pipistrelle *P. nathusii*, vesper bat *Vespertilionidae* and a number of unidentified species records. The closest of these is found approx. 598m

east of site. Biological records also highlighted two non-statutory sites within the area, these are detailed below along with a non-statutory site location map.

#### Borough Grade II

Site Reference:	BaBII03
Site Name:	Deans Brook and Stoneyfields Park
Summary:	A meandering wooded stream, which widens into an attractive ornamental lake in Stoneyfields Park.
Grid ref:	TQ 198 916
Area (ha):	11.17
Borough(s):	Barnet
Habitat(s):	Ancient woodland, Hedge, Pond/lake, Running water, Secondary woodland, Semi-improved neutral grassland
Access:	Free public access (part of site)
Ownership:	London Borough of Barnet, London Underground Ltd and Private

#### Site Description:

The Deans Brook runs for just over 2 kilometres from its emergence from a culvert under the M1 motorway, through Stoneyfields Park, through suburban Edgware, to join the Silk Stream near Edgware Hospital. This site also includes an area of allotments to the east, and wetland and railside land to the south of the Edgware station sidings.

The stream largely follows its natural, sinuous course, but most of the banks are restrained by wooden toe-boards. It is heavily shaded by narrow strips of woodland for much of its length, and there is little aquatic vegetation. Kingfishers and grey wagtails are regularly seen along the brook.

In Stoneyfields Park, the brook has been widened into an ornamental lake. This has a wide fringe of tall emergent vegetation, dominated by great and lesser reedmace (*Typha latifolia* and *T. angustifolia*), with yellow iris (*Iris pseudacorus*), great willowherb (*Epilobium hirsutum*), gypsywort (*Lycopus europaeus*), water mint (*Mentha aquatica*) and wild angelica (*Angelica sylvestris*). Coots, moorhens and mallards breed on the lake, which also supports amphibians and dragonflies.

Other habitats within Stoneyfields Park include woodland, hedgerows and grassland. The woodland of oak (*Quercus robur*) and hazel (*Corylus avellana*) and some of the hedges are clearly old, and contain plants indicative of ancient woodland, such as wood-sedge (*Carex sylvatica*) and ramsons (*Allium ursinum*). Some of the grassland is quite herb-rich, with wild flowers such as cuckooflower (*Cardamine pratensis*).

The only part of this site which is accessible is Stoneyfields Park, although good views of the wetland to the south of Edgware station can be had from trains between Edgware and Burnt Oak.

Site first notified:	01/01/1997	Boundary last changed:	01/01/1997
Citation last edited:	05/04/2006	Mayor Agreed:	
Defunct:	N		
Last Updated:	05/04/2006		

**Borough Grade II**

**Site Reference:** BaBH05

**Site Name:** Silk Stream and Burnt Oak Brook

**Summary:** Streams with surrounding open space, forming a green corridor through built-up Colindale and Hendon.

**Grid ref:** TQ 215 896

**Area (ha):** 8.71

**Borough(s):** Barnet

**Habitat(s):** Amenity grassland, Running water, Scattered trees, Scrub, Secondary woodland, Semi-improved neutral grassland, Tall herbs

**Access:** Free public access (part of site)

**Ownership:** London Borough of Barnet and Private

**Site Description:**

The Silk Stream winds for just over 4 kilometres from near Edgware Hospital to flow into the Welsh Harp. Its tributary the Burnt Oak Brook runs for about 1.5 kilometres from near the M1 motorway to meet the Silk Stream at Burnt Oak. This is very much an urban river system, flowing through Colindale and Hendon. Its banks are largely restrained by wood or concrete, but throughout its length there are at least narrow strips of scrub and grassland on either side, forming a valuable green corridor through the built-up area.

The rivers support little aquatic vegetation, though curled pondweed (*Potamogeton crispus*), Nuttall's waterweed (*Elodea nuttallii*) and floating sweet-grass (*Glyceria fluitans*) occur in places. Mallards and grey wagtails can often be seen, and three-spined sticklebacks are present.

The stream is best seen in the parks it passes through, such as Silkstream Park, Montrose Recreation Ground and Rushgrove Park.

**Site first notified:** 01/01/1997      **Boundary last changed:** 01/01/1997

**Citation last edited:** 05/04/2006      **Mayor Agreed:**

**Defunct:** N

**Last Updated:** 05/01/2007

Sites of Importance for Nature Conservation  
Ecological Data Search for Cherryfield Ecology  
Former Salvation Army, Barnfield Road, 02 April 2019

