

From: [Euzger, Heidi](#)
To: [Simon Wallis](#); [Mary Fortune](#)
Cc: [Farrell, Kie](#)
Subject: RE: 33 Lyonsdown Road - 20/2925/FUL - Preliminary Roost Assessment
Date: 06 January 2021 17:17:00
Attachments: [image013.png](#)
[image014.png](#)
[image028.png](#)

Dear Simon,

Thank you for your email and happy New Year to you too and the rest of the team at Savills.

All I can confirm is that the committee report has been cleared and passed over to governance with a recommendation for approval and put on the taxi rank system.

Therefore I am unable to say which committee the application is likely to be referred to until governance confirms the next agenda items nearer the publication date. Kie or I will advise you once we know which committee this is being referred to.

This is how the new committee structure works and your client needs to be patient for a little while longer.

I know this doesn't answer your question but I hope it is of some assistance.

Kind Regards,

Heidi

Heidi Euzger MRTPI
Chipping Barnet Area Planning Manager,
Development Management Team,
2 Bristol Avenue, Colindale, London, NW9 4EW
Tel: 020 8359 4720
Email: heidi.euzger@barnet.gov.uk

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For queries relating to the Pre-Application requests, please email planning.preapp@barnet.gov.uk



From: Simon Wallis <SWallis@savills.com>

Sent: 06 January 2021 14:42

To: Farrell, Kie <Kie.Farrell@Barnet.gov.uk>; Mary Fortune <mary.fortune@savills.com>

Cc: Euzger, Heidi <Heidi.Euzger@barnet.gov.uk>

Subject: RE: 33 Lyonsdown Road - 20/2925/FUL - Preliminary Roost Assessment

Hi Kie, Heidi

Happy New Year to you.

Please could you let us know as soon as possible as my client is chasing us hard for this.

Thanks

Simon Wallis BA Hons MA MRTPI
Director
Planning

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Email : SWallis@savills.com
Website : <http://www.savills.co.uk>





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From: Farrell, Kie [<mailto:Kie.Farrell@Barnet.gov.uk>]
Sent: 04 January 2021 16:25
To: Mary Fortune <mary.fortune@savills.com>; Simon Wallis <SWallis@savills.com>
Cc: Euzger, Heidi <Heidi.Euzger@barnet.gov.uk>
Subject: RE: 33 Lyonsdown Road - 20/2925/FUL - Preliminary Roost Assessment

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Hi Mary,

You are not on the agenda for Thursday night unfortunately.

I am trying to find out if it is known if you are on the agenda for 14th Jan or 27th Jan but I haven't heard back yet.

Kind Regards,

Kie.

From: Mary Fortune <mary.fortune@savills.com>
Sent: 04 January 2021 11:27
To: Farrell, Kie <Kie.Farrell@Barnet.gov.uk>; Simon Wallis <SWallis@savills.com>
Cc: Euzger, Heidi <Heidi.Euzger@barnet.gov.uk>
Subject: RE: 33 Lyonsdown Road - 20/2925/FUL - Preliminary Roost Assessment

Hi Kie

Happy new year

I have just checked the agenda for Thursday's committee but the application for 33 Lyonsdown Road is not shown as an item? Can you confirm if we are on the agenda?

In terms of the images, we have put forward your request to the client team but they have been away over Christmas so are awaiting a response on this.

Kind regards

Mary

Mary Fortune MRTPI
Associate
Planning

Savills, 33 Margaret Street , London W1G 0JD
Tel : +44 (0) 207 075 2849
Mobile : +44 (0) 7966 186681
Email : mary.fortune@savills.com



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From: Farrell, Kie [<mailto:Kie.Farrell@Barnet.gov.uk>]
Sent: 17 December 2020 09:21
To: Mary Fortune <mary.fortune@savills.com>
Cc: Euzger, Heidi <Heidi.Euzger@barnet.gov.uk>
Subject: RE: 33 Lyonsdown Road - 20/2925/FUL - Preliminary Roost Assessment

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Hi Mary,

Thanks for sending the walkover letter report yesterday.

