

<u>MEETING</u> WEST AREA PLANNING SUB-COMMITTEE
<u>DATE AND TIME</u> WEDNESDAY 13 JULY 2011 AT 7.00PM
<u>VENUE</u> HENDON TOWN HALL, THE BURROUGHS, HENDON NW4 4BG

TO: MEMBERS OF THE COMMITTEE (Quorum 3)

Chairman: Councillor Eva Greenspan
Vice Chairman: Councillor Maureen Braun

Councillors:

Jack Cohen	Melvin Cohen	Claire Farrier	Sury Khatri
John Marshall	Hugh Rayner	Gill Sergeant	Agnes Slocombe
Darrel Yawitch			

Ward Substitute Members:

Alex Brodkin	Tom Davey	Andrew Harper	Helena Hart
Geoffrey Johnson	Julie Johnson	Graham Old	Lord Palmer
Brian Schama	Mark Shooter	Reuben Thompstone	

You are requested to attend the above meeting for which an agenda is attached.
Aysen Giritli – Head of Governance

Governance Services contact: Paul Frost 020 8359 2205
Media Relations contact: Sue Cocker 020 8359 7039

To view agenda papers on the website: <http://committeepapers.barnet.gov.uk/democracy>

CORPORATE GOVERNANCE DIRECTORATE

ORDER OF BUSINESS

Item No.	Title of Report	Pages
1.	ABSENCE OF MEMBERS	-
2.	DECLARATION OF MEMBERS' PERSONAL AND PREJUDICIAL INTERESTS	-
3.	PUBLIC QUESTION TIME (If any)	-
4.	MEMBERS' ITEMS (If any)	-
5.	Applications for Planning Permission and Consent under the Advertisements Regulations	1 – 178
6.	ANY OTHER ITEMS THAT THE CHAIRMAN DECIDES ARE URGENT	

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LONDON BOROUGH OF BARNET

West Area Planning Sub-Committee

Wednesday 13 July 2011

Agenda Item No. 5

Report of the Assistant Director of Planning & Development Management

BACKGROUND PAPERS – GENERAL STATEMENT

The background papers to the reports contained in the agenda items which follow comprise the application and relevant planning history files, which may be identified by their reference numbers, and other documents where they are specified as a background paper in individual reports. These files and documents may be inspected at:

Hendon Area Planning Team
North London Business Park
Oakleigh Road South
London
N11 1NP

Contact Officer: Mrs V Bell, 020 8359 4672

F/01558/11

Childs Hill

Page 1 – 10

140-144 Hendon Way, London, NW2 2NG

Part single part two storey rear extensions.

Approve Subject to Conditions

F/01945/11

Childs Hill

Page 11 – 17

29 Beechcroft Avenue, London, NW11 8BJ

Two storey front, side and rear extension including new front porch and demolition of existing garage and new integral garage. extension of roof including 1no rear dormer with juliet balcony, 2no dormers at both sides (totalling 4no) to facilitate a loft conversion.

Approve Subject to Conditions

F/02087/11

Childs Hill

Page 18 – 26

21 Ravenscroft Avenue, 12 Wentworth Road, London NW11 0SA

Variation of condition 1 (Plan numbers) pursuant to planning permission F/01444/10 dated 24/06/10 for 'Erection of 4, two-storey plus rooms in the basement and roof space terraced houses. Erection of a three-storey plus penthouse block to provide 5 self-contained residential units with associated communal amenity space and parking to rear. Amendments to include alterations to internal layout of the two houses and creation of two separate single drives.

Approve following completion of S106

F/02068/11

Childs Hill

Page 27 – 40

26-28 Beechcroft Avenue, London, NW11 8BL

Demolition of existing dwellings at 26 & 28 Beechcroft Avenue, and erection of a two storey block to create 9 self-contained flats, including rooms in roofspace and basement level. Associated underground parking, amenity space and landscaping.

Approve Subject to Conditions

H/01662/11

Colindale

Page 41 – 45

26 Colin Crescent, London, NW9 6EY

Retention of clear glazed window in side elevation of roof extension.

Approve Subject to Conditions

H/01767/11

Edgware

Page 46 – 54

113 Edgwarebury Lane, Edgware, Middx, HA8 8NA

Conversion of property into 5 self contained flats including ground floor front, side and rear extensions, first floor front, side and rear extensions and a rear dormer window to facilitate a loft conversion. Provision of 4 off-street parking spaces and refuse and recycling facilities.

Approve following completion of S106

F/01791/11

Finchley Church End

Page 55 – 68

32 Manor View, London, N3 2SS

Conversion of property into 5no self-contained residential units. 1.8 metre high acoustic fencing to subdivide the garden from the car parking at the rear.

Approve Subject to Conditions

F/01871/11

Finchley Church End

Page 69 – 77

Fairway, Chessington Avenue, London, N3 3DP

Part single, part first floor front extension; Part single, part two storey rear extension. Extension to roof at the rear including increasing the ridge height (by 0.2 metres), two rear dormers, & front and rear rooflights to facilitate a loft conversion. Changes to fenestration including front canopy and conversion of store/garage into a habitable room.

Approve Subject to Conditions

F/01637/11

Finchley Church End

Page 78 – 83

12 Orchard Avenue, London, N3 3NL

Two storey side extension with rooflights and associated alterations to roof. Alterations to front door. New front bay window. New side gate New fence and paving in the front. New terrace at the rear.

Approve Subject to Conditions

F/01970/11

Finchley Church End

Page 84 – 94

14 Dollis Avenue, London, N3 1TX

Demolition of existing dwelling and erection of 2no detached dwellings with integral garages, basement accommodation, and rooms in roofspace. Erection of ancillary 2no single storey outbuildings to accommodate private swimming pools. Associated landscape alterations at front and rear garden, and amenity space.

Approve Subject to Conditions

F/02062/11

Finchley Church End

Page 95 – 109

The Bungalow, Village Road, London, N3 1TL

Demolition of existing bungalow and erection of two storey detached dwelling including rooms in roofspace and basement level with associated off-street parking and landscaping.

Approve Subject to Conditions

F/02370/11

Finchley Church End

Page 110 –116

The Bungalow, Village Road, London, N3 1TL

Demolition of existing bungalow and erection of two storey detached dwelling including rooms in roofspace and basement level with associated off-street parking and landscaping. (CONSERVATION AREA CONSENT)

Approve Subject to Conditions

F/01783/11

Garden Suburb

Page 117 – 123

15 Blandford Close, London, N2 0DH

Amendment to planning permission F/05016/10 for "Alterations to roof including retiling, side dormer and conservation rooflight to rear elevation to facilitate a loft conversion. Single storey rear extension." to include rear terrace / retaining wall and additional dormer to south elevation.

Approve Subject to Conditions

F/01668/11

Garden Suburb

Page 124 – 133

5-7 Middleton Road, London, NW11 7NR

Conversion of both properties to create 8no self-contained residential units following 3 storey rear infill extension; and roof extensions including increase in ridge height, 2no side dormers to both sides (totalling 4no side dormers), 2no rear dormers and 2no front dormers, to facilitate loft conversions. Alterations to fenestration at both sides and rear elevations. Provision of 6no off-street parking spaces and associated amenity space.

Approve Subject to Conditions

H/01489/11

Hale

Page 134 – 138

131 Farm Road, Edgware, Middx, HA8 9LR

Disabled access ramp and lift to the front of the property.

Approve Subject to Conditions

H/02185/11

Hale

Page 139 – 144

Flat 2, 43 Hale Lane, London, NW7 3PL

Single storey rear extension including associated alterations and new roof to existing conservatory.

Approve Subject to Conditions

H/00980/11

Hendon

Page 145 – 150

56 The Burroughs, London, NW4 4AN

Change of use from car park associated with restaurant to car sales including erection of a portakabin.

Approve Subject to Conditions

H/01912/11

Hendon

Page 151 – 158

14 Raleigh Close, London, NW4 2TA

Demolition of the existing garage and structure of existing house behind front facade followed by erection of new replacement structure behind retained facade including part single, part two storey side / rear extension with extensions to the roof including rooflights and rear dormer windows to facilitate rooms in roof space.

Approve Subject to Conditions

H/02077/11

Mill Hill

Page 159 – 163

Traffic Location, Mill Hill Circus, London NW7

Installation of 4 x no. non-illuminated standing signs.

Approve Subject to Conditions

H/02168/11

Mill Hill

Page 164 – 172

Newlands, Hammers Lane, London, NW7 4EA

Amendment to existing planning approval reference H/03336/10 dated 04/11/2010 to include alteration to roof heights.

Approve Subject to Conditions

H/01705/11

West Hendon

Page 173 – 178

Land to the rear of 181 West Hendon Broadway, London, NW9 7DD

Temporary change of use to car wash including erection of two timber sheds and replacement boundary treatment.

Approve Subject to Conditions

LOCATION: 140-144 Hendon Way, London, NW2 2NG

REFERENCE: F/01558/11

Received: 02 April 2011

Accepted: 05 April 2011

WARD(S): Childs Hill

Expiry: 31 May 2011

Final Revisions:

APPLICANT: Mr Valentine

PROPOSAL: Part single part two storey rear extensions.

RECOMMENDATION: **Approve Subject to Conditions**

1 The development hereby permitted shall be carried out in accordance with the following approved plans: Location plan; Plan no's: 3889/10; 3889/11B.

Reason:

For the avoidance of doubt and in the interests of proper planning.

2 This development must be begun within three years from the date of this permission.

Reason:

To comply with Section 51 of the Planning and Compulsory Purchase Act, 2004.

3 The rear extensions hereby approved shall be completed in full accordance with the approved plans within 6 months of the date of commencement.

Reason:

To ensure that harm is not caused by the partial implementation of the planning permission.

4 The materials to be used in the external surfaces of the building(s) shall match those used in the existing building(s) unless otherwise agreed in writing by the local planning authority.

Reason:

To safeguard the visual amenities of the building and the surrounding area.

5 The roofs of the ground floor rear extensions hereby permitted shall only be used in connection with the repair and maintenance of the building and shall at no time be converted to or used as a balcony, roof garden or similar amenity or sitting out area, without the benefit of the grant of further specific permission in writing from the Local Planning Authority.

Reason:

To ensure that the amenities of the occupiers of adjoining properties are not prejudiced by overlooking.

6 Notwithstanding the provisions of any development order made under Section 59 of the Town and Country Planning Act 1990 (or any Order revoking and re-enacting that Order), the following operation(s) shall not be undertaken without the prior specific permission of the Local Planning Authority: The insertion of windows in any part of the approved development.

Reason:

To safeguard the amenities of neighbouring residents.

7 No construction work resulting from the planning permission shall be carried out on the premises at any time on Sundays, Bank or Public Holidays, before 8.00 am or after 1.00 pm on Saturdays, or before 8.00 am or after 6.00pm on other days unless previously approved in writing by the Local Planning Authority.

Reason:

To ensure that the proposed development does not prejudice the amenities of occupiers of adjoining residential properties.

- 8 A Construction Management Plan must be submitted to and approved by the Local Planning Authority. This document following approval must be complied with unless previously agreed in writing by the Local Planning Authority.

Reason:

To ensure that the proposed development does not prejudice highways safety on TfL roads in accordance with Policy M11 of the London Borough of Barnet Adopted Unitary Development Plan 2006.

- 9 Access of construction vehicle shall be carried out outside peak periods, before 10:00am and after 16:00 pm only unless previously approved in writing by the Local Planning Authority.

Reason:

To ensure that the proposed development does not prejudice highways safety on TfL roads.

- 10 No construction vehicle shall park on the A41 unless a line closure is requested from TfL.

Reason:

To ensure that the proposed development does not prejudice highways safety on TfL roads.

- 11 No construction materials/ skips shall be kept on the footway or carriageway on A41 Hendon Way at all times.

Reason:

To ensure that the proposed development does not prejudice highways safety on TfL roads.

INFORMATIVE(S):

- 1 The reasons for this grant of planning permission or other planning related decision are as follows: -

i) The proposed development accords with strategic planning guidance and policies as set out in The London Plan (Consolidated with Alterations since 2004) and the Adopted Barnet Unitary Development Plan (UDP) (2006).

In particular the following policies are relevant:

Adopted Barnet Unitary Development Plan (2006): GBEnv1, GBEnv2, D1, D2, D3, D5, D6, H27; & Barnet Core Strategy's relevant policy CS5:

ii) The proposal is acceptable for the following reason(s): -

Having taken all material considerations into account, the proposal would comply with the council policies that seek to preserve the characters of areas and individual properties. Consideration has been given to the impact of the extensions on neighbouring occupiers and it is considered that these extensions will not harm the amenity of neighbouring occupiers.

1. MATERIAL CONSIDERATIONS

National Planning Policy Guidance/ Statements:

The determination of planning applications are made mindful of Central Government advice and the Development Plan for the area. It is recognised that Local Planning Authorities must determine applications in accordance with the statutory Development Plan, unless material considerations indicate otherwise, and that the planning system does not exist to protect the private interests of one person against another. The basic question is whether the proposal would unacceptably affect amenities and the existing use of land and buildings which ought to be protected in

the public interest.

Planning Policy Statement PPS 1 “Delivering Sustainable Development”, states at paragraph 3 that “At the heart of sustainable development is the simple idea of ensuring a better quality of life for everyone now and for future generations”. High quality inclusive design is identified as one of the key principles that should be applied to ensure that decisions taken on planning applications contribute to the delivery of sustainable development. Paragraph 13(iv) indicates that “Design which fails to take the opportunities available for improving the character and quality of an area should not be accepted” and at para. 18 that “Planning should seek to maintain and improve the local environment.... through positive policies on issues such as design....” Further comment regarding “Design” is made at para’s 33-39.

The Mayor’s London Plan: Consultation Draft Replacement Plan 2009:

The Development Plan for the area comprises the London Plan is a planning document written by the Mayor of London, England in the United Kingdom and published by the Greater London Authority. The plan was first published in final form on 10 February 2004 and has since been amended. The current version was published in February 2008. The latest proposed amendments to the London Plan were published in April 2009 with consultation starting in October 2009 and the replacement plan expected to be published in 2011.

The London Plan provides a unified framework for strategies that are designed to ensure that all Londoners benefit from sustainable improvements to their quality of life.

Relevant Unitary Development Plan Policies:

The statutory plan for the Borough is the Barnet UDP. This was adopted on 18 May 2006, replacing the original UDP adopted in 1991.

On 13 May 2009 the Secretary of State for Communities and Local Government issued a Direction “saving” 183 of the 234 policies within the UDP.

In June 2005 the Council published its "Three Strands Approach", setting out a vision and direction for future development, regeneration and planning within the Borough. The approach, which is based around the three strands of Protection, Enhancement and Growth, will protect Barnet's high quality suburbs and deliver new housing and successful sustainable communities whilst protecting employment opportunities. The second strand of the approach, "Enhancement", provides strong planning policy protection for preserving the character and openness of lower density suburbs and conservation areas. The Three Strands Approach will form the “spatial vision” that will underpin the Local Development Framework.

Relevant policies to this case: GBEnv1, GBEnv2, D1, D2, D3, D5, H16, H27.
Design Guidance Note No 5 – Extensions to Houses

The Council Guide ‘Extension to Houses’ was approved by the Planning and Environment Committee (The Local Planning Authority) on March 2010. This leaflet

in the form of a supplementary planning guidance (SPG) sets out information for applicants to help them design an extension to their property which would receive favourable consideration by the Local Planning Authority and was the subject of separate public consultation.

Included advice states that large areas of Barnet are characterised by relatively low density suburban housing with an attractive mixture of terrace, semi detached and detached houses. The council is committed to protecting, and where possible enhancing the character of the borough's residential areas and retaining an attractive street scene.

In respect to amenity, the extension should not be overbearing or unduly obtrusive and care should be taken to ensure that they do not result in harmful loss of outlook and be overbearing or cause an increased sense of enclosure to adjoining properties.

The basic principles the Local Authority has adopted in respect to different types developments are that they should not unduly reduce light or outlook from neighbouring windows to habitable rooms, overshadow or create an unacceptable sense of enclosure to neighbouring gardens. They should not look out of place, overbearing or bulky from surrounding areas.

Core Strategy (Publication Stage) 2010

The Planning and Compulsory Purchase Act 2004 reformed the development plan system replacing the Unitary Development Plan (UDP) with the Local Development Framework (LDF). The LDF will be made up of a suite of documents including the Core Strategy and Development Management Policies Development Plan Documents (DPD). Until the LDF is complete, 183 policies within the adopted UDP remain. The replacement of these 183 policies is set out in both the Core Strategy and Development Management Policies DPD.

The Core Strategy will contribute to achieving the vision and objectives of Barnet's Sustainable Community Strategy and will help our partners and other organisations to deliver relevant parts of their programmes. It will cover the physical aspects of location and land use traditionally covered by planning. It also addresses other factors that make places attractive and distinctive as well as sustainable and successful.

The Council published its LDF Core Strategy Publication Stage document in September 2010. The document has been subject to three rounds of public consultation and is in general conformity with the London Plan: therefore weight can be given to it as a material consideration in the determination of planning applications.

Relevant policies: Policy CS5

Relevant Planning History:

130 Hendon Way, London, NW2 2NG

Application:	Planning	Number:	C09385A
Validated:	18/01/1988	Type:	APF
Status:	DEC	Date:	18/05/1988
Summary:	APC	Case Officer:	
Description:	Conversion to three self-contained flats, two storey side extension, part single, part two storey rear extension, dormer windows to rear and side elevations, two parking spaces and dustbin enclosure		

138 Hendon Way, London, NW2 2NG

Application:	Planning	Number:	C10490C
Validated:	01/08/1995	Type:	APF
Status:	DEC	Date:	13/10/1995
Summary:	APC	Case Officer:	
Description:	Single storey side extension.		

140 Hendon Way, London, NW2 2NG

Application:	Planning	Number:	C/06421/A/01
Validated:	14/11/2001	Type:	192
Status:	DEC	Date:	28/12/2001
Summary:	LW	Case Officer:	
Description:	Extend side roof from hip to gable with rear dormer window.		

140 Hendon Way London NW2 2NG

Application:	Planning	Number:	C/06421/B/03
Validated:	16/01/2003	Type:	APF
Status:	DEC	Date:	28/02/2003
Summary:	APC	Case Officer:	Karina Sissman
Description:	Single storey rear extension.		