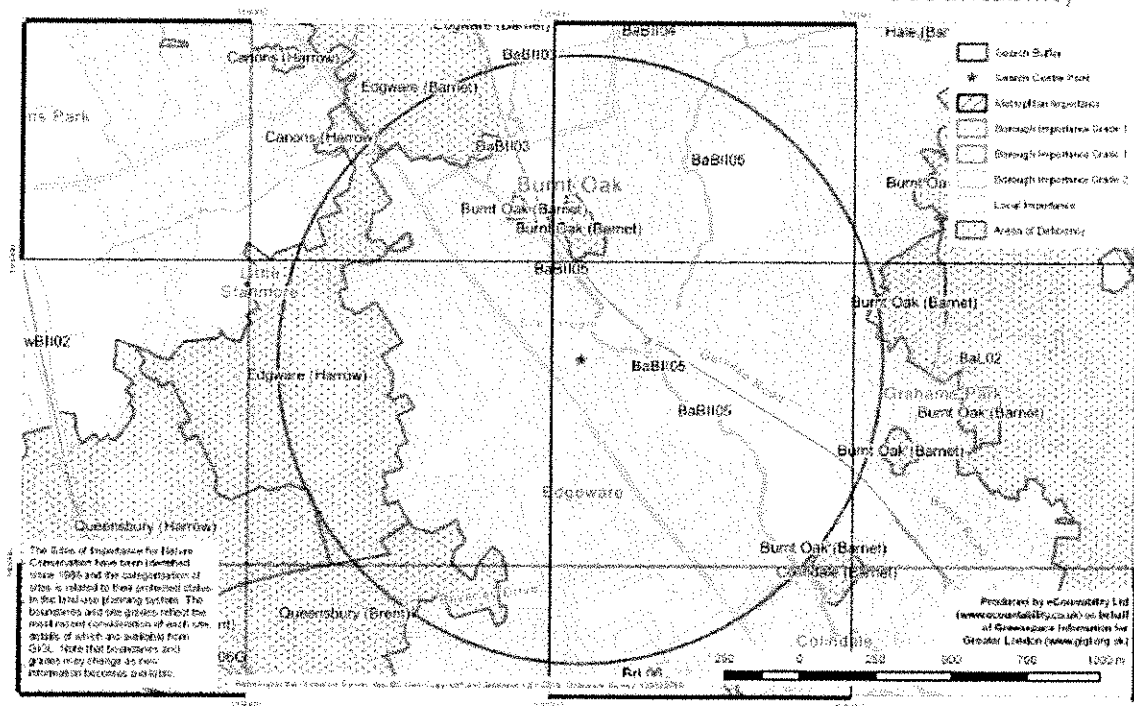


Figure 1a: Non statutory site location map.

### 3.4 Site Location and Surrounds:

The site is located in Barnet, Greater London and is surrounded by high density urban sprawl in the immediate local. Table 3 details the commuting, feeding and habitat features in a 1km radius of the site.

Table 3: Habitat features suitable for use by protected species

Feature	Description
Water course	The Silk Stream which also forms part of a non-statutory site, is found to border the site to the north west. Burnt Oak brook is found approx. 200m north east of site.
Water bodies	A small unnamed water body is found approx. 800m east of site.
Woodland	N/A

Linear e.g. hedgerows	There is residential garden hedgerow in the general area however links to the wider landscape are poor due to fragmentation via road and rail networks.
Pasture/arable/grassland	Amenity grass is found approx. 200m south east.
Other	A railway line is found approx. 100m north east of site.

### 3.5 Habitat, Building, Tree or Other Structure

This section details the structures/habitat reference and descriptions (see Figure 10 for site plan).

#### 3.5.1 Habitats

##### 3.5.2 Building

A single detached building is found on site (B1) and is predominantly rectangular in shape. B1 is brick built with an open gable roof design and cross gable to the north west aspect. B1 has wooden soffits and plastic rain water goods. B1 has two loft spaces, the first (L1) is fully insulated to the floor with bitumen roof lining. L1 has a angled queen post beam structure. The second loft space (L2), is partially boarded with insulation to the rest. An angled queen post beam structure is present as is a bitumen felt lining.

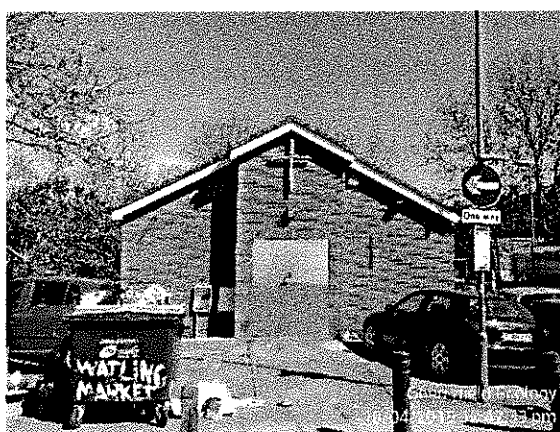


Figure 2: Front elevation of B1.





Figure 3: Rear elevation of B1.

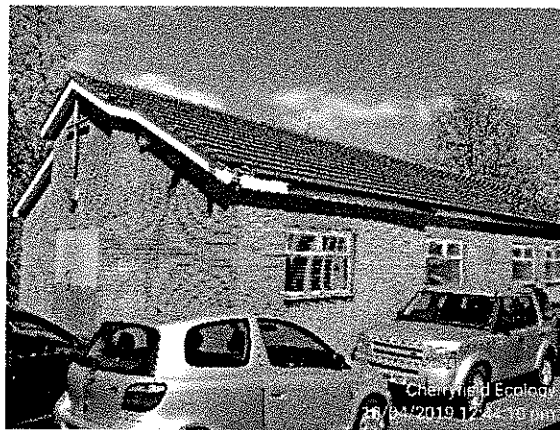


Figure 4: Front and side elevation of B1.

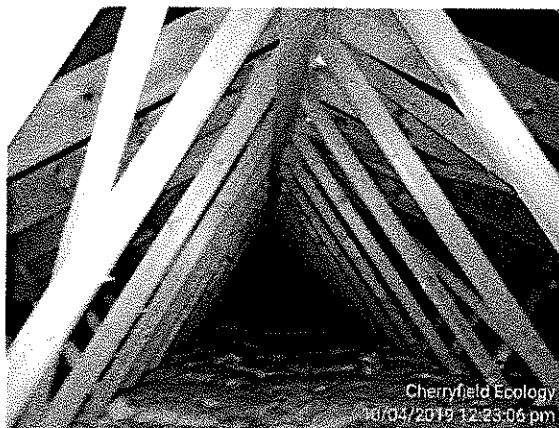


Figure 5: Example of loft space (L1).



Figure 6: Example of loft space (L2).

### 3.5.3 Hard standing

Hard standing is found to surround B1 with pathways and also a driveway area to the front of the building.

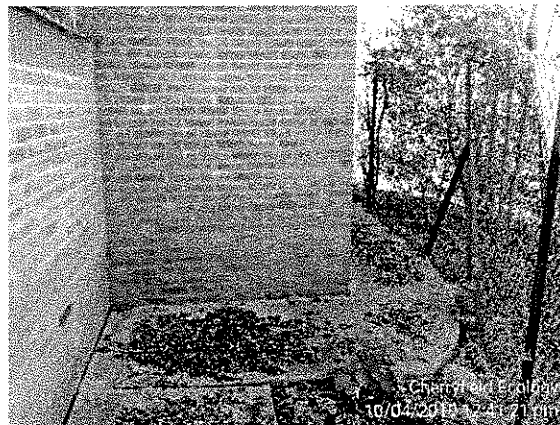


Figure 7: Hard standing found on site.