Just to let you know, the LPA's Ecologist has reviewed the walkover letter report and is happy that the application can be recommended for approval subject to the two conditions set out below below.

I finished my draft Committee Report last night and have sent it through to Managers for review.

Thinking ahead to the Committee meeting it would be helpful to have updated version of the CGIs showing the final scheme to use in the presentation so if you have these please could you forward them to me.

Kind Regards,

Kie.

The development shall be implemented in accordance with the recommendations and mitigation measures, including the timing of development works and special techniques, contained within the Preliminary Roost Appraisal, Greengage, dated 27th November 2020 and Ecological Site Walkover Letter Report, Greengage, dated 15th December 2020 documents approved under condition 1.

Reason: To ensure that any protected species present are not adversely affected by the development in accordance with Policy DM16 of the Development Management Policies DPD (adopted September 2012) and the Sustainable Design and Construction SPD (adopted October 2016).

An ecological management plan (EMP) shall be submitted to, and be approved in writing by, the local planning authority prior to the commencement of the development. The content of the EMP shall include the following:

1. Description and evaluation of ecological features to be managed;
2. Aims and objectives of biodiversity management, with actions designed to result in net gains for biodiversity at site for local priority species such as hedgehog, house sparrow, bats and pollinators;
3. Details of a lighting design strategy for biodiversity, identifying areas and features that are sensitive for bats, to include appropriate lighting contour plans and technical specifications so that it can be clearly demonstrated that areas to be lit will not disturb or prevent the above species from using their territory;
4. Appropriate management options for achieving aims and objectives over a five-year period, targeting key Biodiversity Action Plan species;
5. Details of the body or organization responsible for implementation of the plan; and
6. Ongoing monitoring and remedial measures.

Reason: To ensure that any protected species present are not adversely affected by the development in accordance with Policy DM16 of the Development Management Policies DPD (adopted September 2012) and the Sustainable Design and Construction SPD (adopted October 2016).

From: Mary Fortune <mary.fortune@savills.com>

Sent: 16 December 2020 12:14

To: Farrell, Kie <Kie.Farrell@Barnet.gov.uk>

Cc: Simon Wallis <SWallis@savills.com>; Euzger, Heidi <Heidi.Euzger@barnet.gov.uk>

Subject: RE: 33 Lyonsdown Road - 20/2925/FUL - Preliminary Roost Assessment

Hi Kie

Thanks for the email.

Please see attached letter report from our ecologist as discussed.

I trust this is now sufficient to make the agenda for the 7th December.

Many thanks

Mary

Mary Fortune MRTPI
Associate
Planning

Savills, 33 Margaret Street , London W1G 0JD

Tel : +44 (0) 207 075 2849

Mobile : +44 (0) 7966 186681

Email : mary.fortune@savills.com

Website : <http://www.savills.co.uk>





From: Farrell, Kie [<mailto:Kie.Farrell@Barnet.gov.uk>]
Sent: 16 December 2020 09:33
To: Mary Fortune <mary.fortune@savills.com>
Subject: RE: 33 Lyonsdown Road - 20/2925/FUL - Preliminary Roost Assessment

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Hi Mary,

I need the letter today or tomorrow really. I'm am off on Friday.

I will be finishing the report today and passing it to Managers for sign off. They will then need to get it to Governance early next week for it to have a chance of making the 7th Jan meeting.

Thanks,

Kie.

From: Mary Fortune <mary.fortune@savills.com>
Sent: 14 December 2020 15:38
To: Farrell, Kie <Kie.Farrell@Barnet.gov.uk>
Cc: Simon Wallis <SWallis@savills.com>; Euzger, Heidi <Heidi.Euzger@barnet.gov.uk>
Subject: RE: 33 Lyonsdown Road - 20/2925/FUL - Preliminary Roost Assessment

Dear Kie

I hope you are well

Thank you for sending over the comments from the ecologist. We have spoken to our ecologist who has confirmed he is happy that there will be no ecological issues resulting from the slight extension of the footprint of the building and is happy to take on that risk.