142-144 Hendon Way London NW2 2NG

Application:	Planning	Number:	C/05298/C/06
Validated:	12/04/2006	Type:	APF
Status:	WDN	Date:	22/06/2006
Summary:	WIT	Case Officer:	Laura Knight
Description:	Part single, part two-storey rear extensions. Alterations to roof including hip to gable conversions and 2no. rear dormer windows to facilitate loft conversions. Conversion of existing pair of semi-detached dwelling houses into 8no. self-contained residential units, including 8no. off-street parking spaces.		

142-144 Hendon Way London NW2 2NG

Application:	Planning	Number:	C/05298/D/06
Validated:	28/07/2006	Type:	APF
Status:	DEC	Date:	04/10/2006
Summary:	APC	Case Officer:	Laura Knight
Description:	Part single, part two-storey rear extension, loft conversion and		

conversion to form 7no. self-contained flats.

144 Hendon Way, London, NW2 2NG

Application:	Planning	Number:	F/00744/10
Validated:	18/03/2010	Type:	APF
Status:	APD	Date:	07/02/2011
Summary:	DIS	Case Officer:	David Campbell
Description:	Erection of a two storey building within rear gardens. Conversion of existing pair of semi-detached houses including two storey rear extensions and roof extensions with side and rear dormer windows to facilitate rooms in the roof space, all to form a total of 19 studio hotel rooms. Associated parking for 8 cars.		

134 Hendon Way, London, NW2 2NG

Application:	Planning	Number:	F/00851/10
Validated:	09/03/2010	Type:	192
Status:	DEC	Date:	28/04/2010
Summary:	ULW	Case Officer:	Neetal Rajput
Description:	Single storey detached building in the rear garden.		

Consultations and Views Expressed:

Neighbours Consulted:	17	Replies:	3
Neighbours Wishing To Speak	0		

The objections raised may be summarised as follows:

- Parking concerns;
- Congestion and negative impact on traffic on the busy A41;
- concerns with building works adjacent to the A41;
- Out of character;
- Negative impact on the surrounding area;
- The proposed floorplans are not clear raising concerns that a secondary application will be made for a hotel which wouldn't be appropriate for the site.
- Would cause overcrowding;
- Negative impact on neighbours;
- Overlooking;
- Noise and disturbance;
- The development would by reason of its size and siting, be overbearing and visually obtrusive;
- Over development;
- The proposals are for personal gain.

Internal /Other Consultations:

Green Spaces (inc Allotments) - No comments received

2. PLANNING APPRAISAL

Site Description and Surroundings:

This application site contains three semi detached houses (140-144 Hendon Way) which front onto the extremely busy A41 Hendon Way, which is a major road in this part of the Borough, close to the junction with The Vale within in the Childs Hill ward. To the rear of 144 Hendon Way, land has been added from adjacent gardens, to form a fairly extensive site. The site is adjoined by private residential development to the north, south and west and has allotments to the rear, eastern side. The site does not fall within a conservation area.

Proposal:

The proposal relates to part single part two storey rear extensions.

The proposed ground floor extensions to no's 142 & 144 would result in a depth of 4.5 metres across the full width of the existing rear elevation. At first floor level, it is proposed to add an extension with a depth of 3 metres also across the full width of the properties.

The proposed ground floor extension at 140 Hendon Way is proposed to mirror the extension at no. 138, resulting in an extension 3.5 metres by the boundary with no. 138, projects in 2.9 meters, then staggers out resulting in a 4.5 metres deep extension closest to the boundary with no. 142. At first floor level, it is proposed to construct a 2 metres deep extension closet to the boundary with no. 142 and the extension has a width of 3 metres (set in 3.8 metres from the common boundary shared with no. 138).

This application follows the previous application dismissed by the Planning inspectorate (M F Aldous) submitted by Mr D Pulis against the refused decision of application ref F/00744/10, dated 20 December 2009 for 'Erection of a two storey building within rear gardens. Conversion of existing pair of semi-detached houses including two storey rear extensions and roof extensions with side and rear dormer windows to facilitate rooms in the roof space, all to form a total of 19 studio hotel rooms. Associated parking for 8 cars.'

Planning Considerations:

The main issue in this case is whether or not the proposed rear extensions result in a loss of outlook, sunlight and increased sense of enclosure as perceived from the adjacent ground and first floor rear windows of the neighbouring property at 138 Hendon Way and the first floor rear windows to 140 Hendon Way.

This is considered to be covered under two main areas:

- The living conditions of neighbouring residents;
- Whether harm would be caused to the character and appearance of the area and street scene, having regard to the size and siting of the proposal.

The living conditions of neighbouring residents

One of the Councils key objectives is to improve the quality of life for people living in the Borough and therefore development that results in unacceptable harm to neighbours amenity is unlikely to be supported. Good neighbourliness is a yardstick against which proposals can be measured.

Unitary Development Plan Policies D5 and H16 seek, amongst other things, to ensure adequate outlook for occupiers adjoining new development, and that new residential developments should provide and preserve adequate residential amenity, however the policies, and the preamble in the preceding paragraphs, do not offer any guidance for assessment. It is therefore necessary for a judgement to be made by the decision maker with regard to this issue in each case.

The proposed first floor element to no's 140 and 142 are considered to project an acceptable distance beyond the existing rear building line of no. 138 and the proposed rear extension to 140 Hendon Way. It is considered that the proposed rear extensions would also comply with Council Policies that seek to preserve the amenities of neighbouring occupiers.

As a result this proposal, more precisely the proposed development is not considered to result in a loss of outlook from and light to the first floor rear windows to both no's. 138 & 140 and would comply with policy D5.

The proposed extension to 144 Hendon Way is located approximately 22 metres from the nearest property on The Vale (no. 100) and the development as a whole is not considered to cause harm to the amenities of occupiers to properties on The Vale as a due to their distance from the application site.

Character and appearance

The Borough has an attractive and high quality environment that the Council wishes to protect and enhance. It is therefore considered necessary to carefully assess both the design and form of new development to ensure that it is compatible with the established character of an area that is defined by the type and size of dwellings, the layout, intensity, and relationship with one another and their surroundings. Proposals involving the redevelopment of sites in residential localities are required to reflect the particular character of the street in which the site is located and the scale and proportion of the houses.

It is acknowledged that the extensions proposed are larger than that advised within the Council Guidance (Note No.5 – Extensions to Houses) which would usually represent an overdevelopment as the extension would have a depth greater than 3.5 metres at ground floor from the rear building line causing a visually obtrusive form of development, detrimental to the appearance of the property and character of the general locality. However due to the nature of this joint application and the way in which the extensions have been designed, it is not considered that these extensions would cause any significant detriment to the amenities of neighbouring occupiers as stated in Design Guidance (Note No. 5 – Extensions to Houses). There are a few examples of properties within this area which have constructed large ground and first floor extensions (including 130 Hendon Way).

The proposal as a whole would not cause any significant harm to the street scene. In that respect, it would not conflict with relevant saved policies of the Barnet Unitary Development Plan (UDP). It would comply with policy GBEnv1, which seeks to protect and enhance the quality and character of the built environment, and with the aims of UDP policies GBEnv2 and D1 with respect to high quality design. In the terms of UDP policy D2, local character would be preserved, and the appearance, scale, bulk, height and pattern of surrounding buildings, and the overall character and quality of the area, would be respected. The proposal would harmonise with and respect the character of the area, as required by UDP policy H16.

3. COMMENTS ON GROUNDS OF OBJECTIONS

The amendments received and the conditions attached to the application are considered to have addressed the objector's concerns. As a result it is considered that the planning related concerns raised on this application were not sufficient to constitute a reason for refusal following the submission of amendments.

4. EQUALITIES AND DIVERSITY ISSUES

The proposals do not conflict with either Barnet Council's Equalities Policy or the commitments set in our Equality Scheme and supports the council in meeting its statutory equality responsibilities.

5. CONCLUSION

The proposal complies with the requirements of PPS1, which states in part that, 'design which is inappropriate in its context, or which fails to take the opportunities available for improving character and quality of an area and the way it functions, should not be accepted'.

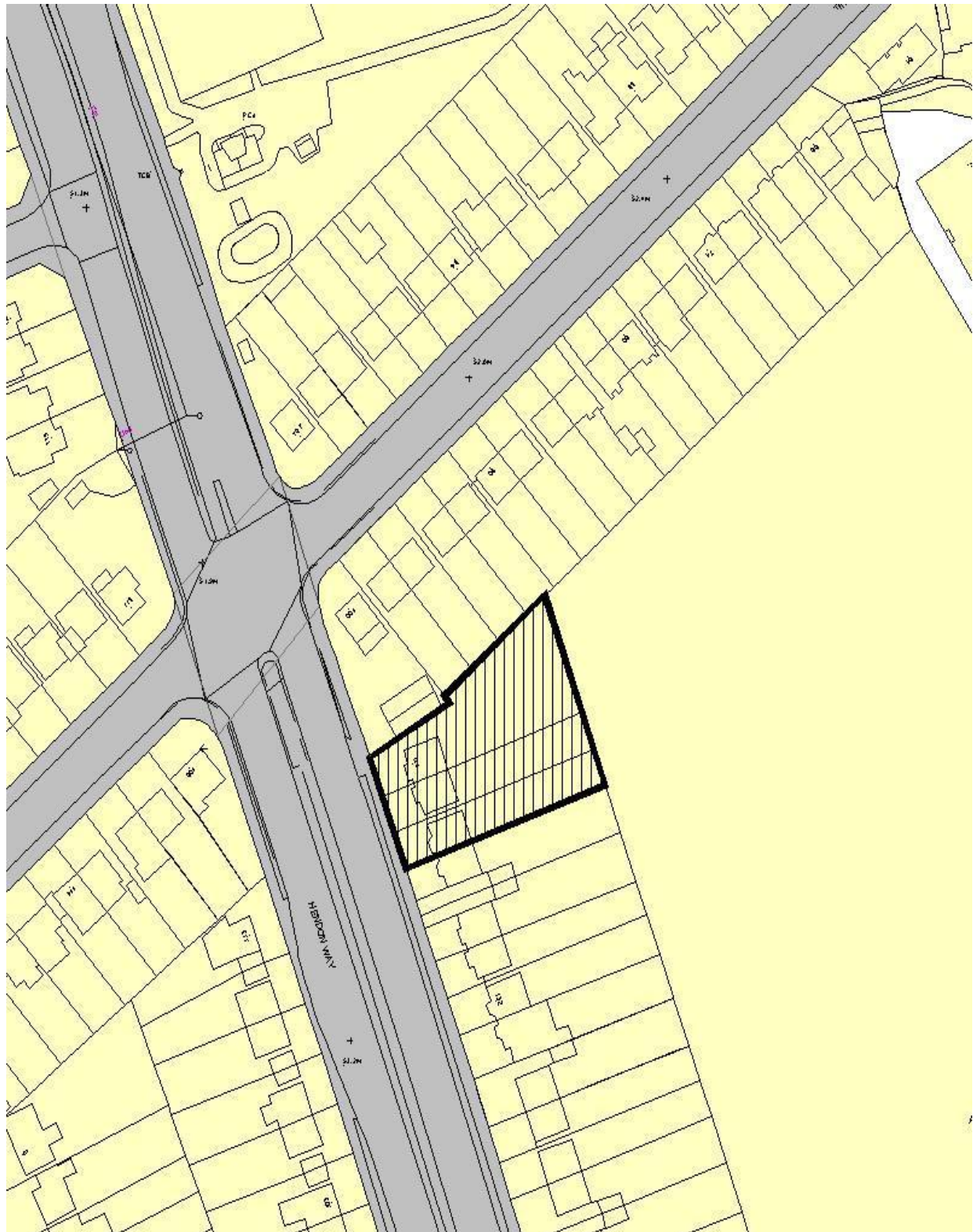
When the Local Planning Authority approve planning applications there may be cases where there is some element of a loss of light to neighbouring properties. It is for the Local Planning Authority to determine whether the loss of light that could occur would be sufficient a reason to refuse the application.

The Local Planning Authority consider that this application has an acceptable impact on the amenities of the neighbouring occupiers.

Having taken all material considerations into account, it is considered that subject to compliance with the attached conditions, this proposal complies with the Adopted Barnet UDP policies and would be in keeping with the character and appearance of the surrounding area. It is not considered to have a detrimental impact on the residential amenities of neighbouring occupiers. This application is in keeping with Council Policies and Guidelines and is therefore recommended for **APPROVAL**.

SITE LOCATION PLAN: 140-144 Hendon Way, London, NW2 2NG

REFERENCE: F/01558/11



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LOCATION: 29 Beechcroft Avenue, London, NW11 8BJ
REFERENCE: F/01945/11 **Received:** 06 May 2011
WARD(S): Childs Hill **Accepted:** 09 May 2011
APPLICANT: Mr Murari **Expiry:** 04 July 2011
PROPOSAL: Two storey front, side and rear extension including new front porch and demolition of existing garage and new integral garage. extension of roof including 1no rear dormer with juliet balcony, 2no dormers at both sides (totalling 4no) to facilitate a loft conversion.
Final Revisions:

RECOMMENDATION: Approve Subject to Conditions

- 1 The development hereby permitted shall be carried out in accordance with the following approved plans: Site and Location Plan; Drawing No's: 2010/0422 Rev 1; 2010/0422 Rev 1; Email from agent (Mr McGahon), dated 24/06/11.
Reason:
For the avoidance of doubt and in the interests of proper planning.
- 2 This development must be begun within three years from the date of this permission.
Reason:
To comply with Section 51 of the Planning and Compulsory Purchase Act, 2004.
- 3 The materials to be used in the external surfaces of the building(s) shall match those used in the existing building(s) unless otherwise agreed in writing by the local planning authority.
Reason:
To safeguard the visual amenities of the building and the surrounding area.
- 4 Before the building hereby permitted is occupied the proposed window(s) as shown on Drawing No. 2010/0422 Rev 1 on first floor shall be glazed with obscure glass, unless otherwise agreed in writing by the Local Planning Authority.
Reason:
To safeguard the privacy and amenities of occupiers of adjoining residential properties.
- 5 The use of the ground floor level as a habitable room and proposed extensions hereby permitted shall at all times be ancillary to and occupied in conjunction with the main building and shall not at any time be occupied as a separate unit.
Reason:
To ensure that the development does not prejudice the character of the locality and the amenities of occupiers of adjoining residential properties.
- 6 Notwithstanding the provisions of the Town and Country Planning (General Permitted Development Order) 1995 (or any order revoking and re-enacting that Order with or without modification), no windows other than those expressly authorised by this permission shall be constructed in the flank elevations of the extension hereby approved facing the neighbouring properties, unless agreed in writing by the Local Planning Authority.
Reason: To safeguard the privacy and amenities of the occupiers of the adjoining properties.

INFORMATIVE(S):

1 The reasons for this grant of planning permission or other planning related decision are as follows: -

i) The proposed development accords with strategic planning guidance and policies as set out in The London Plan (Consolidated with Alterations since 2004) and the Adopted Barnet Unitary Development Plan (UDP) (2006).

In particular the following policies are relevant:

Adopted Barnet Unitary Development Plan (2006): GBEnv1, GBEnv2, D1, D2, D4, D5, H18, H27 and Barnet Design Guidance Note No. 5 – Extensions to Houses.

Local Development Framework: Core Strategy (Publication Stage, September 2010): Policy CS 5 - Protecting and enhancing Barnet's character to create high quality places.

ii) The proposal is acceptable for the following reason(s): -

The proposal would comply with the Council policies that seek to preserve the characters of areas and individual properties. Consideration has been given to the impact of the extension on neighbouring occupiers and it is considered that this extension will not harm the amenity of neighbouring occupiers. **Approval** is recommended.

1. MATERIAL CONSIDERATIONS

Relevant Unitary Development Plan Policies:

Adopted UDP (2006): GBEnv1, GBEnv2, D1, D2, D4, D5, H18 and H27.

Supplementary Planning Guidance:

Barnet Design Guidance Note 5 – Extensions.

Core Strategy (Publication Stage) 2010:

The Planning and Compulsory Purchase Act 2004 reformed the development plan system replacing the Unitary Development Plan (UDP) with the Local Development Framework (LDF). The LDF will be made up of a suite of documents including the Core Strategy and Development Management Policies Development Plan Documents (DPD). Until the LDF is complete, 183 policies within the adopted UDP remain. The replacement of these 183 policies is set out in both the Core Strategy and Development Management Policies DPD.

The Core Strategy will contribute to achieving the vision and objectives of Barnet's Sustainable Community Strategy and will help our partners and other organisations to deliver relevant parts of their programmes. It will cover the physical aspects of location and land use traditionally covered by planning. It also addresses other factors that make places attractive and distinctive as well as sustainable and successful.

The Council published its LDF Core Strategy Publication Stage document in September 2010. The document has been subject to three rounds of public consultation and is in general conformity with the London Plan: therefore weight can

be given to it as a material consideration in the determination of planning applications.

Relevant Core Strategy Policies:

Policy CS 5 - Protecting and enhancing Barnet's character to create high quality places.

Relevant Planning History:

Application:	Planning	Number:	F/01945/11
Validated:	09/05/2011	Type:	HSE
Status:	PDE	Date:	
Summary:	APC	Case Officer:	Neetal Rajput
Description:	Two storey front, side and rear extension including new front porch and demolition of existing garage and new integral garage. extension of roof including 1no rear dormer with juliet balcony, 2no dormers at both sides (totalling 4no) to facilitate a loft conversion.		

Application:	Planning	Number:	F/02527/10
Validated:	30/06/2010	Type:	APF
Status:	WDN	Date:	19/08/2010
Summary:	WIT	Case Officer:	Neetal Rajput
Description:	Two storey front, side and rear extension and single storey side extension including integral garage. Roof extension including two dormer windows to both sides and one at the rear with a juliet balcony to facilitate loft conversion.		

Application:	Planning	Number:	F/03671/10
Validated:	09/09/2010	Type:	HSE
Status:	DEC	Date:	12/11/2010
Summary:	APC	Case Officer:	Neetal Rajput
Description:	Part single, part two storey side / front extension; two storey rear extension; extension to crown roof with side and rear dormers, and front rooflight to facilitate a loft conversion.		

Consultations and Views Expressed:

Neighbours Consulted: 11
Neighbours Wishing To 0
Speak

Replies: 4

The objections raised may be summarised as follows:

- They seem to want to extend further in the roof space, which will make the house look like a block of flats and not a family house.
- Will alter the line of the roof, thus destroying the aesthetics of the street on our side.
- It is essential for the council to preserve the architectural harmony in our borough and not allow excessive and irresponsible building to proceed.
- The owners of no 29 have been making one application after another, in the hope that their plans will be allowed through by wearing out the objectors.
- We object strenuously to the invasion of privacy that this large extension in the roof space will impose not only on us, but on our other neighbours behind and on the other side of number 29.