### 3.5.4 Tall ruderal

Tall ruderal vegetation is found to the rear of B1; however, it is unclear if this is part of the proposed development or indeed part of the owners land. This area is heavily polluted with litter and contains large amounts of bramble *Rubus fruticosus* and nettle *Urtica dioica*.



Figure 8: Tall ruderal vegetation found at the rear of B1.

### 3.5.5 Trees

A small number of trees are found to the rear of B1 and also to the western boundary. These trees overhang close to the building and also fall within the same area of tall ruderal vegetation which is unclear as to the proposed plans and land ownership. Species include blackthorn *Prunus spinosa*.



Figure 9: Trees found at the rear of B1.

Table 4: Target notes

Target Note	Description
N/A	N/A

### 3.6 Species List

Ash	<i>Fraxinus excelsior</i>
Birch	<i>Betula</i> sp.

Blackthorn  
Bramble  
Buddleia  
Cleavers  
Ground-ivy  
Hawthorn  
Ivy  
Nettle  
Willow

*Prunus spinosa*  
*Rubus fruticosus*  
*Buddleja davidii*  
*Galium aparine*  
*Glechoma hederacea*  
*Crataegus monogyna*  
*Hedera helix*  
*Urtica dioica*  
*Salix* sp.

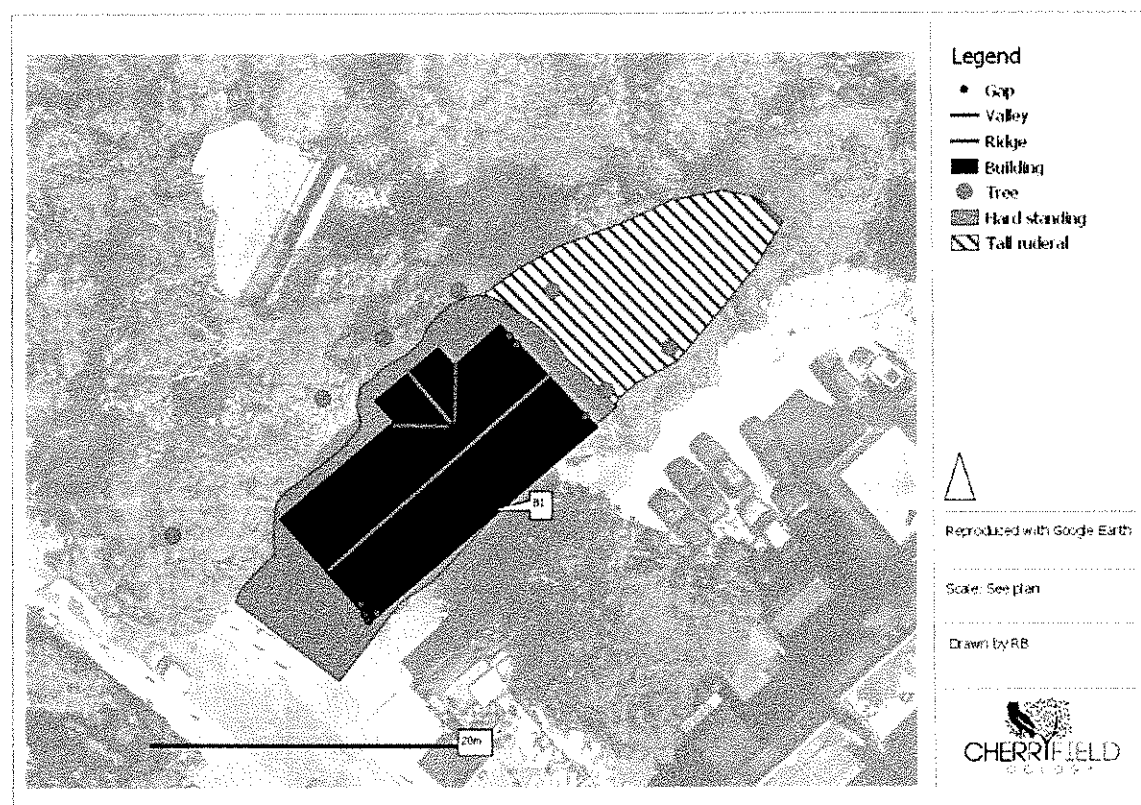


Figure 10: Site plan


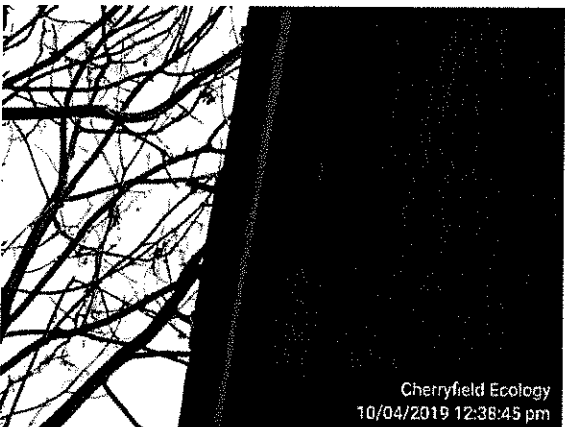

### 3.7 Evidence or Likelihood of Species Presence

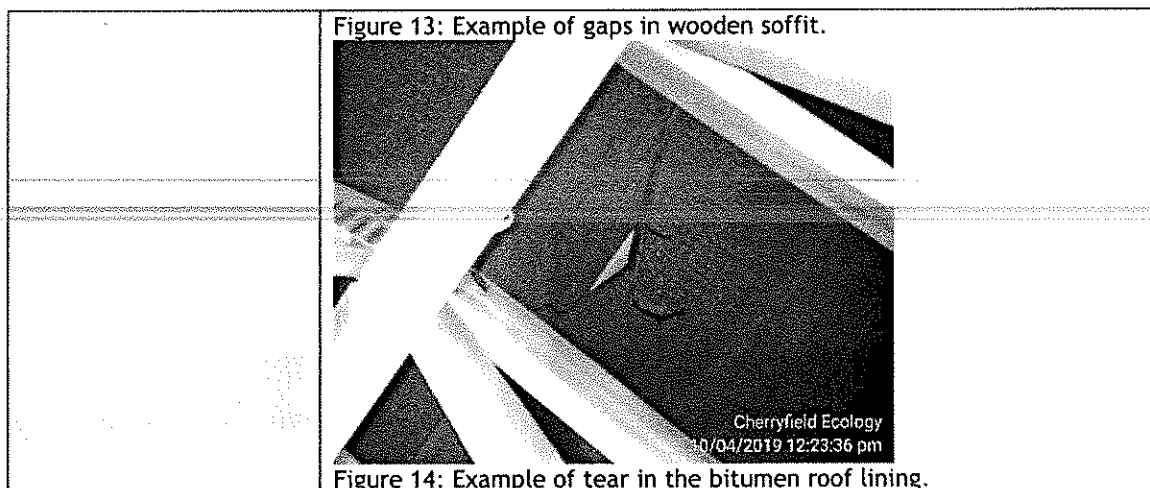
This section details the evidence located and likelihood of species presence.

#### 3.7.1 Bats

Table 5: Bats, evidence or the potential for the species.

Bats found	No bats found.
------------	----------------

Evidence of bat use	No evidence found.
Potential for bat use	<p>Level of likelihood of presence - Low.</p> <p>A small number of potential entry/exit points were observed. These were found at missing roof tile and also a number of gaps found in the wooden soffits to the front and rear of the building. In addition to this a tear in the bitumen roof lining of L1 was found creating a potential access point.</p>  <p>Figure 11: Example of missing roof tile found at the front of B1.</p>  <p>Figure 12: Example of gap found in wooden soffit.</p> 



### 3.7.2 Badgers

Table 6: Badgers, evidence or the potential for the species

Badgers found	No badgers found.
Evidence of badger use	No evidence found.
Potential for badger use	Level of likelihood of presence - Negligible.

### 3.7.3 Breeding Birds

Table 7: Breeding birds, evidence or potential for the species

Breeding birds found	No breeding birds found.
Evidence of breeding bird use	No evidence found.
Potential for breeding bird use	<p>Level of likelihood of presence -High.</p> <p>Overhanging trees close to the north and western boundaries of the site provide suitable nesting potential for breeding birds. No nests were observed but song birds were seen and heard.</p>

### 3.7.6 Amphibian

Table 8: Amphibians, evidence or potential for species use.

Amphibians found	No amphibians found.
Evidence of amphibian use	No evidence found.

Potential for amphibian use	Level of likelihood of presence - Negligible.
-----------------------------	---

### 3.7.7 Reptile

Table 9: Reptiles, evidence or potential for species use.

Reptiles found	No reptiles found.
Evidence of reptile use	No evidence found.
Potential for reptile use	Level of likelihood of presence - Negligible.

### 3.7.8 Other Species e.g. dormouse

Table 10: Other protected species, evidence or potential for species use.

Species found	No other protected species found.
Evidence of species use	No evidence found.
Potential for species use	Level of likelihood of presence - Negligible.

### 3.7.9 Invasive none/native

N/A

## **4.0 Conclusions, Discussion, Impacts and Recommendations**

The following section details the conclusions, discussion, impacts and recommendations in the context of the proposed works.