He has also confirmed that the hand stripping of the roof which is set out in the PRA report submitted is the correct method and mechanism for the demolition of the roof. As the appointed ecologist, they consider a reasonable avoidance strategy / method statement such as the hand stripping the roof, will be appropriate and that they are prepared to take on the risk as in their view the likelihood is low.

We are currently preparing an updated letter from our Ecologist to confirm the above but we were also happy to consider a condition that requires an ecology management plan with a watching brief either by the current consultant or a suitably qualified ecologist during the relevant works.

Our consultant is preparing the letter this week but it would be good to know from you, what timescales / deadlines you are working towards in meeting the agenda for the 7th January?

Many thanks
Mary

Mary Fortune MRTPI

**Associate
Planning**

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Mobile : +44 (0) 7966 186681

Email : mary.fortune@savills.com

Website : <http://www.savills.co.uk>



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From: Farrell, Kie [<mailto:Kie.Farrell@Barnet.gov.uk>]

Sent: 09 December 2020 11:26

To: Mary Fortune <mary.fortune@savills.com>

Subject: FW: 33 Lyonsdown Road - 20/2925/FUL - Preliminary Roost Assessment

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Dear Mary,

I hope you are well.

Please see the emails below which are hopefully self-explanatory. Please can you forward this on to the applicant's Ecologist to see if he has a solution to the problem.

Kind Regards,

Kie.

From: Ecology.Blackburn <Ecology.Blackburn@capita.co.uk>

Sent: 08 December 2020 12:46

To: Farrell, Kie (Capita) <Kie.Farrell@capita.com>; Page, Neil (Capita) <Neil.Page@capita.com>

Cc: Euzger, Heidi (Capita) <heidi.euzger@capita.com>; Bates, Andy (Capita)

<Andy.Bates@capita.com>

Subject: RE: 33 Lyonsdown Road - 20/2925/FUL - Preliminary Roost Assessment

Hi Kie

How has the committee has evaluated a sites ecological merits, (unless undertaken a preliminary ecological appraisal has been undertaken previously) otherwise they would have no evidence to support that judgement.

In regards to the problem of low potential and the closed survey season it is up to the appointed agents ecologist to determine likelihood of risk and whether a reasonable avoidance strategy / method statement or even further endoscope survey (reducing potential rating) could be provided to allow the development to go head, but this has to be up to appointed ecologist discretion as they would carry the risk and ultimately and wouldn't like to force the hand unless

based on their professional judgement thought this was a reasonable recourse.

Don't condition a bat license as to obtain a bat license you need all conditions discharged so you cause a feedback loop between the licensing authority and planning authority, and they have requested this is removed from Planning guidance now.

Hope that helps

Kind Regards

Neil Page

From: Farrell, Kie <Kie.Farrell@Barnet.gov.uk>

Sent: 08 December 2020 10:10

To: Ecology.Blackburn <Ecology.Blackburn@capita.co.uk>; Page, Neil (Capita) <Neil.Page@capita.com>

Cc: Euzger, Heidi (Capita) <heidi.euzger@capita.com>; Bates, Andy (Capita) <Andy.Bates@capita.com>

Subject: RE: 33 Lyonsdown Road - 20/2925/FUL - Preliminary Roost Assessment

Hi Neil,

Thank you for your attached response.

By way of background, when the previous application (17/2102/FUL) was refused back in September 2017 no Bat (or Ecology) Survey was undertaken and the Committee Report stated:

"The site has not been identified as being of particular ecological value and therefore the proposed building is not considered to result in loss of habitats which would warrant refusal for this reason."

For the current application, no bat survey was submitted with the application. When I noticed this I requested that a Preliminary Roost Assessment (PRA) be provided one (on 30th October). This was resisted by the applicant's agent initially but they eventually agreed to provide a PRA.

The PRA concludes that an additional emergence survey is required. However the bat survey season does not open until May and we know that Bat Surveys should not be conditioned.

How do we deal with this situation where the application is ready to go to Committee on **7th January 2021**. Surely it cannot be the case that the application cannot be determined until the bat survey is done in May?