- Number of serious concerns (clearing away of dust, notice not given in regard to works that will cause vibrations or noise, hours of work not complied with, scaffolding with visqueen sheeting has not been put up, debris not cleared away) about the lack of responsibility shown in their failure to supervise the work, as well as about the performance of the Contractors carrying out the work on their behalf on their property.
- Party wall issues.
- Overdevelopment of the application site.
- Massive building with three floors.
- Design of property would allow for a conversion into self contained flats.
- Building far exceeds what was given planning consent.
- Loss of privacy and issues of overlooking.
- Water drainage problems in the garden.
- Parking issues for a 7 bedroom house.

2. PLANNING APPRAISAL

Site Description and Surroundings:

The application site is a large detached dwelling located on Beechcroft Avenue within the ward of Childs Hill. Beechcroft Avenue is part of a residential street where a number of properties have had alterations. The surroundings are predominantly suburban in character and are characterised by both large semi detached and detached single family dwelling houses.

Proposal:

There has been a previous approval (F/03671/10) at the application site for *part single, part two storey side / front extension; two storey rear extension; extension to crown roof with side and rear dormers, and front rooflight to facilitate a loft conversion* in November 2010 approved at the Finchley and Golders Green planning sub committee.

This application proposes the following changes to the previously approved planning application:

- The single storey rear extension has been brought back by 0.2 metres from the previously approved planning application (F/03671/10) and the first floor will now sit flush with the ground floor element.
- There is to be the repositioning of a window on the side elevation at first floor level, this will be of obscured glass.
- Replacement of a window to a door on the ground floor side elevation.

Planning Considerations:

The proposed development would comply with Council policies that seek to preserve the character of areas and individual properties as its impact is minimal due to the fact that there are numerous examples of similar developments along Beechcroft Avenue.

It should be noted that as the single storey rear extension has been brought back by 0.2 metres in depth from the previously approved planning application (F/03671/10) and this application proposes the first floor to sit flush with the ground floor extension. As a consequence, the appearance and design of the proposed extension has changed with the first floor sitting flush, thus the need for this new planning application. It is not considered that this change will cause harm to the character of the property nor will it harm the amenities of neighbouring occupiers.

The repositioning of the window on the side elevation at first floor is not considered to cause harm as it will be of obscured glass and the insertion of door on the ground floor side elevation will not harm the character of the building.

The proposed two storey front extension would accord with Council policies that seek to maintain the character of areas and individual properties and there are other examples of properties on Beechcroft Avenue which have a similar feature. The design, size and bulk of the extension is such that it would not have a detrimental impact on the appearance of the property, street scene and general area. The extension will be subordinate to the original house and as it will be set back 2.1 metres from the front building line of the property, it will not have a detrimental impact on the appearance on the street scene and general area.

The proposed part single, part two storey side and rear extension accords with Council Design Guidance Note 5 – Extensions to Houses which indicates that at first floor level the side extensions should be set in. This ensures that the extension appears subordinate to the existing house when viewed from the streetscene. The proposal is in keeping with the character of the host building and area and will not be detrimental to neighbouring residential amenity.

The single storey rear extension does comply with Council policies that seek to preserve the amenities of neighbouring occupiers. The design, size and rearward projection of the extension is such that it does not have an adverse impact on the residential and visual amenities of the neighbouring occupiers. Design Guidance Note No. 5 - Extensions to Houses states that single storey rear extensions to detached houses projecting up to a maximum of 3.5 metres in depth along the boundary with a property will normally be acceptable. Thus, this extension is in accordance with Council guidance, as the extension measures 2.5 meters in depth.

As a result of the shape and location of the application site, the proposed first floor rear extension is considered acceptable. The property is a detached with sufficient distance between the neighbouring properties (1m at the sides) and the rear of the properties fronting Elmcroft Avenue and the application site. The fairly modest depth of the proposed extension would, in itself, ensure that there was no unduly oppressive sense of enclosure that was overbearing, or unacceptable loss of daylight or sunlight. For these reasons, the living conditions of the neighbouring properties would not be harmed.

Council's policies and guidelines in respect of extensions to residential properties seek to ensure that they respect the scale, character and design of any building on which they are to be placed and are compatible with the character of the locality. The

side dormers accord with Council Guidance (Note No.5 – Extensions to Houses) which indicates that dormers should be subordinate features, not more than half the width or height of the roof slope. The rear dormer is not considered to be out of character with the immediate area and the Juliet balcony is not considered to present any detriment to the original dwellinghouse, the area in general and the amenities of the neighbouring residential occupiers shall be preserved. The side and rear dormers remain the same as previously approved under planning application F/03671/10.

The proposed development respects the proportions of the existing house. It is not considered that the extension is overbearing or unduly obtrusive and therefore there would not be any significant impact on privacy, loss of light, loss of outlook or overbearing in relation to neighbouring properties. As such, policies in Barnet's UDP would be complied with, in particular D2 in respecting its character and appearance, D5 in '*allowing for adequate daylight, sunlight, privacy and outlook for adjoining and potential occupiers and users*' and H27 as it has no significant effect on the amenity of neighbouring occupiers.

The proposal is for relatively large extensions, which may not be appropriate on other houses, but due to the site specifics of the site and all material planning considerations the application is considered to be acceptable.

3. COMMENTS ON GROUNDS OF OBJECTIONS

It is considered that the planning related concerns raised on this application were not sufficient to constitute a reason for refusal.

4. EQUALITIES AND DIVERSITY ISSUES

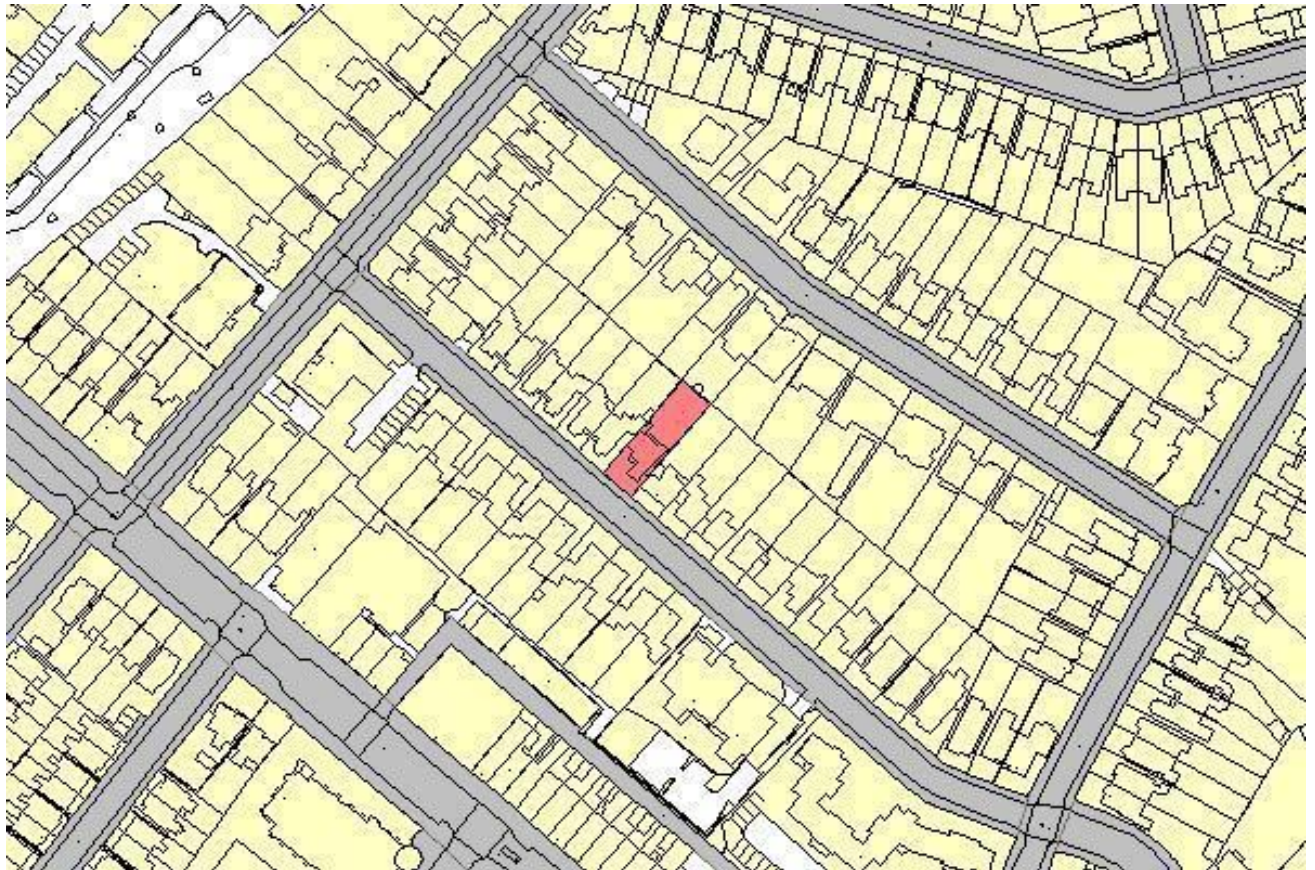
The proposals do not conflict with either Barnet Council's Equalities Policy or the commitments set in our Equality Scheme and supports the council in meeting its statutory equality responsibilities.

5. CONCLUSION

The proposal would comply with Council policies that seek to preserve the character of areas and individual properties. The design and sitting of the extension is such that it would not have a detrimental impact on the amenity of neighbouring properties. The application is therefore recommended for **APPROVAL**.

SITE LOCATION PLAN: 29 Beechcroft Avenue, London, NW11 8BJ

REFERENCE: F/01945/11



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LOCATION: 21 Ravenscroft Avenue, 12 Wentworth Road, London NW11
0SA

REFERENCE: F/02087/11

Received: 17 May 2011

Accepted: 27 May 2011

WARD(S): Childs Hill

Expiry: 22 July 2011

Final Revisions:

APPLICANT: Jetta Crown International Ltd

PROPOSAL: Variation of condition 1 (Plan numbers) pursuant to planning permission F/01444/10 dated 24/06/10 for 'Erection of 4, two-storey plus rooms in the basement and roof space terraced houses. Erection of a three-storey plus penthouse block to provide 5 self-contained residential units with associated communal amenity space and parking to rear. Amendments to include alterations to internal layout of the two houses and creation of two separate single drives.

RECOMMENDATION: Approve following completion of S106

Subject to a Section 106 Agreement

RECOMMENDATION I:

That the applicant and any other person having a requisite interest be invited to enter by way of an agreement into a planning obligation under Section 106 of the Town and Country Planning Act 1990 and any other legislation which is considered necessary for the purposes seeking to secure the following:

- 1 Paying the council's legal and professional costs of preparing the Agreement and any other enabling agreements;
- 2 All obligations listed below to become enforceable in accordance with a timetable to be agreed in writing with the Local Planning Authority;
- 3 **Education Facilities (excl. libraries) £45,795.00**
A contribution towards the provision of Education Facilities in the borough.
- 4 **Libraries (financial) £1,671.00**
A contribution towards Library Facilities and Resources in the borough
- 5 **Health £12,382.00**
A contribution towards Health Facilities and Resources in the borough
- 6 **Open Spaces (boroughwide) £6,000.00**
A contribution towards the improvement of Open Spaces in the London Borough of Barnet.
- 7 **Monitoring of the Agreement £3,292.40**
Contribution towards the Council's costs in monitoring the obligations of the agreement.

RECOMMENDATION II:

That upon completion of the agreement the Assistant Director of Planning and Development Management approve the planning application reference: F/02087/11 under delegated powers subject to the following conditions: -

- 1 The development hereby permitted shall be carried out in accordance with the following approved plans: 000-01, 010-00, 010-LG, 010-01, 010-02, 010-03, 010-10, 010-LG, 020-00, 020-01, 020-02, 030-00, 730-01, 730-02, 730-03, 730-04, 730-30, 730-31 and a design and access statement dated May 2010.
Reason:
For the avoidance of doubt and in the interests of proper planning.
- 2 This development must be begun within three years from the date of this

permission.

Reason:

To comply with Section 51 of the Planning and Compulsory Purchase Act, 2004.

- 3 Before the development hereby permitted is occupied the parking spaces/garages shown on Plan 010 - 00 shall be provided and shall not be used for any purpose other than the parking of vehicles in connection with the approved development.

Reason:

To ensure that parking is provided in accordance with the council's standards in the interests of pedestrian and highway safety, the free flow of traffic and in order to protect the amenities of the area.

- 4 Before this development is commenced, details of the levels of the building(s), road(s) and footpath(s) in relation to adjoining land and highway(s) and any other changes proposed in the levels of the site shall be submitted to and approved in writing by the Local Planning Authority, unless the development is carried out in accordance with drawing 730-01. The development shall be implemented in accordance with such details as approved.

Reason:

To ensure that the work is carried out at suitable levels in relation to the highway and adjoining land having regard to drainage, gradient of access and the amenities of adjoining occupiers and the health of any trees on the site.

- 5 Before the development hereby permitted commences, details of the materials to be used for the external surfaces of the building(s) and hard surfaced areas shall those specified on drawing 730-02 or shall be submitted to and approved in writing by the Local Planning Authority. The development shall be implemented in accordance with such details as approved.

Reason:

To safeguard the visual amenities of the locality.

- 6 The enclosures and screened facilities for the storage of recycling containers and wheeled refuse bins or other refuse storage containers where applicable shall be provided in accordance with the details shown on drawing 730-03 unless otherwise agreed in writing by the Local Planning Authority. Development shall be carried out in accordance with the approved details.

Reason:

To ensure a satisfactory appearance for the development and satisfactory accessibility; and to protect the amenities of the area.

- 7 No construction work resulting from the planning permission shall be carried out on the premises at any time on Sundays, Bank or Public Holidays, before 8.00 am or after 1.00 pm on Saturdays, or before 8.00 am or after 6.00pm on other days unless previously approved in writing by the Local Planning Authority.

Reason:

To ensure that the proposed development does not prejudice the amenities of occupiers of adjoining residential properties.

- 8 Development shall be carried out in accordance with the construction management plan approved under application F/04226/10 dated 7/12/10 unless otherwise agreed in writing by the local planning authority.

Reason:

To safeguard residential amenity.

- 9 Before the development hereby permitted is brought into use or occupied the site shall be enclosed except at the permitted points of access in accordance with details previously submitted to and approved in writing by the Local Planning Authority, unless the development is carried out in accordance with the details shown in drawing 730-01.
Reason:
To ensure that the proposed development does not prejudice the appearance of the locality and/or the amenities of occupiers of adjoining residential properties and to confine access to the permitted points in the interest of the flow of traffic and conditions of general safety on the adjoining highway.
- 10 Notwithstanding the provisions of any development order made under Section 59 of the Town and Country Planning Act 1990 (or any order revoking and re-enacting that Order) the building(s) hereby permitted shall not be extended in any manner whatsoever without the prior specific permission of the Local Planning Authority.
Reason:
To ensure that the development does not prejudice the character of the locality and the enjoyment by existing and/or neighbouring occupiers of their properties.
- 11 A scheme of hard and soft landscaping, including details of existing trees to be retained, shall be carried out in accordance with drawing 730-01, unless otherwise agreed in writing by the Local Planning Authority before the development, hereby permitted, is commenced.
Reason:
To ensure a satisfactory appearance to the development.
- 12 All work comprised in the approved scheme of landscaping shall be carried out before the end of the first planting and seeding season following occupation of any part of the buildings or completion of the development, whichever is sooner, or commencement of the use.
Reason:
To ensure a satisfactory appearance to the development.
- 13 Any existing tree shown to be retained or trees or shrubs to be planted as part of the approved landscaping scheme which are removed, die, become severely damaged or diseased within five years of the completion of development shall be replaced with trees or shrubs of appropriate size and species in the next planting season.
Reason:
To ensure a satisfactory appearance to the development.
- 14 Provisions shall be made within the site to ensure that all vehicles associated with the construction of the development hereby approved are properly washed and cleaned to prevent the passage of mud and dirt onto the adjoining highway.
Reason:
To ensure that the development does not cause danger and inconvenience to users of the adjoining pavement and highway.
- 15 The dwelling(s) shall achieve a Code Level 3 in accordance with the Code for Sustainable Homes Technical Guide (October 2008) (or such national measure of sustainability for house design that replaces that scheme). No dwelling shall be occupied until a Final Code Certificate has been issued certifying that Code Level 3 has been achieved and this certificate has been submitted to and

approved by the local planning authority.

Reason:

To ensure that the development is sustainable and complies with policy GSD of the adopted Unitary Development Plan (adopted 2006) and the adopted Sustainable Design and Construction Supplementary Planning Document (June 2007).

- 16 Prior to the occupation of the units a copy of the Pre-completion Sound Insulation Test Certificate of Part E of the Building Regulations 2000 (or any subsequent amendment in force at the time of implementation of the permission) shall be submitted to the Local Planning Authority and shall indicate at least 3 decibels above the Performance Standard.

Reason:

To protect the amenities of future and neighbouring residential occupiers.

INFORMATIVE(S):

- 1 The reasons for this grant of planning permission or other planning related decision are as follows: -
 - i) The proposed development accords with strategic planning guidance and policies as set out in The London Plan (Consolidated with Alterations since 2004) and the Adopted Barnet Unitary Development Plan (UDP) (2006). In particular the following policies are relevant: 3A.1, 4B.1, 4B.3, 4B.6 and 4B.7 of The London Plan (Consolidated with Alterations since 2004). Adopted Barnet Unitary Development Plan (2006): GSD, GBEnv1, GBEnv2, GBEnv3, GBEnv5, GParking, GH1, GH2, D1, D2, D3, D4, D5, D6, D7, D8, D9, D11, M14, H13, H16, H17, H18, H21, CS2, CS8, CS13, IMP1 and IMP2.
 - ii) The proposal is acceptable for the following reason(s): -

Having taken all material considerations into account, it is considered that subject to a Section 106 agreement and compliance with the attached conditions the proposal would be in accordance with the Council's policies and guidelines, are appropriately designed, would not prejudice highway safety or convenience and would not cause unacceptable harm to the amenities of the area or any neighbouring properties.
- 2 Any alteration if required to the existing crossovers or provision of new crossovers will be subject to detailed survey by the Crossover Team in Highways Group as part of the application for crossover under Highways Act 1980. Reinstatement of any redundant crossovers, removal or relocation of any existing street furniture or alteration to road markings would be done at the applicant's expense, under a rechargeable works agreement, by the Council's term contractor for Highway Works. You may obtain an estimate for this work from the Environment and Operations Directorate, Building 4, North London Business Park (NLBP), Oakleigh Road South, London N11 1NP.
- 3 Any details submitted in respect of the Construction Management Plan above shall control the hours, routes taken, means of access and security procedures for construction traffic to and from the site and the methods statement shall provide for the provision of on-site wheel cleaning facilities during demolition, excavation, site preparation and construction stages of the development, recycling of materials, the provision of on-site car parking facilities for contractors during all stages of development (Excavation, site preparation and construction) and the provision on site of a storage/delivery area for all plant, site huts, site facilities and materials and a community liaison contact.
- 4 Your attention is drawn to the fact that this decision is subject to a deed of

variation to a Section 106 Planning Agreement dated 10th June 2010.