### **4.1 Conclusion and Discussion**

The development will involve carrying out general renovation works and extensions to the existing building. As a result, the neighboring pocket of tall ruderal and trees would be prone to impacts from the development. The scattered trees that overhang onto the site have the potential to support breeding birds. The tall ruderal is in a very poor condition and is scattered with litter and so impacts here would be negligible. No bats or evidence were found in B1, however there were a number of suitable potential roosting features observed externally and internally. These were found in gaps in the soffits to the front and rear and also through missing roof tiles. In addition to this a tear was found in the bitumen roof lining exposing the underside of the roof creating a potential entry/exit point. B1 is a moderately-maintained building that provides a small number of opportunities for access by bats. Despite B1 only having a small number of suitable roosting features, this coupled with biological records for the area results in B1 being considered to be of low potential for roosting bats. As mentioned, there is a non-statutory site, Silk Stream, which is designated as a site of interest for nature conservation (SINC) which borders the site to the north. As a precaution whilst works are occurring it is suggested that screens are put in place to minimize any potential dust pollution from the proposed works. Lighting for the proposed development should also aim to minimize light spill onto the bordering SINC to the north, which will aim to lessen potential impacts from the proposed development, this will also help to protect any potential roosting or commuting resources for bats.

### **4.2 Potential Impacts**

Impact assessments must be proportionate to the scale of the development (CIEEM, 2018) and the following Table 5 details a proportionate impact assessment based on current information -



Table 11: Impact assessment

Impact	<p><b>Bats:</b> Potential loss of bat roost if found.</p> <p><b>Birds:</b> Loss of habitat and/or disturbance whilst works are occurring.</p> <p><b>NON-statutory site:</b> - Possible increase in the amount of pollution during works, e.g. dust. Also, possible light pollution from the proposed development.</p>
Characterisation of unmitigated impact on the feature	<p><b>Bats:</b> Potentially a bat roost will be destroyed when works are performed, creating a negative impact in the local area.</p> <p><b>Birds:</b> Potential destruction of nests and/or potential abandonment of in use nests.</p> <p><b>NON-statutory site:</b> - Potential pollution to neighboring non-statutory site, including light pollution.</p>
Effect without mitigation	<p><b>Bats:</b> Potentially without mitigation individual bats could be killed, injured, entombed and disturbed by the works.</p> <p><b>Birds:</b> Disturbance.</p>
Mitigation	<p>See table 6.</p> <p><b>NON-statutory site:</b> - See section 4.3.</p>
Significance of effects of residual impacts (after mitigation)	<p>Assuming the mitigation and compensation is followed (following survey) there would be a minimum of a maintenance of the species on site (assumed to be found) and a net gain by including simple cheap enhancements.</p>

### 4.3 Recommendations

A Presence/likely absence survey is required with two surveyors to cover all elevations of the building, this being a single dusk survey completed between the months of May and August. Should bats be discovered, two further surveys will be required, one dusk and one pre-dawn to meet national guidelines and to apply for an EPS license.

