

## **Consultation on Barnet's Local List of Requirements for the Validation of Planning Applications 2017**

Planning applications are submitted on a standard application form and applicants are required to submit information for the validation / assessment of their planning applications. Some of this information is a national requirement for all applications. Councils are also able to request more information for some applications, and these local requirements are known as a 'local list'.

The information you will need to submit will depend on the type of application you are making and the nature and scale of the development proposals.

Barnet has reviewed its current local list, which was published in July 2015.

We have reviewed the Barnet local information requirements in light of:

- changes introduced by the government
- changes to local policies
- the requirements for different types of applications to make sure that the information requested is necessary for a particular scale and type of development.

Each of the individual information requirements has also been reviewed and amended, where necessary, to reflect changes in policy / guidance since it was first adopted.

### **The legislative and local policy document changes are as follows:**

Sustainable Urban Drainage Systems (SUDS) – the Town and Country Planning (Development Management Procedure) (England) Order 2015 introduced a requirement for the Local Planning Authority to consult the Lead local Flood Authority on Major development applications with surface water drainage.

Updated Barnet Residential Design Guidance SPD (October 2016)

Updated Barnet Design and Construction SPD (October 2016)

Barnet Delivering Skills, Employment, Enterprise and Training SPD (October 2014)

Minor Alterations to the London Plan 2016

### **Suggested amendments to the Local List:**

#### **Validation Checklist 1 – Works to a dwelling house**

No changes proposed.

## **Validation Checklist 2A – Major Non-Residential Development**

### **Proposed changes:**

#### **Amendment to Local Requirement 6: Energy Assessment**

“An Energy Assessment is required for all ‘major’ developments.. The Energy Assessment should comply with the London Plan energy hierarchy and carbon dioxide requirements – zero carbon - and, where relevant, decentralised energy. The Energy Assessment should be in line with the Greater London Authority guidance on preparing energy assessments.”

Threshold – all Major applications

#### **Amendment to Local Requirement 7: Drainage**

“Completion of Barnet Sustainable Drainage Assessment Form for Full or Reserved Matters Applications.” Threshold – all applications with surface water drainage.

#### **Amendment to Local Requirement 15: Noise Risk Assessment:**

An initial noise risk assessment will be required where noise sensitive development is proposed to be located on or near to a railway or class A road or where the environment has relatively high noise levels. An Initial Noise Risk assessment should assess the Noise Risk Category of the site to help provide an indication of the likely suitability of the site for new residential development from a noise perspective.

A Noise Impact Assessment will also be required where potentially noisy development is located close to noise sensitive sites (potentially use classes B2-B8, D1, D2 and similar).

#### **Amendment to Local Requirement 16: Air Quality Assessment**

Threshold - “Required where new residential development located in Air Quality Management Areas. Also required where development could potentially contribute to a worsening of local air quality. All applications for biomass boilers and heat and power plant.”

All Major applications require an Air Quality and Dust Management Assessment.

#### **Amendment to Local Requirement 23: Land Contamination Assessment**

Threshold : A preliminary assessment is required for developments where site is on or near known or suspected contaminated land or where required due to the historical use of the land.

## **Validation Checklist 2B – Minor Non-Residential Development**

### **Proposed changes:**

#### **Amendment to Local Requirement 6: Drainage**

“Completion of Barnet Sustainable Drainage Assessment Form for Full or Reserved Matters Applications.” Threshold – There may be circumstances when, due to existing flooding/ low water pressure problems in the catchment, this is required for minor developments”

#### Amendment to Local Requirement 13: Noise Risk Assessment:

An initial noise risk assessment will be required where noise sensitive development is proposed to be located on or near to a railway or class A road or where the environment has relatively high noise levels. An Initial Noise Risk assessment should assess the Noise Risk Category of the site to help provide an indication of the likely suitability of the site for new residential development from a noise perspective.

A Noise Impact Assessment will also be required where potentially noisy development is located close to noise sensitive sites (potentially use classes B2-B8, D1, D2 and similar).