RECOMMENDATION III

That if the above agreement has not been completed or a unilateral undertaking has not been submitted by 22nd July 2011 the Assistant Director of Planning and Development Management REFUSE the application ref: F/02087/11 under delegated powers for the following reasons:

The proposed development does not include a formal undertaking to meet the costs of extra education, libraries, open spaces, health and social care facilities and associated monitoring costs arising as a result of the development, and therefore would not address the impacts of the development, contrary to Barnet supplementary Planning Documents - Contributions to Education (2008), Libraries (2008), Health (2009) and Monitoring (2007) and policies CS8, CS2, CS13, IMP1 and IMP2 of the Adopted Unitary Development Plan (2006).

1. MATERIAL CONSIDERATIONS

National Planning Policy Guidance/ Statements: PPS1 and PPS3

Relevant Unitary Development Plan Policies: GSD, GBEnv1, GBEnv2, GBEnv3, GBEnv5, GParking, GH1, GH2, D1, D2, D3, D4, D5, D6, D7, D8, D9, D11, M14, H13, H16, H17, H18, H21, CS2, CS8, CS13, IMP1 and IMP2.

Core Strategy (Publication Stage) 2010

The Planning and Compulsory Purchase Act 2004 reformed the development plan system replacing the Unitary Development Plan (UDP) with the Local Development Framework (LDF). The LDF will be made up of a suite of documents including the Core Strategy and Development Management Policies Development Plan Documents (DPD). Until the LDF is complete, 183 policies within the adopted UDP remain. The replacement of these 183 policies is set out in both the Core Strategy and Development Management Policies DPD.

The Core Strategy will contribute to achieving the vision and objectives of Barnet's Sustainable Community Strategy and will help our partners and other organisations to deliver relevant parts of their programmes. It will cover the physical aspects of location and land use traditionally covered by planning. It also addresses other factors that make places attractive and distinctive as well as sustainable and successful.

The Council published its LDF Core Strategy Publication Stage document in September 2010. The document has been subject to three rounds of public consultation and is in general conformity with the London Plan: therefore weight can be given to it as a material consideration in the determination of planning applications.

Relevant Core Strategy Policies: Cs 4 and CS 5.

Relevant Planning History:

Application:	Planning	Number:	F/01812/10
Validated:	10/05/2010	Type:	CON
Status:	WDN	Date:	14/07/2010

Summary: WIT **Case Officer:** David Campbell
Description: Submission of details of conditions 4 (levels), % (materials), 6 (refuse), 8 (landscaping), 14 (details of balcony screens scale 1:10) and 15 (contaminated land) pursuant to planning permission C04988N/05 dated 15/07/05.

Application: Planning **Number:** F/02087/11
Validated: 27/05/2011 **Type:** S73
Status: PDE **Date:**
Summary: APC **Case Officer:** David Campbell
Description: Variation of condition 1 (Plan numbers) pursuant to planning permission F/01444/11 dated 24/06/10 for 'Erection of 4, two-storey plus rooms in the basement and roof space terraced houses. Erection of a three-storey plus penthouse block to provide 5 self-contained residential units with associated communal amenity space and parking to rear. Amendments to include alterations to internal layout of the two houses and creation of two separate single drives.

Application: Planning **Number:** F/04226/10
Validated: 18/10/2010 **Type:** CON
Status: DEC **Date:** 07/12/2010
Summary: APC **Case Officer:** David Campbell
Description: Submission of details of Conditions 4 (Levels), 5 (Materials), 6 (Refuse), 8 (Construction Management Plan) & 11 (Hard and Soft Landscaping) pursuant to planning permission F/01444/10 dated 24/06/10.

Consultations and Views Expressed:

Neighbours Consulted: 78 Replies: 2
Neighbours Wishing To Speak 0

The objections raised may be summarised as follows:

- Increase parking pressures
- Increase in traffic
- Overdevelopment
- Out of character and scale with the surrounding area

Internal /Other Consultations:

- Traffic & Development - No objections
- Environmental Health - Raised No objections to the previous application.

Date of Site Notice: 09 June 2011

2. PLANNING APPRAISAL

Site Description and Surroundings: The application site is currently vacant land and formally contained 12 Wentworth Road and 21 Ravenscroft Avenue, which were a pair of semi-detached properties. The location of the site on the crossroads of Ravenscroft Avenue and Wentworth Road makes it very prominent within the streetscene, with a number of significant views towards the site.

The area largely consists of semi-detached single family dwellings of traditional design. The neighbouring site was granted planning permission in January 2009 for

the 'erection of 4, two storey (plus rooms in roofspace and basement) terrace houses' and this borders the application site along Wentworth Road.

The site is generally flat, has an area of approximately 850m² and is of a triangular shape.

Proposal: The application seeks consent of the variation of condition 1 (Plan numbers) pursuant to planning permission F/01444/11 dated 24/06/10 for the 'Erection of 4, two-storey plus rooms in the basement and roof space terraced houses. Erection of a three-storey plus penthouse block to provide 5 self-contained residential units with associated communal amenity space and parking to rear. The amendments to include alterations to internal layout of the two houses and creation of two separate single drives.

Planning Considerations:

The minor amendment from the previous application is to change the position of the drives, access arrangements and associated works to the front elevation of two of the proposed properties so that a street tree (a London plane) can remain in position. There are no objections to this alteration which is considered to preserve the quality of the previously approved scheme.

There are also some internal changes to the layout and to the location of some windows, however these alterations are also considered to be minor and acceptable. The rest of the application is the same as previously approved.

The proposed changes are not considered to harm the character of the scheme itself or the street scene. The changes are also not considered to harm the amenities of the neighbouring properties. The proposed changes will enable the street tree to not be implicated and thus it is considered another reason why the scheme should be approved.

The original planning permission was accompanied by a section 106 agreement which secured education, libraries, healthcare, green spaces contributions and monitoring costs. There are no proposed changes to the contributions as part of the current application. The recommendation is subject to the completion of a deed of variation to the S106 agreement dated 10 June 2010 to ensure that the permission is implemented subject to the obligations contained in the original section 106 agreement.

3. COMMENTS ON GROUNDS OF OBJECTIONS

The grounds of objection are considered to have been covered in the main body of the report. The impact on property prices is not a material planning consideration.

4. EQUALITIES AND DIVERSITY ISSUES

The proposals do not conflict with either Barnet Council's Equalities Policy or the commitments set in our Equality Scheme and supports the council in meeting its statutory equality responsibilities.

5. CONCLUSION

Having taken all material considerations into account, it is considered that subject to a Section 106 agreement and compliance with the attached conditions the proposal would be in accordance with the Council's policies and guidelines, are appropriately designed, would not prejudice highway safety or convenience and would not cause unacceptable harm to the amenities of the area or any neighbouring properties.

It is therefore recommended that the application be **APPROVED**.

SITE LOCATION PLAN: **21 Ravenscroft Avenue, 12 Wentworth Road,**
London NW11 0SA

REFERENCE: **F/02087/11**



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LOCATION: 26-28 Beechcroft Avenue, London, NW11 8BL
REFERENCE: F/02068/11 **Received:** 12 May 2011
WARD(S): Childs Hill **Accepted:** 01 June 2011
Final Revisions: **Expiry:** 27 July 2011
APPLICANT: Goldcrest Properties Limited
PROPOSAL: Demolition of existing dwellings at 26 & 28 Beechcroft Avenue, and erection of a two storey block to create 9 self-contained flats, including rooms in roofspace and basement level. Associated underground parking, amenity space and landscaping.

RECOMMENDATION: Approve Subject to Conditions

- 1 The development hereby permitted shall be carried out in accordance with the following approved plans: BA10-PP-01-EX Rev: A, BA10-PP-02-EX Rev: A, BA10-PP-03-PR Rev: C, BA10-PP-04-PR Rev: C, BA10-PP-05-PR Rev: C, BA10-PP-06-PR Rev: C, BA10-PP-07-PR Rev: C and a design and access statement.
Reason:
For the avoidance of doubt and in the interests of proper planning.
- 2 This development must be begun within three years from the date of this permission.
Reason:
To comply with Section 51 of the Planning and Compulsory Purchase Act, 2004.
- 3 Before the development hereby permitted is occupied, parking spaces shall be provided in accordance with the drawing No. BA10-PP-03-PR Rev. A and that area shall not thereafter be used for any purpose other than for the parking and turning of vehicles associated with the development.
Reason: To ensure that adequate and satisfactory provision is made for the parking of vehicles in the interests of pedestrian and highway safety and the free flow of traffic in accordance with Policies M11, M13 and M14 of the London Borough of Barnet Adopted Unitary Development Plan 2006.
- 4 A Construction Management Plan must be submitted to and approved by the Local Planning Authority. This document following approval must be complied with unless previously agreed in writing by the Local Planning Authority.
Reason: In the interests of highway safety in accordance with Policy M11 of the London Borough of Barnet Adopted Unitary Development Plan 2006.
- 5 Before the development hereby permitted commences, details of the materials to be used for the external surfaces of the building(s) and hard surfaced areas shall be submitted to and approved in writing by the Local Planning Authority. The development shall be implemented in accordance with such details as approved.
Reason:
To safeguard the visual amenities of the locality.
- 6 Before the development hereby permitted is brought into use or occupied the site shall be enclosed except at the permitted points of access in accordance with details previously submitted to and approved in writing by the Local Planning Authority.
Reason:
To ensure that the proposed development does not prejudice the appearance of

the locality and/or the amenities of occupiers of adjoining residential properties and to confine access to the permitted points in the interest of the flow of traffic and conditions of general safety on the adjoining highway.

- 7 Before the development hereby permitted commences, details of enclosures and screened facilities for the storage of recycling containers and wheeled refuse bins or other refuse storage containers where applicable, together with a satisfactory point of collection shall be submitted to and approved in writing by the Local Planning Authority and shall be provided at the site in accordance with the approved details before the development is occupied.

Reason:

To ensure a satisfactory appearance for the development and satisfactory accessibility; and to protect the amenities of the area.

- 8 No construction work resulting from the planning permission shall be carried out on the premises at any time on Sundays, Bank or Public Holidays, before 8.00 am or after 1.00 pm on Saturdays, or before 8.00 am or after 6.00pm on other days unless previously approved in writing by the Local Planning Authority.

Reason:

To ensure that the proposed development does not prejudice the amenities of occupiers of adjoining residential properties.

- 9 The level of noise emitted from any plant or machinery to be used on the development, should any be required, shall be at least 5dB(A) below the background level, as measured from any point 1 metre outside the window of any room of a neighbouring residential property.

If the noise emitted has a distinguishable, discrete continuous note (whine, hiss, screech, hum) and/or distinct impulse (bangs, clicks, clatters, thumps), then it shall be at least 10dB(A) below the background level, as measured from any point 1 metre outside the window of any room of a neighbouring residential property.

Reason:

To ensure that the proposed development does not prejudice the amenities of occupiers of neighbouring properties.

- 10 Before development commences, a report should be carried out by a competent acoustic consultant and submitted to the Local Planning Authority for approval that assesses the likely noise impacts from the development of the ventilation/extraction plant, should any be required for the development. The report shall also clearly outline mitigation measures for the development to reduce these noise impacts to acceptable levels.

It should include all calculations and baseline data, and be set out so that the Local Planning Authority can fully audit the report and critically analyse the contents and recommendations. The approved measures shall be implemented in their entirety before (any of the units are occupied / the use commences).

Reason:

To ensure that the amenities of neighbouring premises are protected from noise from the development.

- 11 A scheme of hard and soft landscaping, including details of existing trees to be retained, shall be submitted to and agreed in writing by the Local Planning Authority before the development, hereby permitted, is commenced.

Reason:

To ensure a satisfactory appearance to the development.

- 12 All work comprised in the approved scheme of landscaping shall be carried out before the end of the first planting and seeding season following occupation of any part of the buildings or completion of the development, whichever is sooner, or commencement of the use.
Reason:
To ensure a satisfactory appearance to the development.
- 13 Any existing tree shown to be retained or trees or shrubs to be planted as part of the approved landscaping scheme which are removed, die, become severely damaged or diseased within five years of the completion of development shall be replaced with trees or shrubs of appropriate size and species in the next planting season.
Reason:
To ensure a satisfactory appearance to the development.
- 14 The dwelling(s) shall achieve a Code Level 3 in accordance with the Code for Sustainable Homes Technical Guide (October 2008) (or such national measure of sustainability for house design that replaces that scheme). No dwelling shall be occupied until a Final Code Certificate has been issued certifying that Code Level 3 has been achieved and this certificate has been submitted to and approved by the local planning authority.
Reason:
To ensure that the development is sustainable and complies with policy GSD of the adopted Unitary Development Plan (adopted 2006) and the adopted Sustainable Design and Construction Supplementary Planning Document (June 2007).
- 15 Before development commences, a scheme of proposed noise mitigation measures shall be submitted to and approved by the Local Planning Authority. The approved mitigation scheme shall be implemented in its entirety before (any of the units are occupied / the use commences).
Reason:
To ensure that the amenities of future occupiers are not prejudiced by rail and / or road traffic and / or mixed use noise in the immediate surroundings.
- 16 No development shall take place until details of the arrangements to meet the obligation for education, health and library facilities and the associated monitoring costs have been submitted to and approved in writing by the local planning authority.
Reason:
To ensure the proper planning of the area and to comply with policies CS2, CS8, CS13, IMP1 and IMP2 of the adopted Unitary Development Plan and the adopted Supplementary Planning Documents "Contributions to Education", "Contributions to Health Facilities", "Contributions to Libraries" and "Planning Obligations".
- 17 Before the building hereby permitted is occupied the proposed window(s) in the side elevations, including all rooflights facing 24 Beechcroft Avenue and the flats at Berkeley Court shall be glazed with obscure glass only and shall be permanently retained as such thereafter and shall be permanently fixed shut with only a fanlight opening, unless otherwise agreed in writing by the Local Planning Authority.
Reason:
To safeguard the privacy and amenities of occupiers of adjoining residential properties.

INFORMATIVE(S):

- 1 The reasons for this grant of planning permission or other planning related decision are as follows: -
 - i) The proposed development accords with strategic planning guidance and policies as set out in The London Plan (Consolidated with Alterations since 2004) and the Adopted Barnet Unitary Development Plan (2006). In particular the following policies are relevant: PPS1 and PPS3; and policies 3A.1, 4B.1, 4B.3, 4B.6, 4B.7 of the Mayor's London Plan (consolidated with alterations since 2004).
Adopted Barnet Unitary Development Plan (2006): GSD, GBEnv1, GBEnv2, GBEnv3, GBEnv5, GParking, GH1, GH2, D1, D2, D3, D4, D5, D6, D7, D8, D9, D11, M14, H13, H16, H17, H18, H21, CS2, CS8, CS13, IMP1 and IMP2.
 - ii) The proposal is acceptable for the following reason(s): - Having taken all material considerations into account, it is considered that subject to compliance with the attached conditions, the proposal would comply with the Council's policies and guidelines and would not cause unacceptable harm to the area, the existing building or the amenities of any neighbouring property. It is also considered that the proposals would not prejudice highway safety or convenience.
- 2 The applicant is advised that in case if any modifications are proposed to the existing access off the public highway then it will be subject to a detailed investigation by the Environment and Operations Directorate. This may result in alterations to the existing on-street controlled parking bays. Any alterations to on-street parking bays will be subject to a statutory consultation period. The Council cannot prejudge the outcome of the consultation process. Any modification works including relocation of any existing street furniture would need to be done by the Highway Authority at the applicant's expense. You may obtain advice and an estimate for this and any associated work on public highway from the Environment and Operations Directorate, Building 4, North London Business Park (NLBP), Oakleigh Road South, London N11 1NP.
- 3 In the case where a highway tree is present in the vicinity of the proposed access road or a crossover for the development the final approval would be subject to the detailed assessment carried out by the Highways Crossover Team as part of the crossover application. The outcome of this assessment cannot be prejudged. Information on application for a crossover could be obtained from London Borough of Barnet, Crossover Team, Environment and Operations Directorate, NLBP, Building 4, 2nd Floor, Oakleigh Road South, London N11 1NP.
- 4 The gradient for the proposed ramp leading to the underground parking area should have a gradient not steeper than 1:10 or in accordance with the guidelines in IStructE Design recommendations for multi-storey and underground car parks.
- 5 In complying with the contaminated land condition parts 1 and 2: Reference should be made at all stages to appropriate current guidance and codes of practice. This would include:
 - 1) The Environment Agency CLR & SR Guidance documents;
 - 2) Planning Policy Statement 23 (PPS 23) - England (2004);
 - 3) BS10175:2001 Investigation of potentially contaminated sites - Code of Practice;
 - 4) Guidance for the safe development of housing on land affected by

contamination, (2008) by NHBC, the EA and CIEH.

Please note that in addition to the above, consultants should refer to the most relevant and up to date guidance and codes of practice if not already listed in the above list.

6. You are advised to engage a qualified acoustic consultant to advise on the scheme, including the specifications of any materials, construction, fittings and equipment necessary to achieve satisfactory internal noise levels in this location. In addition to the noise control measures and details, the scheme needs to clearly set out the target noise levels for the habitable rooms, including for bedrooms at night, and the levels that the sound insulation scheme would achieve.

The details of acoustic consultants can be obtained from the following contacts:

a) Institute of Acoustics and b) Association of Noise Consultants.

The assessment and report on the noise impacts of a development should use methods of measurement, calculation, prediction and assessment of noise levels and impacts that comply with the following standards, where appropriate: 1) Department of Environment: PPG 24 (1994) Planning Policy Guidance - Planning and noise; 2) BS 7445 (1991) Pts 1, 2 & 3 (ISO 1996 pts 1-3) - Description and measurement of environmental noise; 3) BS 4142:1997 - Method of rating industrial noise affecting mixed residential and industrial areas; 4) BS 8223: 1999 - Sound insulation and noise reduction for buildings: code of practice; 5) Department of transport: Calculation of road traffic noise (1988); 6) Department of transport: Calculation of railway noise (1995); 7) Department of transport : Railway Noise and insulation of dwellings.