In cases where there is known to be a bat roost present (such as 111 Hadley Road, 20/0906/FUL) we add a condition requiring the applicant to apply for a bat licence (condition set out below).

Can we do something similar in this case? Effectively adding a potentially overly onerous condition on the assumption that there is a bat roost present?

Please advise on how this application can be heard at Committee on 7th January 2021 whilst also ensuring any bats present in the building are protected.

Kind Regards,

Kie.

111 Hadley Road Condition:

Works comprising demolition, removal or refurbishment of any part of the roof of the existing dwelling shall not commence until the local planning authority has been provided with a European Protected Species Mitigation Licence or Low Impact Licence (if eligible) issued by Natural England pursuant to Regulation 53 of The Conservation of Habitats and Species Regulations 2017 authorising the development to go ahead. The licence shall be accompanied by a Method Statement and Works Schedule which shall specify:

- 1. Detailed design(s) and/or working method(s) necessary to meet the recommendations and mitigation measures detailed in the Bat Emergence Survey, Cherryfield Ecology, Final Draft 14.08.20 received 17.08.20.*
- 2. Extent and location of proposed works shown on appropriate scale maps and plans;*
- 3. Timetable for implementation;*
- 4. Persons responsible for implementing the works, including the role and responsibilities and operations to be overseen by the on-site ecologist; and*
- 5. Timing and duration of monitoring post-construction.*

The works shall be carried out strictly in accordance with the approved details and to the extent applicable shall be retained in that manner thereafter.

Reason: To ensure that any protected species present are not adversely affected by the development in accordance with Policy DM16 of the Development Management Policies DPD (adopted September 2012) and the Sustainable Design and Construction SPD (adopted October 2016).

From: Ecology.Blackburn <Ecology.Blackburn@capita.co.uk>

Sent: 07 December 2020 16:29

To: Farrell, Kie (Capita) <Kie.Farrell@capita.com>

Subject: RE: 33 Lyonsdown Road - 20/2925/FUL - Preliminary Roost Assessment

Hi Kie

Please find attached my response to the application

Kind Regards

Neil

From: Farrell, Kie <Kie.Farrell@Barnet.gov.uk>
Sent: 07 December 2020 11:54
To: Page, Neil (Capita) <Neil.Page@capita.com>; Ecology.Blackburn
<Ecology.Blackburn@capita.co.uk>
Cc: Euzger, Heidi (Capita) <heidi.euzger@capita.com>
Subject: RE: 33 Lyonsdown Road - 20/2925/FUL - Preliminary Roost Assessment

Dear Neil, Ecology Blackburn,

Further to my email below, please could you provide a response on this one as my Committee Report needs to be finalised in the next couple of days.

Many Thanks and Kind Regards,

Kie.

Kie Farrell MRTPI

Principal Planner

Development Management

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

Tel: 0208 359 4173

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



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From: Farrell, Kie
Sent: 30 November 2020 09:42
To: Page, Neil (Capita) <Neil.Page@capita.co.uk>; Ecology.Blackburn
<Ecology.Blackburn@capita.co.uk>
Cc: Euzger, Heidi <Heidi.Euzger@barnet.gov.uk>
Subject: 33 Lyonsdown Road - 20/2925/FUL - Preliminary Roost Assessment

Demolition of existing building and redevelopment of the site to provide a new 5 storey building comprising of 20 no. self-contained flats including basement level car parking, amenity space, landscaping, boundary treatment, bicycle and refuse storage and alterations to access arrangements from Richmond Road

Dear Neil,

I hope you are well.

Please could you let me have your comments on the attached PRA submitted in respect of the above application.

I am currently writing the Committee Report recommending approval and the application is likely to be considered at Committee on 7th January.

I would be grateful for your comments at the earliest opportunity so that the Committee Report can be finalised.

Many Thanks and Kind Regards,

Kie.

Kie Farrell MRTPI

Principal Planner

Development Management

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

Tel: 0208 359 4173

Barnet Online: www.barnet.gov.uk



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