#### Amendment to Local Requirement 14: Air Quality Assessment

Threshold - "Required where new residential development located in Air Quality Management Areas. Also required where development could potentially contribute to a worsening of local air quality. All applications for biomass boilers and heat and power plant."

#### Amendment to Local Requirement 20: Land Contamination Assessment

Threshold : A preliminary assessment is required for developments where site is on or near known or suspected contaminated land or where required due to the historical use of the land.

### **Validation Checklist 2C – Major Residential Development**

#### **Proposed changes:**

#### Amendment to Local Requirement 6: Energy Assessment

"An Energy Assessment is required for all 'major' developments.. The Energy Assessment should comply with the London Plan energy hierarchy and carbon dioxide requirements – zero carbon - and, where relevant, decentralised energy. The Energy Assessment should be in line with the Greater London Authority guidance on preparing energy assessments."  
Threshold – all Major applications.

#### Amendment to Local Requirement 7: Drainage

"Completion of Barnet Sustainable Drainage Assessment Form for Full or Reserved Matters Applications." Threshold – all applications with surface water drainage.

#### Amendment to Local Requirement 13 – Affordable Housing Statement

Applications on sites capable of providing 11 units or more gross or with gross threshold of 1000 sq m. to include a viability assessment where appropriate

#### Amendment to Local Requirement 16: Noise Risk Assessment:

An initial noise risk assessment will be required where noise sensitive development is proposed to be located on or near to a railway or class A road or where the environment has relatively high noise levels. An Initial Noise Risk assessment should assess the Noise Risk Category of the site to help provide an indication of the likely suitability of the site for new

residential development from a noise perspective.

A Noise Impact Assessment will also be required where potentially noisy development is located close to noise sensitive sites (potentially use classes B2-B8, D1, D2 and similar).

#### Amendment to Local Requirement 17: Air Quality Assessment

Threshold - "Required where new residential development located in Air Quality Management Areas. Also required where development could potentially contribute to a worsening of local air quality. All applications for biomass boilers and heat and power plant."

All Major applications require an Air Quality and Dust Management Assessment.

#### Amendment to Local Requirement 22: Land Contamination Assessment

Threshold : A preliminary assessment is required for developments where site is on or near known or suspected contaminated land or where required due to the historical use of the land.

### **Validation Checklist 2D – Minor Residential Development**

#### **Proposed changes:**

#### Amendment to Local requirement 7: Drainage

"Completion of Barnet Sustainable Drainage Assessment Form for Full or Reserved Matters Applications." Threshold – There may be circumstances when, due to existing flooding/ low water pressure problems in the catchment, this is required for minor developments"

#### Amendment to Local Requirement 11: Noise Risk Assessment:

An initial noise risk assessment will be required where noise sensitive development is proposed to be located on or near to a railway or class A road or where the environment has relatively high noise levels. An Initial Noise Risk assessment should assess the Noise Risk Category of the site to help provide an indication of the likely suitability of the site for new residential development from a noise perspective.

A Noise Impact Assessment will also be required where potentially noisy development is located close to noise sensitive sites (potentially use classes B2-B8, D1, D2 and similar).

#### Amendment to Local Requirement 12: Air Quality Assessment

Threshold - "Required where new residential development located in Air Quality Management Areas. Also required where development could potentially contribute to a worsening of local air quality. All applications for biomass boilers and heat and power plant."

#### Amendment to Local requirement 17: Land Contamination Assessment

Threshold : A preliminary assessment is required for developments where site is on or near known or suspected contaminated land or where required due to the historical use of the land.

## Delete Local Requirement 20 – Affordable Housing Statement

### **Validation Checklist 3 – Outline Applications**

#### **Proposed changes:**

#### Amendment to Local Requirement 6: Energy Assessment

“An Energy Assessment is required for all ‘major’ developments.. The Energy Assessment should comply with the London Plan energy hierarchy and carbon dioxide requirements – zero carbon - and, where relevant, decentralised energy. The Energy Assessment should be in line with the Greater London Authority guidance on preparing energy assessments.”  
Threshold – all Major applications.