1. MATERIAL CONSIDERATIONS

National Planning Policy Guidance/ Statements: PPS1 and PPS3

Relevant Unitary Development Plan Policies: GSD, GBEnv1, GBEnv2, GBEnv3, GBEnv5, GParking, GH1, GH2, D1, D2, D3, D4, D5, D6, D7, D8, D9, D11, M14, H13, H16, H17, H18, H21, CS2, CS8, CS13, IMP1 and IMP2.

Core Strategy (Publication Stage) 2010

The Planning and Compulsory Purchase Act 2004 reformed the development plan system replacing the Unitary Development Plan (UDP) with the Local Development Framework (LDF). The LDF will be made up of a suite of documents including the Core Strategy and Development Management Policies Development Plan Documents (DPD). Until the LDF is complete, 183 policies within the adopted UDP remain. The replacement of these 183 policies is set out in both the Core Strategy and Development Management Policies DPD.

The Core Strategy will contribute to achieving the vision and objectives of Barnet's Sustainable Community Strategy and will help our partners and other organisations to deliver relevant parts of their programmes. It will cover the physical aspects of location and land use traditionally covered by planning. It also addresses other factors that make places attractive and distinctive as well as sustainable and successful.

The Council published its LDF Core Strategy Publication Stage document in September 2010. The document has been subject to three rounds of public consultation and is in general conformity with the London Plan: therefore weight can be given to it as a material consideration in the determination of planning applications.

Relevant Core Strategy Policies: CS 4 and CS 5

Relevant Planning History:

Application:	Planning	Number:	C/14344/A/01
Validated:	16/10/2001	Type:	APF
Status:	WDN	Date:	11/12/2001
Summary:	WIT	Case Officer:	
Description:	Part single, part two storey side and rear extension, conservatory at rear, enlarged roof incorporating dormer window at rear, front porch.		
Application:	Planning	Number:	C/14344/B/02
Validated:	08/02/2002	Type:	APF
Status:	DEC	Date:	30/04/2002
Summary:	APC	Case Officer:	
Description:	Part single, part two-storey side extension, rear dormer window extension, rear single storey conservatory, front porch extension and provision of parking space in front garden.		
Application:	Planning	Number:	C/14344/C/02
Validated:	14/06/2002	Type:	APF
Status:	DEC	Date:	08/08/2002
Summary:	REF	Case Officer:	
Description:	Part single, part two storey side and rear extension. Dormer window to rear and front porch. Conversion of property to four self contained flats with parking space to front.		
Application:	Planning	Number:	C/14344/D/03
Validated:	14/02/2003	Type:	APF
Status:	DEC	Date:	07/05/2003
Summary:	APC	Case Officer:	Karina Sissman
Description:	Part single, part two storey side/rear extension, single storey rear conservatory and dormer window to rear. Conversion of property into 3 self-contained flats and provision of parking spaces.		
Application:	Planning	Number:	C/14344/E/04
Validated:	15/01/2004	Type:	APF
Status:	DEC	Date:	24/03/2004
Summary:	APC	Case Officer:	Karina Sissman
Description:	Provision of windows in side elevation at ground and first floor level.		
Application:	Planning	Number:	C/14344/F/04
Validated:	11/05/2004	Type:	APF
Status:	DEC	Date:	19/07/2004
Summary:	APC	Case Officer:	Karina Sissman
Description:	Construction of single storey outbuilding on rear garden to be used as storage space for the three self-contained flats.		
Application:	Planning	Number:	C/14344/G/05
Validated:	29/03/2005	Type:	APF
Status:	WDN	Date:	02/06/2005

Summary: WIT **Case Officer:** Karina Sissman
Description: Change of garden from communal to sole use of ground floor flat.

Application: Planning **Number:** C/14344/01
Validated: 14/02/2001 **Type:** APF
Status: DEC **Date:** 02/04/2001
Summary: APC **Case Officer:**
Description: Part single, part two-storey side/rear extension. Dormer window extension to rear roof. Front porch extension. Provision of parking space in front garden.

Application Reference:	F/00103/11
Case Officer:	David Campbell
Proposal:	Demolition of existing dwellings at 26 & 28 Beechcroft Avenue, and erection of a two storey block to create 9 self-contained flats, including rooms in roofspace and basement level. Associated underground parking, amenity space and landscaping. (Amended Plans)
Stat Start Date	22/12/2010
Application Type	APF
Decision	REF
Decision Date	10/03/2011

Application Reference:	F/03581/10
Case Officer:	David Campbell
Proposal:	Demolition of existing dwellings at 26 & 28 Beechcroft Avenue, and erection of a two storey block to create 9 self-contained flats, including rooms in roofspace and basement level. Associated underground parking, amenity space and landscaping.
Stat Start Date	06/09/2010
Application Type	APF
Decision	WIT
Decision Date	02/11/2010

Consultations and Views Expressed:

Neighbours Consulted: 43 Replies: 2
 Neighbours Wishing To Speak 0

The objections raised may be summarised as follows:

- The previous reasons for refusal have not been addressed.
- The density of the development has remained unaltered and could be regarded as an increase as the building is smaller with a similar number of rooms.
- The increase in the number of people living on site will be excessive.
- The land is too small to accommodate a residential development of this size. Other pieces of land which have been developed as flats are larger sites.
- Insufficient parking provision
- Overlooking
- Safety issues
- The existing houses should be retained
- The plans and description are misleading
- Impact on traffic, access and parking
- Increase in scale
- Impact on the amenities of neighbours
- Loss of light

- Loss of wildlife
- Increase in noise and disturbance
- Out of character
- Large excavations will cause problems to neighbouring properties.
- Drainage
- Insufficient refuse provision
- Impact on trees

Internal /Other Consultations:

- Traffic & Development - No objections
- Thames Water Devt Control - No objections

Date of Site Notice: 09 June 2011

2. PLANNING APPRAISAL

Site Description and Surroundings: The application site 26-28 Beechcroft Avenue is situated in a residential street in the Golders Green ward. The units are within close proximity to the shops and services on Golders Green Road and backs onto Golders Green public library. The street contains a variety of different residential tenures which comprise of single family dwelling houses, flat conversions and purpose built blocks of flats. The application site is currently occupied by a pair of semi detached houses.

Proposal: The application seeks consent for the demolition of existing dwellings at 26 & 28 Beechcroft Avenue, and erection of a two storey block to create 9 self-contained flats, including rooms in roofspace and basement level. Associated underground parking, amenity space and landscaping.

Application F/00103/11 was refused at the Finchley and Golders Green Area Committee on 8th March 2011 for the following reasons:

1. The proposed development by reason of its size, height, siting and intensity would be detrimental to the established character of the streetscene and be detrimental to the amenities of neighbouring occupiers contrary to policies GBEEnv1, GBEEnv2, D1, D2, H16, H23 and H26 of the Adopted Unitary Development Plan (2006).
2. No undertaking has been given by the developer to meet identified additional educational, libraries, health and monitoring contributions which would be incurred by the community as a result of the development, contrary to Policy CS2, CS8, CS13, GCS1, IMP1 and IMP2 of the adopted Unitary Development Plan and the adopted Supplementary Planning Documents on Education Facilities, Library Facilities, Health Facilities and Planning Obligations

Planning Considerations:

The differences from the previous application include:

- The side dormers have been removed from the application

- The rear elevation has been reduced in size
- The building as been brought in from the side boundary with the garages by 1.5m
- The section of roof closest to the road has been set down
- The south-western section of the proposed building has been cut back
- The number of bedrooms per flat has been reduced from 8 two bedroom flats and 1 three bedroom flat to 8 two bedroom flats and 1 one bedroom flat.

It is considered that the mass and bulk of the previous application has been reduced and as such the previous reason for refusal has been addressed. The accumulative size of the flats has been reduced and the building is smaller which is considered to result in a less intensive development than the previous application. As such it is considered that the previous reason for refusal has been addressed. The other reason which related to contributions has been addressed later in the report.

National, regional and local guidance have policies that seek to promote the redevelopment of Brownfield sites for residential use providing they are acceptable in terms of character and will not harm the amenities of future occupants or any of the adjoining uses. Policies such as H2, H16 and H17 relate to this in the Unitary development Plan and indicate that the Council will seek to provide additional homes providing that certain criteria has been conformed to. The various aspects of the application have been broken down and discussed below.

Character/ Design

PPS 3 states that housing which advocates that new housing development of whatever scale should not be viewed in isolation. Consideration of design and layout must be informed by the wider context, having regard not just to the immediate neighbouring buildings but the townscape and landscape of the wider locality. The local pattern of streets and spaces, building traditions, materials and ecology should all help to determine the character and identity of a development.

Policy H2 of the Adopted UDP (2006) states that proposals for residential development on sites not allocated for housing will be assessed in terms of:

- Whether the site is appropriate
- The impact of the proposal on its surroundings
- The availability of access by a choice of means of transport
- Access to educational and community facilities, and
- Whether land is required for another use

Policy H16 of the adopted *Unitary Development Plan* is a housing policy which states that new residential developments should harmonise with and respect the character of the area within which they are situated and should:

- Be well laid out in terms of access, car parking and landscaping;
- Provide and preserve adequate daylight, outlook and residential amenity;
- Provide a safe and secure residential environment;
- Maintain privacy and prevent overlooking; and
- Provide adequate levels of private garden or amenity space.

Policy GBEnv1 of the adopted *Unitary Development Plan* is a general policy stating

that the Council will protect and enhance the quality and character of the Borough's built and natural environment.

Policy GBEEnv2 of the adopted *Unitary Development Plan* is a general policy including the statement that the Council will require high quality design in all new development in order to enhance the quality of the Borough's built and open environment, to utilise environmentally friendly methods of construction, to improve amenity, to respect and improve the quality of environment of existing and future residents.

Policy D1 of the adopted *Unitary Development Plan* is a Design policy stating that the all new developments should represent high quality design.

Policy D2 of the adopted *Unitary Development Plan* is a Design policy stating that the Council will encourage development proposals which are based on an understanding of local characteristics, preserve or enhance local character and respect the appearance, scale, bulk, height and pattern of surrounding buildings, surrounding street and movement patterns and the overall character and quality of the area.

It is considered that the existing buildings are not of any particular architectural merit, and that a better designed building would improve the quality of the built environment in the surrounding area. Since the previous applications, revised proposals have been submitted which adopt a different design and one which is considered to be an improvement on the previously submitted proposals. The use of materials, more effective use of glazing and the various forms of the building help to break up the built form and massing of the building and provide a more suitable modern design for the site. It has also been noted that proposals for flatted development have been allowed previously on Beechcroft Avenue.

The main constraints to the site are considered to be the relationship with the houses next door, the frontage onto the highway and the flats at Berkeley Court. Whilst this is an increase in mass and bulk of the building compared to the existing, the building should be viewed in the context of its surroundings and previous developments in the area and as such it is concluded that it would not be out of character in this location given the nature of the surrounding area.

It is considered that the proposal complies with the requirements of Planning Policy Statement 1 (PPS1), especially paragraph 34 which states in part that; "design which is inappropriate in its context, or which fails to take the opportunities available for improving character and quality of an area and the way it functions, should not be accepted".

There are therefore no objections to the design of the building or to the scale, mass and bulk of the proposals.

Neighbouring Residential Amenities

Policy D5 of the adopted *Unitary Development Plan* is a Design policy states that new developments should be designed to allow for adequate daylight, sunlight, privacy and outlook for adjoining and potential occupiers and users.

Policy H17 of the adopted *Unitary Development Plan* is a housing policy which states that new residential developments should be a minimum distance of 21 metres between properties with facing windows to habitable rooms to avoid overlooking, and 10.5 metres to a neighbouring garden. This distance should be increased by three metres for each additional storey over two storeys. Where overlooking is a problem, especially in relation to neighbouring development, a higher degree of privacy will be required. In town centre developments and regeneration areas, these standards may not apply. In the case of higher density developments where less distance is provided, proposals should include innovative design solutions to avoid overlooking.

The drawings show that all side windows other than rooflights have been removed from the application on the north west elevation (apart from some double doors at ground floor level). The dormer windows have also been removed from the drawings.

As the velux roof lights appear to be at eye level, it is considered that overlooking could arise from these and therefore it is recommended that they are obscure glazed as well.

It is considered that subject to this condition, the application will not give rise to any significant loss of amenity to neighbouring properties.

Density

There are no concerns regarding the density of the proposed scheme. It is considered that the reduction in the size of the building and the size of the flats has addressed the previous reasons for refusal.

Amenity Space

Policy H18 of the Council's Adopted Unitary Development Plan (2006) requires new residential schemes to provide a minimum level of amenity space at 5 square metres of space per habitable room, with the emphasis being on 'usable amenity space'. Two ground floor flats have their own garden, the other would share a communal amenity space area to address this policy. It is considered that these spaces provide adequate amenity space for the flats; there are therefore no objections to this part of the application.

Highways and Refuse

10 parking spaces are being provided in the basement, which the council's traffic and development team have confirmed is in accordance with the Parking Standards set out in the London Borough of Barnet Adopted Unitary Development Plan 2006. The application is considered to be acceptable in terms of highways and parking and therefore there are no objections on these grounds. Refuse details have been requested by condition. The conditions requested relating to the access ramp have been attached also.

Trees

There is a protected tree within the grounds of Berkeley Court. However this is

considered to be far enough away from the development not to be harmed by the proposals. The other trees surrounding the site are neither in a conservation area nor protected and as such a reason for refusal could not be justified on this occasion.

Section 106 Requirements

Under Policy CS8 of the Adopted UDP (2006) the council will seek to secure a financial contribution through a Section 106 Agreement for future education needs generated by the development in the Borough. The financial sum is dependant on the number and type of units proposed and is calculated in line with the council's Supplementary Planning Document on Contributions to Education. No contributions are required for education purposes.

Policy CS2 of the Adopted UDP (2006) states that the council will seek to enter into planning obligations, where appropriate, in conjunction with new developments, to secure the provision of community and religious facilities. A contribution will be sought for the provision of library services in the borough in line with the council's Supplementary Planning Document on Contributions to Library Services. A sum of £763 would satisfy this requirement.

Policy CS13 of the Adopted UDP (2006) states that the council will seek to enter into planning obligations, where appropriate, in conjunction with new developments, to secure the provision of healthcare facilities. A contribution will be sought for the provision of healthcare services in the borough in line with the council's Supplementary Planning Document on Contributions to Health Facilities from Development. A sum of £6,242 would satisfy this requirement.

The delivery of the planning obligation from the negotiations stage to implementation can take considerable time and resources. As the Council is party to a large number of planning obligations, significant resources to project manage and implement schemes funded by planning obligation agreements are required. The Council therefore seeks the payment of a financial obligation towards the costs of undertaking the work relating to securing the planning obligations. The amount of contribution being sought would depend upon the final scheme. In February 2006 Cabinet approved a Supplementary Planning Document (SPD) for Planning Obligations. A sum of £350.25 would satisfy the monitoring requirement.

No undertaking has been given by the developer to meet identified additional educational, library and monitoring costs which would be incurred by the community as a result of the development, contrary to Policies CS2, CS8 and CS13 as well as the adopted SPDs mentioned above. It is recommended that the application be conditioned to address these requirements. It is not considered that any additional monies should be sought from the developers towards affordable housing as one addition unit is not considered to give rise to any additional need. The total amount of financial contributions needed would be £7,355.25.

3. COMMENTS ON GROUNDS OF OBJECTIONS

Some of the grounds of objection have been addressed in the main report. Other issues have been addressed below.

- Issues concerning drainage, subsidence and the water table are not considered to be planning issues and therefore cannot be used as reasons for refusal.
- The Traffic and Development Team have not objected to the application or asked for parking permits to be made unavailable to future residents.
- The documents submitted with the application are considered to be acceptable.
- The proposal is not considered to lead to loss of wildlife.
- The excavations and basements will have to be carried out in accordance with the building regulations.

4. EQUALITIES AND DIVERSITY ISSUES

The proposals do not conflict with either Barnet Council's Equalities Policy or the commitments set in our Equality Scheme and supports the council in meeting its statutory equality responsibilities.

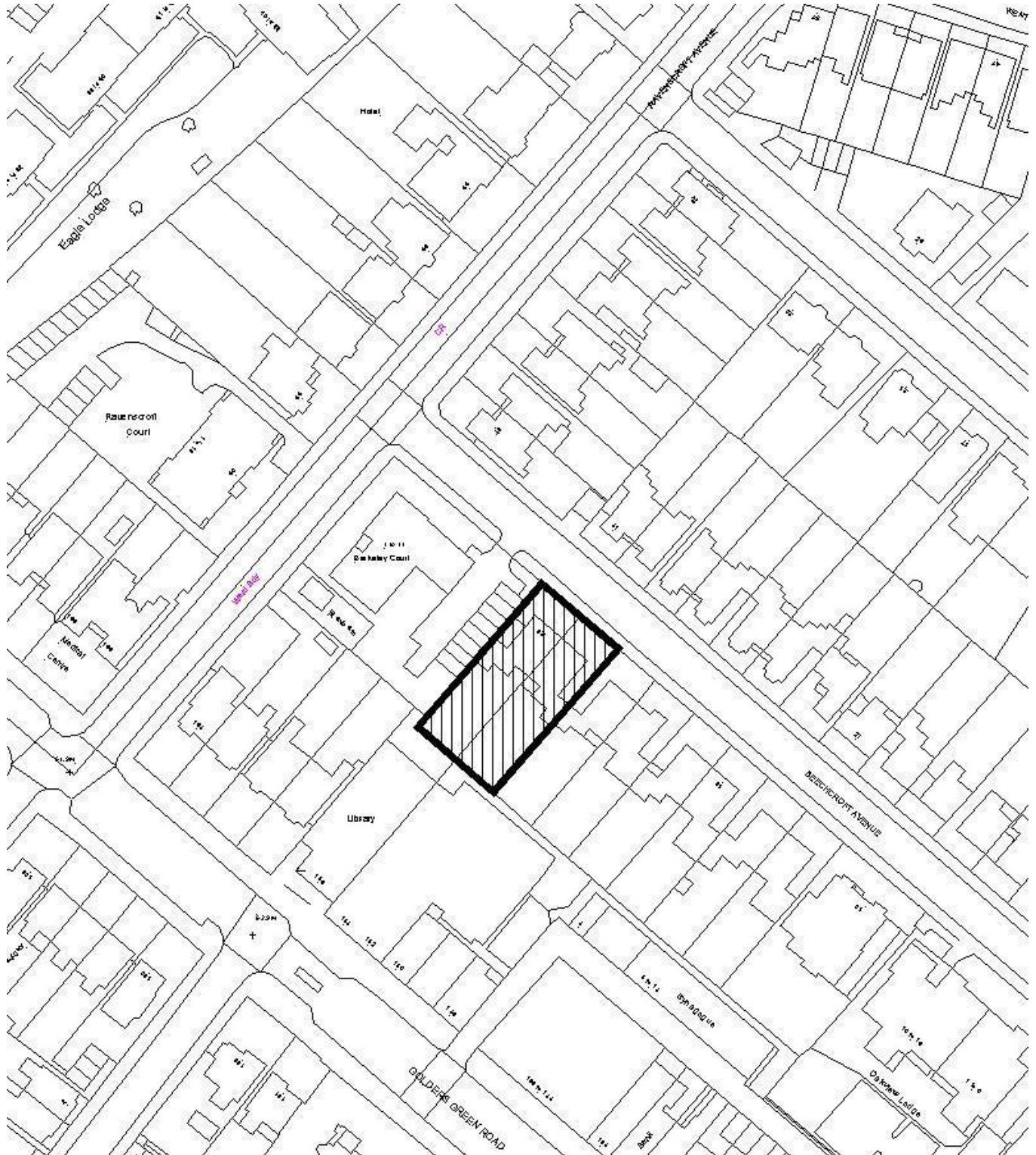
5. CONCLUSION

Having taken all material considerations into account, it is considered that subject to compliance with the attached conditions the proposal would be in accordance with the Council's policies and guidelines, are appropriately designed, would not prejudice highway safety or convenience and would not cause unacceptable harm to the amenities of the area or any neighbouring properties.