It is recommended that site works be performed outside of the breeding season for birds which is between March and August. If this isn't achievable nest checks, by an Ecologist, would be required during the works for the small number of scattered trees found to the north and west of B1. If found a buffer zone would be required around said nest(s) and works could then resume once the nest has been used. It should be noted that it is not currently known if the trees and tall ruderal vegetation are part of the proposed development or even if this area is part of the owners land.

During the proposed works it is recommended that screening barriers are used to mitigate any effects on the neighbouring non-statutory site through possible dust and pollution. During and post development, lighting that is found to be near or shining onto the neighbouring non-statutory site, should be designed to reduce the impact of lighting on to the site. Lighting should be of low level and with no up lighting and ideally should use downward deflectors.

#### 4.4 Suggested Enhancements

The local authority has a duty to enhance biodiversity in its day to day duties, the following are suggested enhancements that are easily installed into a development and can be cost effective whilst ensuring a gain for local wildlife.

Table 12: Recommended enhancements/mitigation.

Work	Specification
General Information	<p>No development will occur until bat surveys consistent with the Bat Surveys for Professional Ecologists: Good Practice Guidelines (3rd edition) (Collins et al. 2016) have been undertaken in the appropriate survey season, May to September (Mid-May to August optimal). One survey is required. If bats are found to be present two additional surveys will be required to meet national guidelines.</p> <p>The Three Tests to be answered before planning can be granted (NE, 2017):</p> <p><i>Test 1:</i> Regulation 53(2)(e) states: a licence can be granted for the purposes of “preserving public health or public safety or other imperative reasons of overriding public interest including those of a social or economic nature and beneficial consequences of primary importance for the environment”.</p> <p>Test 1 can be achieved via the ‘imperative reasons of overriding public interest’. Although not for the ecologist to determine the planning and access statement submitted as part of the application states that all local and national planning policy would be met for residential dwellings.</p> <p><i>Test 2:</i> Regulation 53(9)(a) states: the appropriate authority shall not grant a licence unless they are satisfied “that there is no satisfactory alternative”</p> <p>Test 2 would be achieved on the grant of consent as no other sites have been considered for the development.</p> <p><i>Test 3:</i> Regulation 53(9) (b) states: the appropriate authority shall not grant a licence unless they are satisfied “that the action authorised will not be detrimental to the maintenance of the population of the species concerned at a favourable conservation status in their natural range.”</p> <p>Test 3 will be achieved once full emergence/re-entry surveys are conducted and full mitigation appropriate to species and population has been designed and implemented</p>

	<p>via an EPS licence issued from the statutory authority (Natural England), if this becomes necessary following a dusk and pre-dawn survey.</p>
Mitigation	<p>Based on Mitchell - Jones, (2004), subject to change following surveys.</p> <p>Demolition of suitable bat roosting features e.g. roof tiles etc. will require the supervision of a bat licensed ecologist.</p> <p>The suitable bat roosting features e.g. soffits will be stripped by hand only. All areas across the roof/ridges/soffits etc. will be checked for bats i.e. endoscope (were possible) and via destructive search. If bats are found these will be removed by hand (Ecologist only) and placed in bat boxes that will be in place before works begin.</p> <p>Bat boxes will be installed, there are no trees found that can be used for this purpose, so these will be placed on posts and be no less than 3m above ground level and away from any neighbouring ledge to prevent local cats predating on bats using the boxes.</p> <p>A minimum of two Schweglar 1FF or similar boxes (see Figure 15) will be hung on the posts at a minimum of 3m from ground level and face south/southwesterly. These boxes are known to be used by crevice and void dwelling species.</p> <p>Bat lofts are only considered necessary if a maternity roost of BLEB is found, currently the evidence found to date does not suggest that this is the case, however this may change following full survey.</p> <div data-bbox="743 1048 979 1341" data-label="Image"> </div> <p>Figure 15: Schweglar 1FF bat box</p> <p>Bat access tiles x 2 will be installed into the roof along or near to the ridge therefore allowing bats access into the space between tiles and/or sarking boards (see Figure 16). <b>A bitumen felt is to be used it must be of type 1F only.</b> On flat roof structures a bat tube will be built into the building (see Figure 17)</p> <div data-bbox="707 1579 1007 1767" data-label="Image"> </div> <p>Figure 16: Example of a bat tile</p>

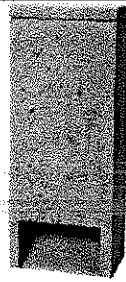
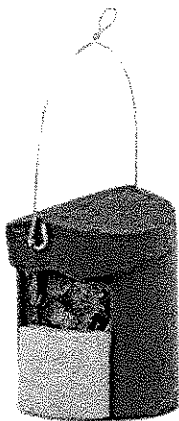
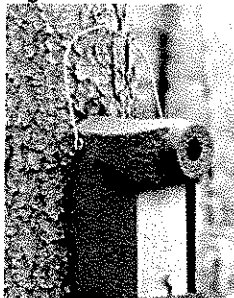
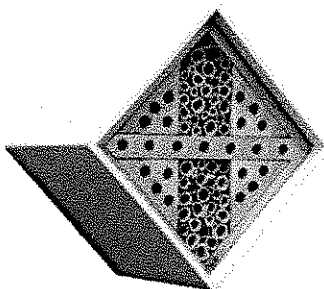


Figure 17: Example of bat tube

Commuting bats maybe using the grounds and surrounds - therefore any tree, hedges or linear feature should be retained were possible.