#### Amendment to Local Requirement 7: Drainage

“Completion of Barnet Sustainable Drainage Assessment Form for Full or Reserved Matters Applications.” Threshold – all applications with surface water drainage.

#### Amendment to Local Requirement 10 – Affordable Housing Statement

Threshold – “Applications on sites capable of providing 11 units or more gross or with gross threshold of 1000 sq m. to include a viability assessment where appropriate.”

#### Amendment to Local Requirement 11: Noise Risk Assessment:

An initial noise risk assessment will be required where noise sensitive development is proposed to be located on or near to a railway or class A road or where the environment has relatively high noise levels. An Initial Noise Risk assessment should assess the Noise Risk Category of the site to help provide an indication of the likely suitability of the site for new residential development from a noise perspective.

A Noise Impact Assessment will also be required where potentially noisy development is located close to noise sensitive sites (potentially use classes B2-B8, D1, D2 and similar).

#### Amendment to Local Requirement 16: Air Quality Assessment

Threshold - “Required where new residential development located in Air Quality Management Areas. Also required where development could potentially contribute to a worsening of local air quality. All applications for biomass boilers and heat and power plant.”

All Major applications require an Air Quality and Dust Management Assessment.

#### Amendment to Local Requirement 21: Land Contamination Assessment

Threshold : A preliminary assessment is required for developments where site is on or near known or suspected contaminated land or where required due to the historical use of the land.

### **Validation Checklist 4 – Relevant Demolition in a Conservation**

No changes proposed.

## **Validation Checklist 5 – Approval of Reserved Matters**

### **Amendment to Local Requirement 6: Energy Assessment**

“An Energy Assessment is required for all ‘major’ developments.. The Energy Assessment should comply with the London Plan energy hierarchy and carbon dioxide requirements – zero carbon - and, where relevant, decentralised energy. The Energy Assessment should be in line with the Greater London Authority guidance on preparing energy assessments.”  
Threshold – all Major applications.

### **Amendment to Local Requirement 7: Drainage**

“Completion of Barnet Sustainable Drainage Assessment Form for Full or Reserved Matters Applications.” Threshold – all applications with surface water drainage.

### **Amendment to Local Requirement 13: Noise Impact Assessment:**

A noise impact assessment may be required to address issues raised in any initial noise risk assessment. This can be where noise sensitive development is proposed to be located on or near to a railway or class A road or where the environment has relatively high noise levels. An Initial Noise Risk assessment should assess the Noise Risk Category of the site to help provide an indication of the likely suitability of the site for new residential development from a noise perspective.

A Noise Impact Assessment will also be required where potentially noisy development is located close to noise sensitive sites (potentially use classes B2-B8, D1, D2 and similar).

### **Amendment to Local Requirement 14: Air Quality Assessment**

Threshold - “Required where new residential development located in Air Quality Management Areas. Also required where development could potentially contribute to a worsening of local air quality. All applications for biomass boilers and heat and power plant.”

All Major applications require an Air Quality and Dust Management Assessment.

## **Validation Checklist 6A – Listed Building Consent**

No changes proposed.

## **NEW Validation Checklist 6B – Certificate of Lawfulness of Proposed Works to a Listed Building**

- Application for a certificate of Lawfulness of Proposed Works to a Listed Building

<b><u>National List Requirements</u></b>	<b><u>Threshold</u></b>
1. Completed application forms	All applications