It is therefore recommended that the application be **APPROVED**.

SITE LOCATION PLAN: 26-28 Beechcroft Avenue, London, NW11 8BL

REFERENCE: F/02068/11



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LOCATION: 26 Colin Crescent, London, NW9 6EY
REFERENCE: H/01662/11 **Received:** 12 April 2011
Accepted: 03 May 2011
WARD(S): Colindale **Expiry:** 28 June 2011
Final Revisions:
APPLICANT: Mr Abdel Ydri
PROPOSAL: Retention of clear glazed window in side elevation of roof extension.

RECOMMENDATION: Approve Subject to Conditions

- 1 The development hereby permitted shall be carried out in accordance with the following approved plans: PL/01, PL/02, PL/03A, PL/04, Site location plan.
Reason:
For the avoidance of doubt and in the interests of proper planning.
- 2 Before the building hereby permitted is occupied the proposed windows in the side elevation facing 28 Colin Crescent shall be glazed with obscure glass only and shall be permanently fixed shut below a point 1.7 metres above the floor of the room in which the window is installed, with the exception of the room nearest to the front of the property which shall be glazed and fixed shut as shown on drawing no. PL/03A. All windows shall be permanently retained as such thereafter unless otherwise agreed in writing by the Local Planning Authority.
Reason:
To safeguard the privacy and amenities of occupiers of adjoining residential properties.

INFORMATIVE(S):

The reasons for this grant of planning permission or other planning related decision are as follows: -

- i) The proposed development accords with strategic planning guidance and policies as set out in the consultation draft replacement London Plan 2009 and the Adopted Barnet Unitary Development Plan (UDP) (2006).
In particular the following policies are relevant:
Adopted Barnet Unitary Development Plan (2006): GBEnv1 (Character), D2 (Built Environment / Character), and H27 (Extensions to Houses and Detached Buildings), and:
Core Strategy (Publication Stage) 2010:
Relevant policies: CS5
- ii) The proposal is acceptable for the following reason(s): -The proposal, with appropriate conditions, would have an acceptable impact on the amenities of the occupiers of adjoining residential properties.

1. MATERIAL CONSIDERATIONS

National Planning Policy Guidance/ Statements:

Planning Policy Statement 1 - Delivering Sustainable Development

The Mayor's London Plan: Consultation draft replacement plan 2009:
7.4 and 7.6.

Relevant Unitary Development Plan Policies:

GBEnv1, GBEnv2, D1, D2, D5, H27

Design Guidance Note 5: Extensions to Houses

Core Strategy (Publication Stage) 2010

The Planning and Compulsory Purchase Act 2004 reformed the development plan system replacing the Unitary Development Plan (UDP) with the Local Development Framework (LDF). The LDF will be made up of a suite of documents including the Core Strategy and Development Management Policies Development Plan Documents (DPD). Until the LDF is complete, 183 policies within the adopted UDP remain. The replacement of these 183 policies is set out in both the Core Strategy and Development Management Policies DPD.

The Core Strategy will contribute to achieving the vision and objectives of Barnet's Sustainable Community Strategy and will help our partners and other organisations to deliver relevant parts of their programmes. It will cover the physical aspects of location and land use traditionally covered by planning. It also addresses other factors that make places attractive and distinctive as well as sustainable and successful.

The Council published its LDF Core Strategy Publication Stage document in September 2010. The document has been subject to three rounds of public consultation and is in general conformity with the London Plan: therefore weight can be given to it as a material consideration in the determination of planning applications.

Relevant Core Strategy Policies:

CS5

Relevant Planning History:

Site history for current landparcel :

73754 - 26 Colin Crescent, London, NW9 6EY

Case Reference: **H/01662/11**

Application:	Planning	Number:	H/03839/10
Validated:	29/09/2010	Type:	192
Status:	DEC	Date:	15/11/2010
Summary:	LW	Case Officer:	Matthew Corcoran
Description:	Roof extension including side dormer window to facilitate loft conversion.		

Consultations and Views Expressed:

Neighbours Consulted:	10	Replies:	4
Neighbours Wishing To Speak	0		

The objections raised may be summarised as follows:

- overlooking from front window of landing window in adjoining property
- overlooking from rear window of bedroom in adjoining property

2. PLANNING APPRAISAL

Site Description and Surroundings:

The application site is a semi-detached property on the west side of Colin Crescent.

Proposal:

The original property had a catslide roof to the first floor side elevation. A dormer window extension has been built to this first floor side elevation as 'permitted development'. The application is to clear glaze part of one of the windows on the side dormer extension.

Planning Considerations:

Policy Context

Barnets adopted Unitary Development Plan (UDP) requires new residential development to respect the character of an area and the local environment, which can be achieved through promoting high quality design and applying appropriate density and amenity space standards.

General Policy GBEnv1 aims to maintain and improve the character and quality of the environment.

Policies D1 and D2 aims to ensure compatibility with the established character and architectural identity of existing and adjoining properties and the general location in terms of scale, design and impact on neighbouring properties. Established local character and townscape quality can be harmed by insensitive development, which is out of scale with and unrelated to the locality.

Part of policy D5 requires new development to safeguard outlook and light of neighbouring residential occupiers

Policy H27 states that extensions to houses should harmonise existing and neighbouring properties, maintain the appearance of the streetscene and have no significant adverse effect on the amenity of neighbouring occupiers. They should be in keeping with the scale, proportion, design and materials of existing and neighbouring houses.

The Council Guide "Extensions to house" was approved by the Planning and Environment Committee (The Local Planning Authority) on 9th January 2003. This leaflet in the form of supplementary planning guidance (SPG) sets out information for applicants to help them design an extension to their property which would receive favourable consideration by the local planning authority and was subject to separate consultation.

Included advice says:

Large areas of Barnet are characterised by relatively low -density suburban housing with an attractive mixture of semi-detached and detached houses. The Council is committed to protecting and where possible enhancing the character of the boroughs residential areas and retaining an attractive streetscene.

Harmony: extensions to buildings should be consistent in terms of form, scale and architectural style with the original building and area.

The extension should be in proportion both in its own right and in relationship to the original dwelling.

Appraisal

The side dormer window extension has been built as 'permitted development'. The Town and Country Planning (General Permitted Development) (Amendment) (No. 2) Order 2008 permits such extensions provided that:

"any window inserted on a wall or roof slope forming a side elevation of the dwellinghouse shall be:- i) obscure-glazed, and ii) non-opening unless the parts of the window which can be opened are more than 1.7 metres above the floor of the room in which the window is installed."

The application seeks permission to have clear glazing in the front window of the 3 on the side elevation. An amended plan has been received which shows that the full height pane shall be obscure glazed and fixed shut and the other pane shall be clear glazed with a fanlight opening only.

The plan shows the middle and rearward windows to be obscure glazed and fixed shut.

Subject to a condition ensuring that the windows are retained as such, it is considered that the proposal to clear glaze one half of the front window would not result in appreciable overlooking of the adjoining property. As such, the proposals would not be detrimental to the amenities currently enjoyed by the occupiers of the adjoining property.

3. COMMENTS ON GROUNDS OF OBJECTIONS

Addressed in the main report.

4. EQUALITIES AND DIVERSITY ISSUES

The proposals do not conflict with either Barnet Council's Equalities Policy or the commitments set in our Equality Scheme and supports the council in meeting its statutory equality responsibilities.

5. CONCLUSION

APPROVAL is recommended.



LOCATION: 113 Edgwarebury Lane, Edgware, Middx, HA8 8NA

REFERENCE: H/01767/11 **Received:** 20 April 2011
Accepted: 20 April 2011

WARD: Edgware **Expiry:** 15 June 2011

Final Revisions:

APPLICANT: Mr Arora

PROPOSAL: Conversion of property into 5 self contained flats including ground floor front, side and rear extensions, first floor front, side and rear extensions and a rear dormer window to facilitate a loft conversion. Provision of 4 off-street parking spaces and refuse and recycling facilities.

Approve following completion of S106

Subject to a Section 106 Agreement

RECOMMENDATION I:

That the applicant and any other person having a requisite interest be invited to enter by way of an agreement into a planning obligation under Section 106 of the Town and Country Planning Act 1990 and any other legislation which is considered necessary for the purposes seeking to secure the following:

- 1 Paying the council's legal and professional costs of preparing the Agreement and any other enabling agreements;
- 2 All obligations listed below to become enforceable in accordance with a timetable to be agreed in writing with the Local Planning Authority;
- 3 **Education Facilities (excl. libraries) £11,626.00**
A contribution towards the provision of Education Facilities in the borough.
- 4 **Health £4,900.00**
A contribution towards Health Facilities and Resources in the borough
- 5 **Libraries (financial) £451.00**
A contribution towards Library Facilities and Resources in the borough
- 6 **Monitoring of the Agreement £848.85**
Contribution towards the Council's costs in monitoring the obligations of the agreement.

RECOMMENDATION II:

That upon completion of the agreement the Assistant Director of Planning and Development Management approve the planning application reference: H/01767/11 under delegated powers subject to the following conditions: -

- 1 The development hereby permitted shall be carried out in accordance with the following approved plans: Design and access statement, DAV/1003/RF/11/10B, DAV/1003/RF/11/01B, DAV/1003/RF/11/02B, DAV/1003/RF/11/03B, DAV/1003/RF/11/08B, DAV/1003/RF/11/11B, DAV/1003/RF/11/04B, DAV/1003/RF/11/05B, DAV/1003/RF/11/06B, DAV/1003/RF/11/07B and DAV/1003/RF/11/09B.
Reason:
For the avoidance of doubt and in the interests of proper planning.
- 2 This development must be begun within three years from the date of this permission.
Reason:
To comply with Section 51 of the Planning and Compulsory Purchase Act, 2004.
- 3 The materials to be used in the external surfaces of the building(s) shall match

those used in the existing building(s) unless otherwise agreed in writing by the local planning authority.

Reason:

To safeguard the visual amenities of the building and the surrounding area.

- 4 Before the development hereby permitted commences, details of enclosures and screened facilities for the storage of recycling containers and wheeled refuse bins or other refuse storage containers where applicable, together with a satisfactory point of collection shall be submitted to and approved in writing by the Local Planning Authority and shall be provided at the site in accordance with the approved details before the development is occupied.

Reason:

To ensure a satisfactory appearance for the development and satisfactory accessibility; and to protect the amenities of the area.

- 5 The roof of the extension hereby permitted shall only be used in connection with the repair and maintenance of the building and shall at no time be converted to or used as a balcony, roof garden or similar amenity or sitting out area, without the benefit of the grant of further specific permission in writing from the Local Planning Authority.

Reason:

To ensure that the amenities of the occupiers of adjoining properties are not prejudiced by overlooking.

- 6 Before the development hereby permitted is occupied the parking spaces shown on Plan DAV/1003/RF/11/11B shall be provided and shall not be used for any purpose other than the parking of vehicles in connection with the approved development.

Reason:

To ensure that parking is provided in accordance with the council's standards in the interests of pedestrian and highway safety, the free flow of traffic and in order to protect the amenities of the area.

- 7 Prior to the occupation of the units a copy of the Pre-completion Sound Insulation Test Certificate of Part E of the Building Regulations 2000 (or any subsequent amendment in force at the time of implementation of the permission) shall be submitted to the Local Planning Authority and shall indicate at least 3 decibels above the Performance Standard.

Reason:

To protect the amenities of future and neighbouring residential occupiers.

- 8 Before development commences, a scheme of proposed noise mitigation measures shall be submitted to and approved by the Local Planning Authority. The approved mitigation scheme shall be implemented in its entirety before (any of the units are occupied / the use commences).

Reason:

To ensure that the amenities of occupiers are not prejudiced by rail and / or road traffic and / or mixed use noise in the immediate surroundings.

- 9 The internal layout of the proposed development shall remain as per the approved drawings unless otherwise agreed in writing by the local planning authority.

Reason

To protect the amenities of the future occupiers of the flats.

- 10 Details of the proposed cycle parking facilities shall be submitted to and approved by the Local Planning Authority before the development commences.

Reason:

To ensure the proposal complies with TfL's Sustainable Transport policies.

- 11 A scheme of hard and soft landscaping, including details of existing trees to be retained, shall be submitted to and agreed in writing by the Local Planning Authority before the development, hereby permitted, is commenced.

Reason:

To ensure a satisfactory appearance to the development.

- 12 All work comprised in the approved scheme of landscaping shall be carried out before the end of the first planting and seeding season following occupation of any part of the buildings or completion of the development, whichever is sooner, or commencement of the use.

Reason:

To ensure a satisfactory appearance to the development.

- 13 Any existing tree shown to be retained or trees or shrubs to be planted as part of the approved landscaping scheme which are removed, die, become severely damaged or diseased within five years of the completion of development shall be replaced with trees or shrubs of appropriate size and species in the next planting season.

Reason:

To ensure a satisfactory appearance to the development.

INFORMATIVE(S):

- 1 The reasons for this grant of planning permission or other planning related decision are as follows: -

i) The proposed development accords with strategic planning guidance and policies as set out in the consultation draft replacement London Plan 2009 and the Adopted Barnet Unitary Development Plan (2006).

In particular the following policies are relevant:

Adopted Barnet Unitary Development Plan (2006): Adopted Barnet Unitary Development Plan 2006: GBEnv1, GBEnv2, D1, D2, D5, M11, M12, M14, H23, H26, H27, CS2, CS8, CS13, IMP1 and IMP2.

Supplementary Design Guidance 5: Extensions to Houses

Supplementary Design Guidance 7: Residential Conversions

Supplementary Planning Document: Contributions to Libraries

Supplementary Planning Document: Planning Obligations

Supplementary Planning Document: Sustainable Design and Construction.

Core Strategy (Publication Stage) 2010:CS4 and CS5.

ii) The proposal is acceptable for the following reason(s): - The proposed development would have an acceptable impact on the character of the property and the surrounding area. There would be no undue impacts on the amenities of the neighbouring occupiers and the proposal complies with all relevant council policy and design guidance.

- 2 Any development or conversion which necessitates the removal, changing, or creation of an address or addresses must be officially registered by the Council through the formal 'Street Naming and Numbering' process.

The Council of the London Borough of Barnet is the Street Naming and Numbering Authority and is the only organisation that can create or change addresses within its boundaries. Applications are the responsibility of the developer or householder who wish to have an address created or amended. Occupiers of properties which have not been formally registered can face a multitude of issues such as problems with deliveries, rejection of banking /

insurance applications, problems accessing key council services and most importantly delays in an emergency situation.

Further details and the application form can be downloaded from:

<http://www.barnet.gov.uk/naming-and-numbering-applic-form.pdf>

or requested from the Street Naming and Numbering Team via email:

street.naming@barnet.gov.uk or by telephoning: 0208 359 7294.

- 3 The applicant is advised that servicing arrangement for the proposed development shall be consistent with the existing development.
- 4 It may be necessary for the existing vehicular crossover to be modified by the Highway Authority at the applicant's expense. You may obtain an estimate for this and any associated work on public highway from the Chief Highways Officer, Building 4, North London Business Park (NLBP), Oakleigh Road South, London N11 1NP.

RECOMMENDATION III

That if an agreement has not been completed by 13/10/2011, unless otherwise agreed in writing, the Head of Planning and Development Management should REFUSE the application H/01767/11 under delegated powers for the following reason/s:

The proposal does not include a formal undertaking to meet the additional education, health, library, and associated monitoring costs arising as a result of the development, contrary to policies CS2, CS8 and IMP2 of the Adopted Barnet Unitary Development Plan (2006) and Supplementary Planning Document - Planning Obligations, Supplementary Planning Document - Contributions to Health and Supplementary Planning Document - Contributions to Libraries, Supplementary Planning Document - Contributions to Education, Supplementary Planning Document - Monitoring Planning Obligations.

1. MATERIAL CONSIDERATIONS

Relevant Unitary Development Plan Policies:

GBEnv1, GBEnv2, D1, D2, D5, M11, M12, M14, H23, H26, H27, CS2, CS8, CS13, IMP1 and IMP2.

Supplementary Design Guidance 5: Extensions to Houses

Supplementary Design Guidance 7: Residential Conversions

Supplementary Planning Document: Contributions to Libraries

Supplementary Planning Document: Planning Obligations

Supplementary Planning Document: Sustainable Design and Construction.

Core Strategy (Publication Stage) 2010

The Planning and Compulsory Purchase Act 2004 reformed the development plan system replacing the Unitary Development Plan (UDP) with the Local Development Framework (LDF). The LDF will be made up of a suite of documents including the Core Strategy and Development Management Policies Development Plan Documents (DPD). Until the LDF is complete, 183 policies within the adopted UDP remain. The replacement of these 183 policies is set out in both the Core Strategy and Development Management Policies DPD.

