

25 July 2019

Pentavia Retail Park, Mill Hill

**in the London Borough of Barnet
planning application no. 17/8102/FUL**

This addendum sets out various factual updates, clarifications and corrections which need to be considered in conjunction with the Representation Hearing Report originally published on 17 July 2019 (GLA ref: GLA/3756a/03).

Amendments to the report

To clarify:

1 The final sentence of the recommendation summary should not state ‘subject to referral to the Secretary of State for Housing, Communities and Local Government under The Town and Country Planning (Consultation) (England) Direction 2009’, as the proposed development does not fall within the forms of development covered by this Direction.

2 Accordingly, and for the same reason, paragraph 3 of the report should not state ‘subject to referral to the Secretary of State’.

To update:

3 An additional condition is proposed in relation to energy: ‘Condition 44 - Compliance with energy strategy’. This should be added to the list of conditions set out a paragraph 12 of the report.

4 Accordingly, the final condition referred to in the published Representation Hearing Report should be re-numbered as follows: ‘Condition 45 - Sustainability standards for non-residential uses’

5 In paragraph 62, the following update should be provided: ‘Determination of Mill Hill Neighbourhood Forum’s application for re-designation was due to be heard at Barnet Council’s Planning Committee on 24th July 2019. Barnet Council Officers have recommended that the application be refused.’

6 In paragraph 108, which relates to the online petition against the proposed Pentavia Retail Park development, this has now been signed by a total of 947 participants (as of 12.00 midday on 24 July 2019).

7 Table 9 of the report, which presents London Affordable Rent benchmarks. These figures should be updated to reflect the 2019-20 LAR benchmarks published on the GLA website here:

<https://www.london.gov.uk/what-we-do/housing-and-land/homes-londoners-affordable-homes-programme-2016-21>

8 An updated table is provided below, showing the 2019-20 London Affordable Rent benchmarks, compared to market rents, which is set out below:

Unit size	LAR benchmarks 2019-20*	% of market rent**
1 bedroom	£155 per week	58%
2 bedroom	£164 per week	51%
3 bedroom	£173 per week	41%

*London Affordable Rents are exclusive of service charges

**Market rents based on GLA London Rents Map, which is based on 2018/19 Valuation Office Agency data. To enable comparison, monthly market rents shown in the GLA Rents Map have been multiplied by 12 and divided by 52 to provide estimated weekly rents.

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