

From: [Euzger, Heidi](#)
To: [Longstaff, Cllr David](#)
Cc: [Re-MembersEnquiries](#); [Gaudin, Fabien](#); [Members Enquiries](#); [Mustafa, Seral](#)
Subject: RE: 33 Lyonsdown Road 101002283896
Date: 09 June 2022 21:39:42
Attachments: [image002.png](#)

Dear Cllr Longstaff,
Thank you for your email.

I am not aware of any legislation that states sites cannot be left empty indefinitely.
Environmental Health may have some powers on vacant properties but not sure if they can help here.

S215 of the Town and Country Planning Act 1990 enables Local Planning Authorities to serve a notice if they judge the **condition of the land or buildings** to be harmful to the area. However, the site was visited few weeks ago and there was no untidiness.

If any protection is to be afforded I think the option would be to apply to get it listed.

Kind Regards,

Heidi

Heidi Euzger MRTPI

Planning Manager

Development Management Team

2 Bristol Avenue, Colindale, London, NW9 4EW

Tel: 020 8359 4720

Email: heidi.euzger@barnet.gov.uk

I am available Monday, Tuesday, Wednesday and Thursday all day.

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

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For queries relating to the Council's Fast Track Pilot Scheme, please email planning.premium@barnet.gov.uk

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



From: Longstaff, Cllr David <Cllr.D.Longstaff@Barnet.gov.uk>
Sent: 09 June 2022 07:08
To: Euzger, Heidi <Heidi.Euzger@barnet.gov.uk>
Cc: Members Enquiries <members.enquiries@Barnet.gov.uk>; Re-MembersEnquiries <Re-MembersEnquiries@Barnet.gov.uk>; Gaudin, Fabien <fabien.gaudin@barnet.gov.uk>
Subject: RE: 33 Lyonsdown Road

Dear Heidi Euzger,

Please could you respond to my question below in the email below.

In the meantime, I have this link which suggests that the building is protected as the property has been left empty for a considerable amount of time by the owner.

[The Town and Country Planning \(General Permitted Development\) \(England\) Order 2015 \(legislation.gov.uk\)](https://legislation.gov.uk)

Regards,
Cllr. David Longstaff

From: Longstaff, Cllr David
Sent: 05 June 2022 10:55
To: Euzger, Heidi <Heidi.Euzger@barnet.gov.uk>
Cc: Members Enquiries <members.enquiries@Barnet.gov.uk>; Re-MembersEnquiries <Re-MembersEnquiries@Barnet.gov.uk>
Subject: RE: 33 Lyonsdown Road

Dear Heidi Euzger,

Thank you for your informative answer. I was unaware you could knock a property down without any replacement plans in place.

I do have concerns this is a backdoor approach to building another faceless block of flats. If the owner can't get the planning permissions desired, can they leave the site empty and boarded-up indefinitely?

Regards,
Cllr. David Longstaff

From: Euzger, Heidi <Heidi.Euzger@barnet.gov.uk>
Sent: 01 June 2022 23:40
To: Longstaff, Cllr David <Cllr.D.Longstaff@Barnet.gov.uk>
Cc: Members Enquiries <members.enquiries@Barnet.gov.uk>; Re-MembersEnquiries <Re-MembersEnquiries@Barnet.gov.uk>
Subject: 33 Lyonsdown Road

Dear Cllr Longstaff,

I refer to your recent enquiry concerning the demolition of the locally listed building at the above site. Locally listed buildings (other than those in a conservation area) do not enjoy statutory protection; thus their demolition except in a conservation area is permitted development under Part 11 of Schedule 2 of the General Permitted Development Order (GPDO). Demolition under part 11 is subject to the conditions specified under paragraph B2, including a requirement to make a prior approval application to the local planning authority (LPA). The LPA's role in dealing with such an application is confined to requiring details of the method of demolition, site clearance etc....

The applicant as you are aware has submitted an application under the prior approval process which is currently under determination.

I trust the above is of assistance.

Kind Regards,
Heidi

Heidi Euzger MRTPI
Planning Manager
Development Management Team
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