2. Appropriate fee	All applications
3. Detailed description of the proposed works (including existing and proposed materials and finishes) together with details of those part(s) of the building likely to be affected	All applications
4. The reasons the applicant thinks they are entitled to a Certificate of Lawfulness of Proposed Works ie why they think the proposed works do not affect the special architectural or historic interest of the listed building	All applications
5. Any other relevant information	All applications
6. A plan identifying the listed building(s) to which the application refers drawn to an identified scale and showing the direction of north	All applications
7. A statement as to the applicant's interest (ownership, tenancy etc.) in the listed building(s) and any interest of any other person	All applications
8. Details of listed building grading if not known can be found at <a href="https://www.historicengland.org.uk/listing/the-list">https://www.historicengland.org.uk/listing/the-list</a>	All applications
<b><u>Local List Requirements</u></b>	<b><u>Threshold</u></b>
1. Drawings to show the development proposals: <ul style="list-style-type: none"> <li>• <u>with scale bar</u> indicating a minimum length of 0 to 5 or 0 to 10 metres</li> <li>• each sheet must have a drawing reference number and include the site address</li> <li>• at a scale relevant to the works proposed</li> <li>• existing and proposed floor plans, elevations, sections depending on the works proposed</li> </ul>	All applications
2. Supporting information and evidence eg photographs, samples	All applications, where relevant

### **Validation Checklist 7 - Advertisements**

No changes proposed.

### **Validation Checklist 8 – Lawful Development**

No changes proposed.

### **Validation Checklist 9 – Removal or Variation of a Condition**

Removal of National Requirement 4 – Ordnance Survey Site Plan (this is not a requirement on the standard application form).

### **Validation Checklist 10 – Approval of Conditions**

Amendment to Local List requirement – “applications to discharge a surface water drainage condition should be accompanied by a completed Barnet Sustainable Drainage Assessment Form for Full or Reserved Matters Applications.”

### **Validation Checklist 11 – Non-material Amendments**

No changes proposed.

### **Validation Checklist 12 - Telecommunications**

No changes proposed.

### **Validation Checklist 13 – Prior Notification for Demolition**

No changes proposed.

### **Validation Checklist 14 – Agricultural buildings**

No changes proposed.

### **Validation Checklist 15 – Larger Home Extensions**

#### **Amendment to National Requirement 1**

Completed application form **and** written description of the proposed development, to include:

- The length the extension extends beyond the rear wall of the original dwellinghouse
- The height at the highest point of the extension
- The height at the eaves
- A plan indicating the site and showing the proposed development and any existing enlargement of the original dwellinghouse to which the enlarged part will be joined
- The addresses of any adjoining properties, including at the rear
- A contact address for the developer (householder) and an email address if the developer is happy to receive correspondence by email

### **Validation Checklist 16 – Prior Approvals for Change of Use**

**Additional requirements for Prior Approval for Change of Use from Storage or Distribution Buildings (Class B8) and any land within its curtilage to Dwellinghouses (Class C3):**

<b><u>National List Requirements</u></b>	<b><u>Threshold</u></b>
3.A statement setting out the evidence to demonstrate that the building was used solely for storage or distribution centre use on 19 <sup>th</sup>	All applications for change of use from B8 to C3

March 2014 and the building was used solely for storage or distribution centre use for a period of at least 4 years	
4. Existing and proposed elevations and floor plans where new extraction and ventilation equipment inc. flues and storage of rubbish	All applications for change of use A1 and A2, betting office, pay day loan shop, casinos to A3
5. Existing and proposed elevations and plans	Solar PV (non-domestic)

<b><u>Local List Requirements</u></b>	<b><u>Threshold</u></b>
5. Economic Assessment of the impact of the change of use on existing industrial storage or distribution uses	All applications All applications for change of use from B8 to C3
6. Plans, drawings and other information necessary to show partial demolitions, alterations, details of design and including new/ altered water, drainage, electricity, gas or other services	All applications where operational development is included in the Prior Approval procedure inc: <ul style="list-style-type: none"> <li>• Agricultural to C3</li> <li>• A1, A2, betting office, payday loan shop, laundrette to C3</li> <li>• Amusement arcades/ centres and casinos to C3</li> </ul>
7. Plans to show siting, size, design and external appearance	All applications for Collection Facility within the curtilage of a shop