The Core Strategy will contribute to achieving the vision and objectives of Barnet's

Sustainable Community Strategy and will help our partners and other organisations to deliver relevant parts of their programmes. It will cover the physical aspects of location and land use traditionally covered by planning. It also addresses other factors that make places attractive and distinctive as well as sustainable and successful.

The Council published its LDF Core Strategy Publication Stage document in September 2010. The document has been subject to three rounds of public consultation and is in general conformity with the London Plan: therefore weight can be given to it as a material consideration in the determination of planning applications.

Relevant Core Strategy Policies: CS4 and CS5

Relevant Planning History:

None

Consultations and Views Expressed:

Neighbours Consulted:	37	Replies:	4
Neighbours Wishing To Speak	0		

The objections raised may be summarised as follows:

- increase in traffic and congestion
- increase in density
- overbearing appearance of extensions

Internal /Other Consultations:

- Traffic & Development - no objection

Date of Site Notice: 12 May 2011

2. PLANNING APPRAISAL

Site Description and Surroundings:

The application site is a 2 storey single family detached dwelling house located on the corner of Edgwarebury Lane and the A41.

The front garden is entirely hard- surfaced and used for parking.

Proposal:

The applicant requests permission for a ground and first floor side extension, a ground floor rear extension and a rear dormer window, in association with the conversion of the property into 5 self contained flats. The original submission was for 6 flats, but this was reduced to 5 upon request.

The internal space would be divided as follows:

ground floor: 1x2 bed
 1x3 bed
first floor: 2x2 bed
second floor: 1x3 bed

There would be 4 parking spaces on the front section and some soft landscaping.

To the rear there is 320m² of garden, accessed via a side passage and would be accessible to all flats.

The refuse and cycle storage, as amended, would be located to the rear.

The ground floor side extension would be stepped, so it would line up with the front building line of the main house for a width of 3.4m and would then step back from the front building line by 5.4m for the remaining width. It would, as amended, be set off the side boundary of the site with the A41 by 1.6m.

The first floor side extension would be set back from the front building line of the main house by 1.5m and would also step back in line with the ground floor extension.

The roof of the extension would be subordinate and hipped.

The ground floor rear extension would be 4.5m deep and would be set off the shared boundary by 3m. it would have a flat roof.

The rear dormer window would be 1.8m wide and 1.1m high with a pitched roof.

Planning Considerations:

Appearance of the extensions

The proposed side extension, although wider than normally considered acceptable, would be set well back from the front of the house and can be accommodated comfortably within the site. The surrounding area contains a number of large and extended houses on large plots and it considered that the extension would have an acceptable impact on the appearance of the property and the Edgwarebury Lane street scene. The proposal would also be visible from the A41 but given its subordinate nature would not appear overly dominant. The boundary of the site is also lined with mature trees. The roof has been set down from the main roof and a side dormer window removed from the drawings to reduce the overall bulk. Given these amendments the extension appears in scale with the original house and does not dominate it. Its windows match the windows in the main house and its design complies with council policy and design guidance.

The rear extension and rear dormer window are considered acceptable in size and design and would be subordinate additions.

Impact on the neighbours

The side extension would not be sited close to any residential occupiers.

The ground floor rear extension, given its depth and distance from the boundary, would not cause any undue impacts on the amenities of the neighbouring occupiers.

Principle of flats

The immediate area contains a mix of single family houses and blocks of flats. Opposite the site on the other side of the A41 at 115 Edgwarebury lane, an application for 7 flats was approved in 2007. 12 retirement flats were granted permission at 108-110 Edgwarebury in 2006 and at 1 Ashcombe Gardens, to the rear of the subject site, an application for the conversion of the property into 5 flats was approved in 2010. In this context, the conversion of the property into 5 self contained flats is considered acceptable in planning terms and would not harm the character of the area.

Flat details

The stacking of the units is appropriate and would not lead to undue inter- flat noise.

The amount of amenity space complies with council policy and is acceptable in planning terms.

The number of parking spaces on the front forecourt has been reduced to 4 and is now in line with the councils parking standards.

The size of the units comply with the councils sustainable design supplementary planning document and would provide adequate living conditions for the future occupiers.

Section 106 Issues

In line with the current adopted supplementary planning documents, the following contributions are necessary as a result of the impacts generated by the development:

- Education: £11,626
- Libraries: £451
- Health: £4,900
- Monitoring: £848.85

3. COMMENTS ON GROUNDS OF OBJECTIONS

Addressed above.

4. EQUALITIES AND DIVERSITY ISSUES

The proposals do not conflict with either Barnet Council's Equalities Policy or the

commitments set in our Equality Scheme and supports the council in meeting its statutory equality responsibilities.

5. CONCLUSION

The proposed development complies with council policy and design guidance.

Approval is recommended.

SITE LOCATION PLAN: 113 Edgwarebury Lane, Edgware, Middx, HA8 8NA

REFERENCE: H/01767/11



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LOCATION: 32 Manor View, London, N3 2SS
REFERENCE: F/01791/11 **Received:** 21 April 2011
Accepted: 21 April 2011
WARD(S): Finchley Church End **Expiry:** 16 June 2011
Final Revisions:

APPLICANT: Choice Place Properties Ltd
PROPOSAL: Conversion of property into 5no self-contained residential units.
1.8 metre high acoustic fencing to subdivide the garden from the car parking at the rear.

RECOMMENDATION: Approve Subject to Conditions

1 The development hereby permitted shall be carried out in accordance with the following approved plans: Location Plan - MV32-4002; Design & Access Statement; Email from Amit Patel of Construct 360 LTD [mailto:amit@construct360.co.uk] dated 24 May 2011; Plan No's: MV32-4001A; MV32-4002D; MV32-4003B.

Reason:

For the avoidance of doubt and in the interests of proper planning.

2 This development must be begun within three years from the date of this permission.

Reason:

To comply with Section 51 of the Planning and Compulsory Purchase Act, 2004.

3 Before the development hereby permitted is occupied the proposed parking spaces within the parking area as shown on revised Drawing No MV32-4002B submitted for the above planning application shall be provided and the access to the parking spaces will be maintained at all time.

Reason:

To ensure that the free flow of traffic and highway and pedestrian safety on the adjoining highway is not prejudiced in accordance with Policies M13 and M14 of the London Borough of Barnet Adopted Unitary Development Plan 2006.

4 Before the development hereby permitted commences, details of enclosures and screened facilities for the storage of recycling containers and wheeled refuse bins or other refuse storage containers where applicable, together with a satisfactory point of collection shall be submitted to and approved in writing by the Local Planning Authority and shall be provided at the site in accordance with the approved details before the development is occupied.

Reason:

To ensure a satisfactory appearance for the development and satisfactory accessibility; and to protect the amenities of the area.

5 Prior to the occupation of the units a copy of the Pre-completion Sound Insulation Test Certificate of Part E of the Building Regulations 2000 (or any subsequent amendment in force at the time of implementation of the permission) shall be submitted to the Local Planning Authority and shall indicate at least 3 decibels above the Performance Standard.

Reason:

To protect the amenities of future and neighbouring residential occupiers.

6 No development shall take place until details of the arrangements to meet the obligation for health and library facilities and the associated monitoring costs have been submitted to and approved in writing by the local planning authority.

Reason:

To ensure the proper planning of the area and to comply with policies CS2, CS13, IMP1 and IMP2 of the adopted Unitary Development Plan and the adopted Supplementary Planning Documents "Contributions to Health Facilities", "Contributions to Libraries" and "Planning Obligations".

INFORMATIVE(S):

- 1 The reasons for this grant of planning permission or other planning related decision are as follows: -
 - i) The proposed development accords with strategic planning guidance and policies as set out in The London Plan (Consolidated with Alterations since 2004) and the Adopted Barnet Unitary Development Plan (2006).
In particular the following policies are relevant:
Adopted Barnet Unitary Development Plan (2006): GBEnv1, GBEnv2, D1, D2, D3, D6, M13, M14, H2, H16, H17, H18, H20, H21, H23, H26, CS2, CS13, IMP1 and IMP2; & Barnet Core Strategy's relevant policy CS5:
 - ii) The proposal is acceptable for the following reason(s): -
Having taken all material considerations into account, the proposed development would be in keeping with the character and appearance of the surrounding area and in a design which is considered to be in keeping with neighbouring dwellings and is not considered to have a detrimental impact on the residential amenities of neighbouring developments.
- 2 Any development or conversion which necessitates the removal, changing, or creation of an address or addresses must be officially registered by the Council through the formal 'Street Naming and Numbering' process.
The Council of the London Borough of Barnet is the Street Naming and Numbering Authority and is the only organisation that can create or change addresses within its boundaries. Applications are the responsibility of the developer or householder who wish to have an address created or amended. Occupiers of properties which have not been formally registered can face a multitude of issues such as problems with deliveries, rejection of banking / insurance applications, problems accessing key council services and most importantly delays in an emergency situation.
Further details and the application form can be downloaded from: <http://www.barnet.gov.uk/naming-and-numbering-applic-form.pdf> or requested from the Street Naming and Numbering Team via email: street.naming@barnet.gov.uk or by telephoning: 0208 359 7294.
- 3 If any alteration is required to the existing crossovers or provision of a new crossover will be subject to a detailed survey by the Crossover Team in Environment and Operations Directorate as part of the application for crossover under Highways Act 1980. Removal or relocation of any existing street furniture or alteration to road markings or Controlled Parking Bays would be subject to public consultations and would be done at the applicant's expense, under a rechargeable works agreement, by the Council's term contractor for Highway Works.
In the case where a highway tree is present in the vicinity of the proposed access road or a crossover for the development the final approval would be subject to the detailed assessment carried out by the Highways Crossover Team as part of the crossover application. The outcome of this assessment cannot be prejudged. Information on application for a crossover could be obtained from London Borough of Barnet, Crossover Team, Environment and Operations Directorate, NLBP, Building 4, 2nd Floor, Oakleigh Road South, London N11

1NP.

1. MATERIAL CONSIDERATIONS

National Planning Policy Guidance/ Statements:

The determination of planning applications are made mindful of Central Government advice and the Development Plan for the area. It is recognised that Local Planning Authorities must determine applications in accordance with the statutory Development Plan, unless material considerations indicate otherwise, and that the planning system does not exist to protect the private interests of one person against another. The basic question is whether the proposal would unacceptably affect amenities and the existing use of land and buildings which ought to be protected in the public interest.

Planning Policy Statement PPS 1 “Delivering Sustainable Development”, states at paragraph 3 that “At the heart of sustainable development is the simple idea of ensuring a better quality of life for everyone now and for future generations”. High quality inclusive design is identified as one of the key principles that should be applied to ensure that decisions taken on planning applications contribute to the delivery of sustainable development. Paragraph 13(iv) indicates that “Design which fails to take the opportunities available for improving the character and quality of an area should not be accepted” and at para. 18 that “Planning should seek to maintain and improve the local environment.... through positive policies on issues such as design....” Further comment regarding “Design” is made at para’s 33-39.

Planning Policy Statement PPS3 “Housing” (2006), along with other Government housing policy and planning policy statements, provides the context for plan preparation in relation to housing development. Paragraphs 12-19 relate to the achievement of high quality housing. In para. 16 the matters to consider when addressing design quality include the extent to which the proposed development is well integrated with, and complements, the neighbouring buildings and the local area more generally in terms of scale, density, layout and access. PPS3 advises at para. 49 that more intensive development is not always appropriate.

The implications of new development on transport are included within PPG13 “Transport” (2001). Paragraph 49 relates to car parking and in para. 52 it is stated that maximum parking standards should be designed to be used as part of a package of measures to promote sustainable transport choices.

The Mayor’s London Plan: Consultation Draft Replacement Plan 2009:

The Development Plan for the area comprises the London Plan is a planning document written by the Mayor of London, England in the United Kingdom and published by the Greater London Authority. The plan was first published in final form on 10 February 2004 and has since been amended. The current version was published in February 2008. The latest proposed amendments to the London Plan were published in April 2009 with consultation starting in October 2009 and the replacement plan expected to be published in 2011.

The London Plan provides a unified framework for strategies that are designed to ensure that all Londoners benefit from sustainable improvements to their quality of life.

Relevant Unitary Development Plan Policies:

The statutory plan for the Borough is the Barnet UDP. This was adopted on 18 May 2006, replacing the original UDP adopted in 1991.

On 13 May 2009 the Secretary of State for Communities and Local Government issued a Direction “saving” 183 of the 234 policies within the UDP.

One overall theme that runs through the plan is ‘sustainable development’. Policy GSD states that the Council will seek to ensure that development and growth within the borough is sustainable.

In June 2005 the Council published its "Three Strands Approach", setting out a vision and direction for future development, regeneration and planning within the Borough. The approach, which is based around the three strands of Protection, Enhancement and Growth, will protect Barnet's high quality suburbs and deliver new housing and successful sustainable communities whilst protecting employment opportunities. The second strand of the approach, "Enhancement", provides strong planning policy protection for preserving the character and openness of lower density suburbs and conservation areas. The Three Strands Approach will form the “spatial vision” that will underpin the Local Development Framework.

As part of its emerging Local Development Framework the Council has adopted (October 2006), following consultation, a Supplementary Planning Document relating to Planning Obligations. This highlights the legislation and Barnet’s approach in requiring contributions from new development.

The Council has also adopted (June 2007), following public consultation, a Supplementary Planning Document “Sustainable Design and Construction”. The SPD provides detailed guidance that supplements policies in the Unitary Development Plan, and sets out how sustainable development will be delivered in Barnet. Part 6 of the SPD relates to generic environmental requirements to ensure that new development within Barnet meets sufficiently high environmental and design standards.

On 21 February 2008, following public consultation, a Supplementary Planning Document “Contributions to Education” was adopted by the Council. The SPD, which provides guidance and advice in relation to adopted planning policy to secure contributions towards education needs generated by new residential development, superseded an SPG approved in August 2000.

On 21 February 2008 the Council also adopted following public consultation, a Supplementary Planning Document “Contributions to Library Services”. The SPD covers the issues relating to the provision by the London Borough of Barnet of library and related cultural/learning facilities and the role of S106 planning obligations in achieving this. The SPD sets out the contributions that will have to be provided by

developers for each proposed new unit of residential accommodation.

On 6 July 2009, following public consultation, the Council adopted a Supplementary Planning Document "Contributions to Health Facilities from Development". The SPD provides detailed guidance that supplements policies in the Unitary Development Plan and sets out the Council's approach to securing contributions for health facilities in order to address additional needs from new development.

Core Strategy (Publication Stage) 2010

The Planning and Compulsory Purchase Act 2004 reformed the development plan system replacing the Unitary Development Plan (UDP) with the Local Development Framework (LDF). The LDF will be made up of a suite of documents including the Core Strategy and Development Management Policies Development Plan Documents (DPD). Until the LDF is complete, 183 policies within the adopted UDP remain. The replacement of these 183 policies is set out in both the Core Strategy and Development Management Policies DPD.

The Core Strategy will contribute to achieving the vision and objectives of Barnet's Sustainable Community Strategy and will help our partners and other organisations to deliver relevant parts of their programmes. It will cover the physical aspects of location and land use traditionally covered by planning. It also addresses other factors that make places attractive and distinctive as well as sustainable and successful.

The Council published its LDF Core Strategy Publication Stage document in September 2010. The document has been subject to three rounds of public consultation and is in general conformity with the London Plan: therefore weight can be given to it as a material consideration in the determination of planning applications.

Relevant policies: Policy CS5

Relevant Planning History:

32 Manor View, London, N3 2SS

Application:	Planning	Number:	C/03522/A/03
Validated:	28/01/2003	Type:	APF
Status:	DEC	Date:	25/03/2003
Summary:	REF	Case Officer:	
Description:	Two storey side and rear extensions and conversion and extension of roof including rear dormer window to provide 8 no. self contained flats. Provision of 6 no. car parking spaces at rear with access onto Briarfield Avenue.		

32 Manor View, London, N3 2SS

Application:	Planning	Number:	C/03522/B/03
Validated:	03/06/2003	Type:	APF
Status:	DEC	Date:	24/09/2003

Summary: APC **Case Officer:**
Description: Two storey side extension, part single, part two storey rear extension and conversion of property into 2no. self contained flats. Provision of off street car parking accessed from Briarfield Avenue.

32 Manor View, London, N3 2SS

Application: Planning **Number:** C/03522/C/03
Validated: 11/11/2003 **Type:** APF
Status: APD **Date:** 06/01/2004
Summary: DIS **Case Officer:**
Description: Two storey side extension part single, part two storey rear extension and dormer window to rear. Conversion of property into 4no. self contained flats. Provision of off street parking spaces accessed from Briarfield Avenue.

32 Manor View, London, N3 2SS

Application: Planning **Number:** C/03522/D/05
Validated: 14/06/2005 **Type:** APF
Status: DEC **Date:** 22/08/2005
Summary: REF **Case Officer:**
Description: Excavation of new basement level, with associated light well to front, side and rear. Part single, part two storey side and rear extension. Alterations to roof to create second floor level. Conversion of property into two self-contained units. Provision of 3 off-street parking spaces accessed from Briarfield Avenue.

32 Manor View, London, N3 2SS

Application: Planning **Number:** F/02275/10
Validated: 16/06/2010 **Type:** APF
Status: WDN **Date:** 29/07/2010
Summary: WIT **Case Officer:** Junior C. Moka
Description: Conversion of property into 5no self-contained residential units including associated amenities and off-street parking. Associated part single part two storey front,side and rear extension and extension to roof including rear dormer to facilitate a loft conversion.

This application was withdrawn following the notification that the previous appeal decision in 2003 was dismissed because of the Planning Inspector's view that as outlined in the Design Guidance Note 7 - Residential Conversions, the property should be large enough to be converted without the need for substantial additional extensions.

32 Manor View, London, N3 2SS

Application: Planning **Number:** F/03082/10
Validated: 04/08/2010 **Type:** HSE
Status: DEC **Date:** 29/09/2010
Summary: APC **Case Officer:** Junior C. Moka
Description: Part single, part two storey side and rear extensions. Rear dormer windows and side and rear roof lights. Front alterations.