Lighting	<p>Any lighting near or shining onto any trees, especially those with bat boxes in or commuting routes shown to be present at further survey stage should be designed to minimize the impact it has on potential bat roosting and commuting.</p> <p>Lighting should be in-line with the BCT lighting guidelines (Bats and Lighting in the UK (Bat conservation trust, 2018) <a href="https://www.theilp.org.uk/documents/guidance-note-8-bats-and-artificial-lighting/">https://www.theilp.org.uk/documents/guidance-note-8-bats-and-artificial-lighting/</a></p> <p>This lighting should be of low level, be on downward deflectors and ideally be on PIR sensors. Using LED directional lighting can also be a way of minimizing the light spill affecting the habitat. No up-lighting should be used.</p> <p>This will ensure that the roosting and commuting resources that the bats are likely to be using is maintained.</p>
Timing	<p>Once the EPS licence is obtained works can occur during the designated timeframe, it is best to avoid the maternity (mid - May to August) and hibernation (Dec to March) seasons. It is not always necessary if the roost can be shown to be a day roost of common species.</p> <p>Works will be timed so as to take advantage of mild weather conditions. Several consecutive nights with temperatures no lower than 7oC to avoid disturbing potentially hibernating bats.</p> <p>Ideally the demolition/works will occur when bats are active and can be moved to alternative roosts in the area e.g. Autumn when bats are moving away from summer roosts to mating roosts.</p>
Breeding birds: Suggested mitigation/enhancements	<p>Bird boxes for a variety different species can be installed on the building or posts.</p> <p>A selection of open fronted boxes and song bird boxes can be installed (see Figures 18 and 19) it is recommended that a minimum of one each of the boxes are installed.</p>

	<div data-bbox="778 369 957 788" data-label="Image">  </div> <div data-bbox="742 810 986 846" data-label="Caption"> <p>Figure 18: Robin box</p> </div> <div data-bbox="746 846 981 1142" data-label="Image">  </div> <div data-bbox="718 1140 1002 1173" data-label="Caption"> <p>Figure 19: Song bird box</p> </div>
<p>Insect box enhanceme nt</p>	<p>A variety of insect boxes can be installed in the area, a minimum of one box is recommended (see Figures 20 and 21).</p> <div data-bbox="683 1319 1008 1606" data-label="Image">  </div> <div data-bbox="475 1677 1235 1718" data-label="Caption"> <p>Figure 20: Urban bee nesting box, used for solitary bees and wasps</p> </div>

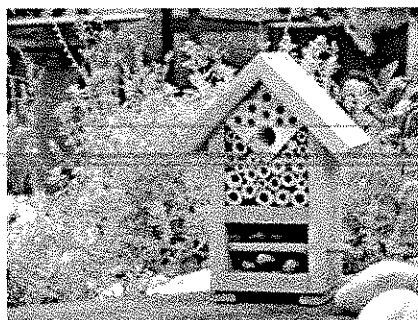


Figure 21: Bug biome, ideal for ladybirds, lacewings and bees

Hedgehog  
highways  
and small  
mammal  
connectivity.

In order to allow hedgehogs and other small mammals a continuous corridor across the site, thus linking gardens and green spaces in the area including the silk stream SINC.

- A 13cm by 13cm is sufficient for any hedgehog to pass through. This will be too small for nearly all pets (Figure22).
- Remove a brick from the bottom of the wall, creating a 13cm by 13cm hole.
- Cut a small hole in your fence if there are no gaps.
- Dig a channel underneath your wall, fence or gate.
- Ideally, rather than walls or fences a hedge will provide foraging, shelter and a route along as well as through the site.

### How to make a hedgehog highway

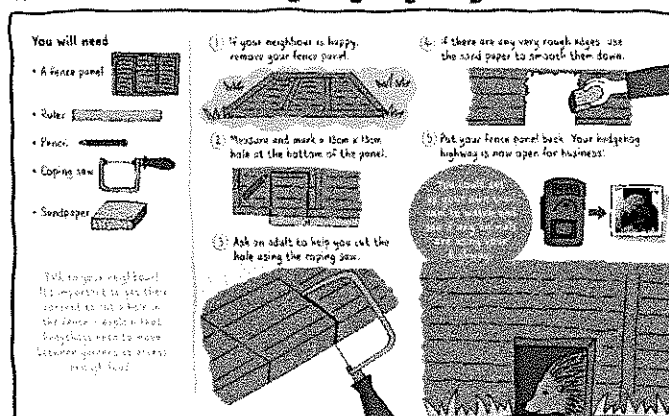


Figure 22: Hedgehog Highway, Source - Wildlife Trust -

[http://7474fab53f1b6ee92458-](http://7474fab53f1b6ee92458-8f3ac932bad207a00c83e77eae8d15c.r12.cf1.rackcdn.com/Hedgehog%20Highway.jpg)

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## 5.0 References

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[REDACTED]

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**From:** HNL Sustainable Places <HNLsustainableplaces@environment-agency.gov.uk>  
**Sent:** 24 June 2019 12:01  
**To:** Moore, Louis  
**Subject:** EA response to 19/3010/FUL Salvation Army  
**Attachments:** 130373.pdf

Dear Louis

Please find attached our response to the above application.

Kind regards

**Keira Murphy MRTPI**

Planning Specialist  
Sustainable Places Team

Environment Agency | Hertfordshire & North London

☎ 0203 025 5560 | ✉ [HNLsustainableplaces@environment-agency.gov.uk](mailto:HNLsustainableplaces@environment-agency.gov.uk)



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Mr Louis Moore  
London Borough of Barnet  
Development Management and Building  
Control Service  
Barnet House  
255 High Road  
London  
N20 0EJ

Our ref: NE/2019/130373/01-L01  
Your ref: 19/3010/FUL  
Date: 24 June 2019

Dear Louis

**First floor extension with pitched roof and side dormer windows. New access ramp. New vehicular access, cycle and refuse store.**

**Salvation Army, Barnfield Road, Edgware, HA8 0AY.**

Thank you for your letter dated 10 June 2019.

