

Andrew Dillon
Principal Planner
Barnet Council
Barnet House
1255 High Road
Whetstone
London N20 0EJ

Our ref: D&P/4155/GC/04
Your ref: 16/6662/FUL
Date: 17 July 2017

Dear Mr Dillon

**Town & Country Planning Act 1990 (as amended); Greater London Authority Acts 1999 and 2007; Town & Country Planning (Mayor of London) Order 2008
Hasmonean High School, 2-4 Page Street, Mill Hill, London NW7 2EU
Local planning authority reference: 16/6662/FUL**

I refer to your letter of 11 July 2017 informing me that Barnet Council is minded to grant planning permission for the above application. I refer you also to the notice that was issued on 14 July 2017 under the provisions of article 5(1)(b)(i) of the above Order.

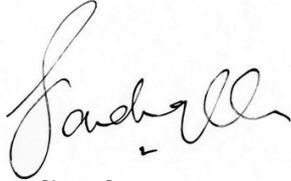
I have now considered a report on this case, reference D&P/4155/02 (copy enclosed). Whilst I recognise the importance of meeting educational need, in my view the proposed footprint of the school, and the extent of development on Green Belt land and open space, is excessive. On balance, I consider that the potential harm to Green Belt would not be outweighed.

I therefore direct you to refuse planning permission, under the powers conferred on me by Article 6 of the above Order. My reasons are as follows:

- **Inappropriate development on Green Belt land and the loss of open space**
The proposed development by reason of its excessive footprint and its location: represents inappropriate development within the Green Belt and very special circumstances have not been demonstrated which would clearly outweigh the harm to the Green Belt by reason of inappropriateness and any other harm; and, would result in a loss of open space contrary to London Plan policies 7.16 and 7.18 and the National Planning Policy Framework.
- **Lack of sustainable transport measures to support the development**
The proposed development by reason of the lack of a robust transport assessment and the absence of mitigation, particularly with regards to bus capacity and/or provision for safe crossing points between the proposed school and Five Ways Corner is likely to have an adverse impact on the transport network, contrary to encouraging active travel to school. This is also likely to be exacerbated by the provision of off site pupil drop off and pick up, contrary to London Plan Policies 6.1, 6.3 6.7 and 8.2.

I would, nevertheless, be minded to withdraw this direction if the applicant were to submit revisions to the application that would: propose to provide the new school within the curtilage of the existing Hasmorean girls school site; minimise the impact on Green Belt; and, address concerns regarding the lack of sustainable transport measures. I strongly encourage the applicant to engage with GLA Planning, TfL, Barnet Council and other relevant stakeholders in order to pursue this.

Yours sincerely

A handwritten signature in black ink, appearing to read 'Sadiq Khan', written over a light grey circular watermark.

Sadiq Khan
Mayor of London

cc Andrew Dismore, London Assembly Constituency Member
Nicky Gavron, Chair of London Assembly Planning Committee
National Planning Casework Unit, DCLG
Lucinda Turner, TfL
Andrew Beard, CSJ Planning, 1 Host Street, Bristol BS1 5BU