We have **no objection** to the planning application as submitted. The proposed development is located within Flood Zone 2 (medium probability of fluvial flood risk) and close to but not within Flood Zone 3 (high probability of fluvial flood risk).

The submitted Flood Risk Assessment prepared by Ambiental (reference: 4389) demonstrates that the site will be outside the 1 in 100 year plus 25% climate change flood extent. Floodplain compensation is not required as no exterior alterations or extensions beyond the existing footprint are proposed. However, please include the following informative:

**Advice to applicant – flood resilience measures**

We strongly recommend the use of flood proofing and resilience measures. Physical barriers, raised electrical fittings and special construction materials are just some of the ways you can help reduce flood damage.

To find out which measures will be effective for this development, please contact your building control department. In the meantime, if you'd like to find out more about reducing flood damage, visit the flood risk and coastal change pages of the planning practice guidance. The following documents may also be useful:

- Department for Communities and Local Government: Preparing for floods  
<http://www.planningportal.gov.uk/uploads/odpm/4000000009282.pdf>
- Department for Communities and Local Government: Improving the flood performance of new buildings:  
<http://www.communities.gov.uk/publications/planningandbuilding/improvingflood>

**Advice to Local Planning Authority**

We do not normally comment on or approve the adequacy of flood emergency response procedures accompanying development proposals, as we do not carry out these roles during a

flood. Our involvement with this development during an emergency will be limited to delivering flood warnings to occupants/users covered by our flood warning network.

The planning practice guidance to the National Planning Policy Framework states that, in determining whether a development is safe, the ability of residents and users to safely access and exit a building during a design flood and to evacuate before an extreme flood needs to be considered. One of the key considerations to ensure that any new development is safe is whether adequate flood warnings would be available to people using the development.

In all circumstances where warning and emergency response is fundamental to managing flood risk, we advise local planning authorities to formally consider the emergency planning and rescue implications of new development in making their decisions. As such, we recommend you consult with your emergency planners and the emergency services to determine whether the proposals are safe in accordance with the guiding principles of the Planning Practice Guidance (PPG).

This does not mean we consider that the access is safe, or the proposals acceptable in this regard. We remind you to consult with your emergency planners and the emergency services to confirm the adequacy of the evacuation proposals.

The following planning informative should be included on any planning permission granted:

**Informative:**

The Environmental Permitting (England and Wales) Regulations 2016 require a permit to be obtained for any activities which will take place:

- on or within 8 metres of a main river (16 metres if tidal)
- on or within 8 metres of a flood defence structure or culvert (16 metres if tidal)
- on or within 16 metres of a sea defence
- involving quarrying or excavation within 16 metres of any main river, flood defence (including a remote defence) or culvert
- in a floodplain more than 8 metres from the river bank, culvert or flood defence structure (16 metres if it's a tidal main river) and you don't already have planning permission.

For further guidance please visit <https://www.gov.uk/guidance/flood-risk-activities-environmental-permits> or contact our National Customer Contact Centre on 03702 422 549. The applicant should not assume that a permit will automatically be forthcoming once planning permission has been granted, and we advise them to consult with us at the earliest opportunity.

If you have any further queries regarding our response, please contact me.

Yours sincerely

**Keira Murphy**  
**Planning Specialist**

Direct dial 0203 025 5560

Direct e-mail [HNL.SustainablePlaces@environment-agency.gov.uk](mailto:HNL.SustainablePlaces@environment-agency.gov.uk)

[REDACTED]

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**From:** Senior, Josimar <Josimar.Senior@Barnet.gov.uk>  
**Sent:** 14 June 2019 09:36  
**To:** Moore, Louis  
**Cc:** [REDACTED]  
**Subject:** 19/3010/FUL - Salvation Army, Barnfield Road, HA8 0AY (SSSR/19/05593)

Hi Louis,

Please put on the following:

**Construction**

C210:

1403A informative for the Construction Method Statement:

**Noise:**

If the proposed development will include air handling plant

C243 IMPACT OF NOISE FROM VENTILATION AND EXTRACTION PLANT ON DEVELOPMENT

C440 \*RESTRICT NOISE FROM PLANT

I402 ACOUSTIC CONSULTANT TO BE USED

Best wishes,

**Josimar Senior**

Scientific Consultant

0208 359 7393

Consultancy and Scientific Services, Environmental Health.

Department of Development and Regulatory Services.



[REDACTED]

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**From:** [REDACTED]  
**Sent:** 13 June 2019 09:35  
**To:** Moore, Louis  
**Subject:** 19/3010/ful

Hi Louis

Paid fast track 5 weeks from today

[REDACTED]

**Technical Officer | Vetting & Registration Unit**  
London Borough of Barnet, Barnet House, 1255 High Road, Whetstone, N20 0EJ

We are moving to 2 Bristol Avenue, Colindale NW9 4EW on 21<sup>st</sup> June

**Tel: 020 8359 3000**

**Barnet Online: [www.barnet.gov.uk](http://www.barnet.gov.uk)**



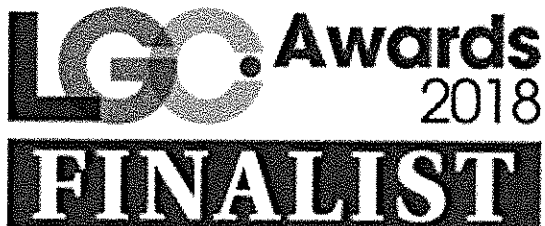
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**RTPI**

Chartered Town Planners



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**From:** Ecology.Blackburn <Ecology.Blackburn@capita.co.uk>  
**Sent:** 24 September 2019 15:51  
**To:** Moore, Louis  
**Subject:** 193010FUL Capita ecology response.pdf  
**Attachments:** 193010FUL Capita ecology response.pdf

Hi Louis

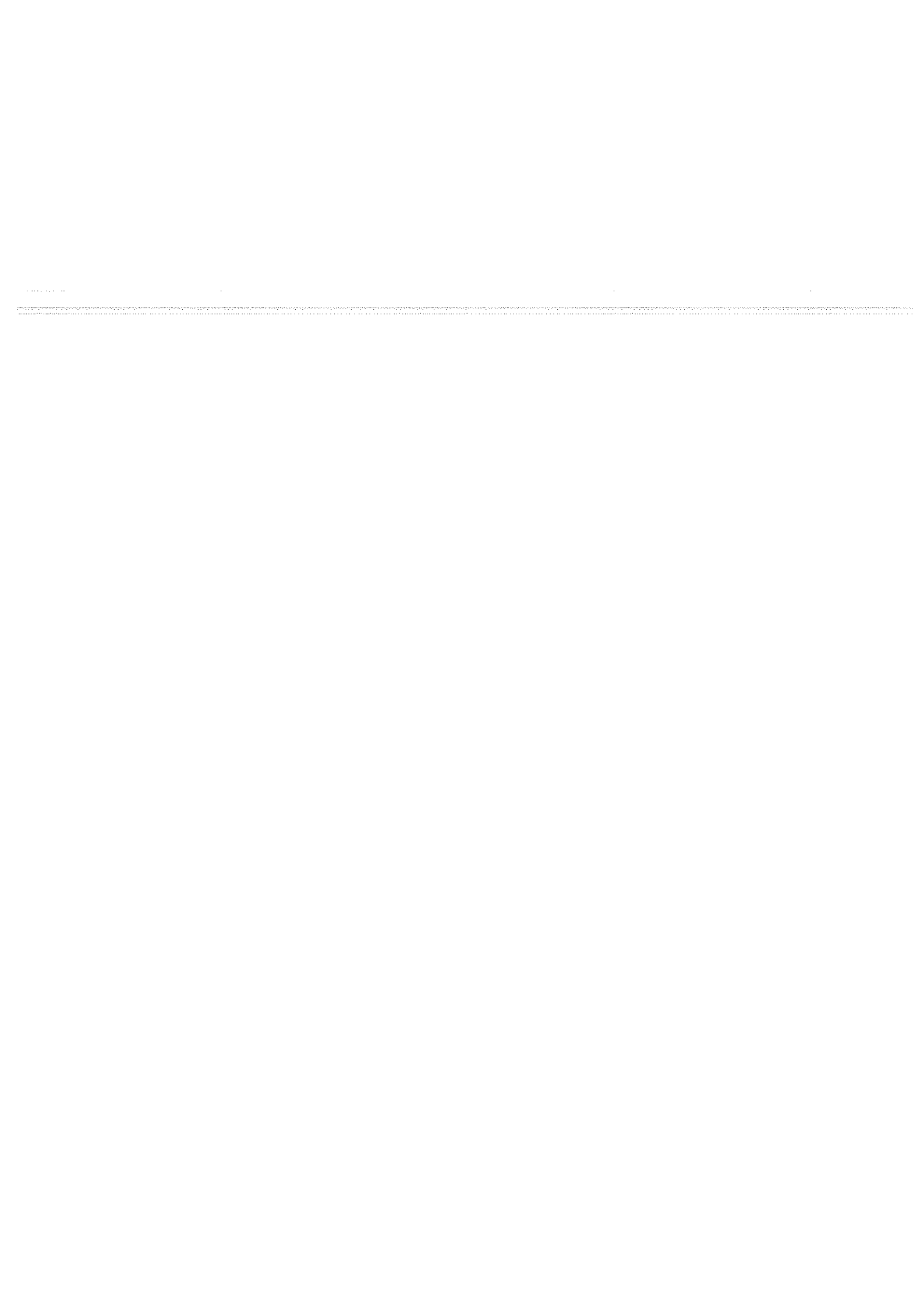
Please find attached my comments regarding the Ecological aspect, I tried to all to discuss as no further surveys have been undertaken.

Therefore we can approve the planning as a material consideration is still outstanding

Regards

Neil Pae

This email is security checked and subject to the disclaimer on web-page: <http://www.capita.co.uk/email-disclaimer.aspx>



24/09/2019

To: Louis Moore (Case Officer),  
Developments Team,  
Development and Regulatory Services,  
London Borough of Barnet,  
Barnet House,  
2 Bristol Ave  
Colindale  
London NW4 4EW

RE: Salvation Army, Barnfield Road, Edgware, HA8 0AY

Dear Louis,

As the development affects existing buildings and habitats as identified in the Preliminary Ecological Appraisal (PEA) and the Preliminary Roost Assessment (PRA) identifies the building to have the potential to support notable and protected species, then further surveys as highlighted within these reports should be undertaken and reported to the LPA prior to the determination of this application. This will assist the LPA in addressing material considerations in relation to biodiversity and protected sites or species.

In order to approve the application, we must ensure that there are no adverse effects on the favourable conservation status of protected species in accordance with London Plan Policy 7.19E, as such the emergence/re-entry surveys must be undertaken and informed by current best practice, we cannot endorse the approval of the application until all considerations and surveys are complete.

It is advised that the following is secured to reduce the risk of an impact to habitats and protected species and to ensure the development is sustainable:

- Bats: It is recommended that the building is subject to at least one dawn and one dusk survey nocturnal emergence/re-entry surveys (also known as dusk/dawn or presence/absence). The surveys should be undertaken between May and August, inclusive.
- A Landscape Management Plan should be submitted which incorporates the recommendations of the PEA and includes details of long-term design objectives, management responsibilities, maintenance schedules and replacement planting provisions for existing retained trees and any new soft landscaping to be planted as part of the approved landscaping scheme.

Until information is provided on how mitigation and compensation is established and the direct nature of the impacts are assessed we do not feel the applicant has fulfilled the requirements of the National Planning Policy Framework (NPPF) in aiming to achieve sustainable development or by achieving a net gain in biodiversity and the obligations on public bodies to conserve and enhance biodiversity as required by the Natural Environment and Rural Communities (NERC) Act 2006.

I trust that the above provides you with sufficient information. If you have any queries please do not hesitate to contact me.

Neil Page MCIEEM, Senior Ecologist