Consultations and Views Expressed:

Neighbours Consulted:	38	Replies: 18
Neighbours Wishing To Speak	3	

The objections raised may be summarised as follows:

- Proposal would result in a very intensive development of this site;
- Plays well with much emphasis on first time buyers;
- Two ground floor flats are for small families - They will need to be as all flats have a single room which combines the function of a kitchen, utility, dining and living rooms. Akin to an HMO;
- 3 car parking spaces for 5 flats; perhaps the owners will be unable to afford cars;
- Even with 3 cars, there will be dents happening as they manoeuvre from the space to the cross over;
- Densities may exceed the minimum limits but that does not make them habitable;
- The minimum limits were set so as to encompass all sorts of strange possibilities - This proposal is not one of them;
- This will undoubtedly increase the existing parking problems that already exist on this road leading to parking congestion;
- At the same time, the weight of the existing traffic has resulted on many car wings being broken by passing cars & buses;
- There is a school & a synagogue which increases traffic and parked cars during certain times of the weeks - adding so many flats is completely unsustainable;
- Approval was given under F/03082/10 for extensions so the permission for the conversion should be refused;
- Previous application was withdrawn due to parking concerns;
- Concerns about the construction of the existing extensions;
- Misleading information on the plans - unscaled plans;
- Out of character in a street characterised by family dwellings;
- Conversion is being asked for a property with an incomplete extension;
- Concerns regarding rainwater drainage compromised with any further concrete/tarmac to site;
- Since 2003 a number of application has been rejected for the conversion of property into flats;
- Scale and appearance of the proposal;
- Concerns over overlooking;
- Increase in noise as a result of the proposal;
- The proposed flat numbers 1, 3, 4 and 5 do not meet the "absolute minimum" residential space standards required in Appendix 1 of the Council's Sustainable Design and Construction Supplementary Planning Document (June 2007) and the applicant has not provided a full justification that includes a feasibility study addressing the long term social implications of choosing smaller sized units;
- The development would be contrary to Policies DM01 and DM08 of the LDF Development Management Policies Submission Draft (May 2011) and described in Paragraph 2.8.1 and approved by the Council's Cabinet on 29th

March 2011.

- There appears to be no provision for contributions to Education, Libraries, Health and Monitoring costs that would arise if the proposed development was to be approved;
- Concerns over flooding as a result of the development;
- At every stage it appears that we have been lied to;
- Party Wall concerns.
- Out of character;
- Noise & disturbance for cars;
- Increased comings and goings;
- Concerns over creation of dangerous/concealed driveway;
- Impact upon neighbour's ability to enjoy their own home.

The comments raised on the amendments received may be summarised as follows:

- Currently there is no parking at the front of the house;
- The proposals now mean that new dropped curve is very close to the corner which will make it dangerous to use, it will make it difficult to cross the road safely;
- The parking space at the front of the house looks quite difficult to get in and out of if both cars are parked there, given the position of the drive, the objector is not sure that a large car will be able to make that turn and therefore it is unlikely for the space to be used adding to parking congestion;
- The house is already divided and the owners had no intention of keeping it as a single house.

Internal /Other Consultations:

Thames Water -
No objection

Traffic & Development -
No objection to the above application on highway grounds subject to highways a condition and an informative.

Date of Site Notice: 18 May 2011

2. PLANNING APPRAISAL

Site Description and Surroundings:

The application site is a semi-detached residential dwelling located on the corner of Manor View and Briarfield Road in Finchley Church End Ward. The front garden is partly laid with hardstanding and is used for parking, the side and rear garden is largely laid to lawn. There are some examples of these dwellings have been converted into flats on Manor View (no's 6, 8, 36, 40, 44, 50, 52); on Lichfield Grove within approximately 300 metres of the application site (no's 75; 79, 81, 105, 115, 116, 119, 121, 133, 135, 137, 139, 141, 143, 145).

The host property has recently constructed a part single, part two storey side and

rear extensions; rear dormer windows and side and rear roof lights; front alterations as part of the planning application F/03082/10.

Proposal:

The proposal relates to the conversion of property into 5 self contained flats. Flat 1 will occupy the ground floor within the ground floor side extension area (F/03082/10); flat 2 will occupy the ground floor of the main dwelling; flat 3 is a maisonette unit occupying the first floor within the first floor side extension area and the extended roof over this extension (F/03082/10); flat 4 will occupy the first floor of the main dwelling; and flat 5 will occupy the roof space of the main dwelling.

The application was deferred from the last sub committee meeting in order to allow for a site visit and to investigate concerns relating to the parking at the front. Since the meeting, amended plans have been received which show that there will now be two parking spaces to the front and three to the rear rather than three to the front and two to the rear.

Flat 1 to 4 will consist of two bedrooms and flat 5 will consist of one bedroom. All units have access to the rear garden in a the form of a 151.2 msq communal garden.

The proposed flats have the following measurements:

- Flat 1 will be 56 msq;
- Flat 2 will be 75 msq;
- Flat 3 is a maisonette unit which will be 61 msq;
- Flat 4 will be 55 msq;
- Flat 5 will be 37 msq.

The proposal also includes 1.8 metre high acoustic fencing to subdivide the garden from the car parking at the rear.

Planning Considerations:

The main issues are considered to be:

- Whether harm would be caused to the character and appearance of the area and street scene;
- The living conditions of future residents having regard to the provision of amenity space;
- Parking, Access and Vehicle Movements;
- Whether the proposal would result in the community incurring extra educational costs that should be met by the developer;
- Whether the proposal would increase pressures on the services provided by libraries incurring additional costs that should be met by the developer;
- Whether the proposal would increase the demand for health care facilities incurring extra costs that should be met by the developer.

Proposed siting, character and appearance:

The immediate surroundings are characterised by houses converted into residential units as well as properties in single family occupancy. The proposal would result in

the re-use of a brownfield site and as such a flatted development is considered acceptable in this location. The proposed density is in line with policy H21. The current application is for a mix of one and two bed flats.

The Council recognises that flat developments can make an important contribution to housing provision, in particular smaller units and that they can make more efficient use of urban land. Other such flat developments within Manor View and Lichfield Grove noticed above.

The proposed redevelopment of the site to provide additional residential units is considered to comply with the requirements of Policy H2 of the Adopted UDP. It is considered that the conversion to 1 one bedroom flat and 4 two-bedroom flats would not detrimentally impact on the character of the area or the amenity of neighbouring occupiers.

Each flat would be accessed separately and there are to be no external changes to the existing building.

The proposed intensification of use from a single dwelling to five units is not expected to result in a detrimental loss of amenity for occupiers of this part of Manor View or future occupiers of the neighbouring dwellings.

The proposed 1.8 metre high acoustic fencing to subdivide the garden from the car parking at the rear is not considered to cause any significant harm to the street scene. In that respect, it would not conflict with relevant saved policies of the Barnet Unitary Development Plan (UDP). It would comply with policy GBEnv1, which seeks to protect and enhance the quality and character of the built environment, and with the aims of UDP policies GBEnv2 and D1 with respect to high quality design.

Amenity of existing/future occupiers:

The proposed units would provide adequate internal space and therefore comply with policies H16 and H26 of the Adopted UDP (2006) as well as the SPD on Sustainable Design and Construction (2007).

The proposal in the main ensures that rooms are stacked appropriately so that the living accommodation is located above living rooms to upper/lower flats and bedrooms are located above or below other bedrooms, to minimise noise and disturbance between the units. Apart from one of the proposed bedrooms and bathrooms being located over and below each other. However, it is possible to solve this problem as there is a condition that will be attached to this approved decision.

Barnet's SPD for Sustainable Design and Construction requires the addition of sound insulation systems in relation to impact and airborne noise to achieve a sound attenuation of 3dB above Building Regulation requirements for airborne sound and 3dB above Building Regulation requirements for impact sound. It should be noted that this standard is similar to the Eco Homes requirements. To ensure the sustainability of each unit an insulation of acoustic separation for the proposed new units would be required for the floors and party walls.

The application does show where the proposed refuse facilities will be located. It is considered that the proposed location is a collection point that would be in accordance with Council Guidelines (within a maximum pull distance from the pavement of 10 metres); however doesn't show how the refuse is to be kept, therefore, a condition for refuse would be attached to the permission.

Policy H16 of the Barnet Unitary Development Plan (May 2006) [UDP] states that new residential developments should harmonise with and respect the character of the area within which they are situated and should, among other matters, provide adequate levels of private garden or amenity space. UDP policy H18 sets out minimum amenity space standards. The following standard, with the emphasis being on 'usable amenity space' for flats:

1. 5 square metres of space per habitable room.
2. Rooms exceeding 20 square metres will be counted as two habitable rooms.

The proposed development also provides sufficient amounts of usable outdoor space for the enjoyment of future occupiers as there are 18 habitable rooms (including 4 large rooms exceeding 20 square metres). All units will have access to the rear garden, which the communal garden would provide an acceptable quality of outdoor amenity space. Details of landscaping are required by condition.

In addition all flats are also located close to a public open space in the form of Victoria Park.

Parking, Access and Vehicle Movements:

The proposal is to convert the existing 4 bedroom plus residential accommodation to provide 5 no self-contained residential units comprising 1x1 bedroom unit and 4x2 bedroom units. 5 parking spaces are being provided including existing 3 parking spaces.

It is considered that the parking layout is in accordance with the Parking Standards as set out in the UDP 2006. One of the spaces to the front is designed for disabled use and this space has a width of 3 metres.

The access to the parking spaces is via existing crossover at the rear and a highway proposed crossover at the front.

There are no objections on highway grounds because the proposed conversion is unlikely to have any additional detrimental impact on public highway and thus address the concerns raised with the withdrawn application F/02275/10 '.

The proposed new cross over have been given permission by the Highway Cross Over Team with the Highways Department.

Education needs generated by the development:

The scheme would provide residential units that are considered would generate an increased demand for educational facilities in the area. The method of calculating the likely demand resulting from new development is provided in the Council's

Supplementary Planning Document “Contributions to Education” adopted in February 2008.

Circular 05/2005 supports the use of planning obligations to secure contributions towards the provision of educational facilities, provided that they are directly related to the development proposal, the need for them arises from its implementation, and they are related in scale and kind. It is considered that a financial contribution towards future education facilities is justified in terms of Circular 05/2005 and that a suitably worded legal agreement / undertaking could secure this.

However, although it seems that a blanket requirement on all new residential development is usually imposed, in this case, because of the dwelling mix proposed, there would be the same potential number of children as at present. It is therefore concluded that the requirement for education contributions in this case would not accord with the advice given in Circular 5/2005: Planning Obligations as there is no identified need related to the development.

Contributions to library services:

The increase in population resulting from development is expected to place serious pressures on libraries, which are already required to meet all the needs of Barnet's diverse community. Developer's contributions are therefore necessary to ensure service provision mitigates the impact of their development activity. The Council's adopted Supplementary Planning Document “Contributions to Library Services” sets out the Council's expectations of how developers will be able to contribute to the provision and delivery of a comprehensive and efficient library service, with the aim of opening up the world of learning to the whole community using all media to support people's educational, cultural and information needs.

Circular 5/2005 “Planning Obligations” supports the use of developer's contributions to mitigate the impacts of new development, where it would give rise to a need for additional or expanded community infrastructure. It is considered that a financial contribution towards library services is justified in terms of Circular 05/2005 and that a suitably worded legal agreement / undertaking could secure this.

To accord with UDP Policy CS2 and the SPD for the proposed scheme of 5 residential units (1x1 bedroom and 4x2 bedroom units) would require a contribution of £451 and a monitoring fee of 5%.

Contributions to Health facilities:

The scheme would provide residential units that it is considered would generate an increased demand for health care facilities in the area. The Council's SPD “Contributions to Health Facilities from Development” adopted in July 2009 sets out capital contributions per residential unit.

Circular 05/2005 supports the use of planning obligations to secure contributions towards the provision of community infrastructure provided that they are directly related to the development proposal, the need for them arises from its implementation, and they are related in scale and kind.

No information has been provided to demonstrate how the health care needs of the future occupiers of the development would be met by the submitted scheme, or how the proposal fits within NHS Barnet's long term plans to deliver primary care services on a "hub and spoke model" (para. 5.16 of the SPD).

It is considered that a financial contribution towards health care facilities is justified in terms of Circular 05/2005 and that a suitably worded legal agreement / undertaking could secure this.

To accord with UDP Policy CS13 and the SPD the proposed scheme would require a contribution of £3,522 and a monitoring fee of 5%.

The library services and health facilities contributions will be secured by condition.

3. COMMENTS ON GROUNDS OF OBJECTIONS

It is considered that the planning related concerns raised on this application were not considered to constitute a reason for refusal considering the recent planning history in the Manor Road noted in the planning history section of this report.

4. EQUALITIES AND DIVERSITY ISSUES

The proposals do not conflict with either Barnet Council's Equalities Policy or the commitments set in our Equality Scheme and supports the council in meeting its statutory equality responsibilities.

5. CONCLUSION

The proposal does comply with the requirements of PPS1, which states in part that, 'design which is inappropriate in its context, or which fails to take the opportunities available for improving character and quality of an area and the way it functions, should not be accepted'.

Having taken all material considerations into account, the proposed development would be in keeping with the character and appearance of the surrounding area and in a design which is considered to be in keeping with neighbouring dwellings. The proposed development is not considered to have a detrimental impact on the residential amenities of neighbouring developments.

It is recommended that the application be **APPROVED** subject to the discharging of attached conditions.

SITE LOCATION PLAN: 32 Manor View, London, N3 2SS

REFERENCE: F/01791/11



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LOCATION: Fairway, Chessington Avenue, London, N3 3DP
REFERENCE: F/01871/11 **Received:** 03 May 2011
Accepted: 03 May 2011
WARD(S): Finchley Church End **Expiry:** 28 June 2011
Final Revisions:

APPLICANT: Mr & Mrs Mirpuri

PROPOSAL: Part single, part first floor front extension; Part single, part two storey rear extension. Extension to roof at the rear including increasing the ridge height (by 0.2 metres), two rear dormers, & front and rear rooflights to facilitate a loft conversion. Changes to fenestration including front canopy and conversion of store/garage into a habitable room.

RECOMMENDATION: Approve Subject to Conditions

- 1 The development hereby permitted shall be carried out in accordance with the following approved plans: Location Plan; PL 101; PL 102.
Reason:
For the avoidance of doubt and in the interests of proper planning.
- 2 This development must be begun within three years from the date of this permission.
Reason:
To comply with Section 51 of the Planning and Compulsory Purchase Act, 2004.
- 3 The materials to be used in the external surfaces of the building(s) shall match those used in the existing building(s) unless otherwise agreed in writing by the local planning authority.
Reason:
To safeguard the visual amenities of the building and the surrounding area.
- 4 Before the building hereby permitted is occupied the proposed windows in the side elevation facing C7 shall be glazed with obscure glass only and shall be permanently retained as such thereafter and shall be permanently fixed shut with only a fanlight opening, unless otherwise agreed in writing by the Local Planning Authority.
Reason:
To safeguard the privacy and amenities of occupiers of adjoining residential properties.
- 5 Notwithstanding the provisions of any development order made under Section 59 of the Town and Country Planning Act 1990 (or any Order revoking and re-enacting that Order), the following operation(s) shall not be undertaken without the prior specific permission of the Local Planning Authority: The insertion of windows in any part of the approved development.
Reason:
To safeguard the amenities of neighbouring residents.

INFORMATIVE(S):

- 1 The reasons for this grant of planning permission or other planning related decision are as follows: -
 - i) The proposed development accords with strategic planning guidance and policies as set out in The London Plan (Consolidated with Alterations since 2004) and the Adopted Barnet Unitary Development Plan (UDP) (2006). In particular the following policies are relevant:

Adopted Barnet Unitary Development Plan (2006): GBEnv1, GBEnv2, D1, D2, D3, D5, H16, H27; & Barnet Core Strategy's relevant policy CS5:

ii) The proposal is acceptable for the following reason(s): -

Having taken all material considerations into account, it is considered that subject to compliance with the attached conditions, this proposal complies with the Adopted Barnet UDP policies and would be in keeping with the character and appearance of the surrounding area. It is not considered to have a detrimental impact on the residential amenities of neighbouring occupiers. This application is in keeping with Council Policies and Guidelines.

1. MATERIAL CONSIDERATIONS

National Planning Policy Guidance/ Statements:

The determination of planning applications are made mindful of Central Government advice and the Development Plan for the area. It is recognised that Local Planning Authorities must determine applications in accordance with the statutory Development Plan, unless material considerations indicate otherwise, and that the planning system does not exist to protect the private interests of one person against another. The basic question is whether the proposal would unacceptably affect amenities and the existing use of land and buildings which ought to be protected in the public interest.

Planning Policy Statement PPS 1 "Delivering Sustainable Development", states at paragraph 3 that "At the heart of sustainable development is the simple idea of ensuring a better quality of life for everyone now and for future generations". High quality inclusive design is identified as one of the key principles that should be applied to ensure that decisions taken on planning applications contribute to the delivery of sustainable development. Paragraph 13(iv) indicates that "Design which fails to take the opportunities available for improving the character and quality of an area should not be accepted" and at para. 18 that "Planning should seek to maintain and improve the local environment.... through positive policies on issues such as design...." Further comment regarding "Design" is made at para's 33-39.

The Mayor's London Plan: Consultation Draft Replacement Plan 2009:

The Development Plan for the area comprises the London Plan is a planning document written by the Mayor of London, England in the United Kingdom and published by the Greater London Authority. The plan was first published in final form on 10 February 2004 and has since been amended. The current version was published in February 2008. The latest proposed amendments to the London Plan were published in April 2009 with consultation starting in October 2009 and the replacement plan expected to be published in 2011.

The London Plan provides a unified framework for strategies that are designed to ensure that all Londoners benefit from sustainable improvements to their quality of life.

Relevant Unitary Development Plan Policies:

The statutory plan for the Borough is the Barnet UDP. This was adopted on 18 May

2006, replacing the original UDP adopted in 1991.

On 13 May 2009 the Secretary of State for Communities and Local Government issued a Direction “saving” 183 of the 234 policies within the UDP.

In June 2005 the Council published its "Three Strands Approach", setting out a vision and direction for future development, regeneration and planning within the Borough. The approach, which is based around the three strands of Protection, Enhancement and Growth, will protect Barnet's high quality suburbs and deliver new housing and successful sustainable communities whilst protecting employment opportunities. The second strand of the approach, "Enhancement", provides strong planning policy protection for preserving the character and openness of lower density suburbs and conservation areas. The Three Strands Approach will form the “spatial vision” that will underpin the Local Development Framework.

Relevant policies to this case: GBEnv1, GBEnv2, D1, D2, D3, D5, H16, H27.
Design Guidance Note No 5 – Extensions to Houses

The Council Guide ‘Extension to Houses’ was approved by the Planning and Environment Committee (The Local Planning Authority) on March 2010. This leaflet in the form of a supplementary planning guidance (SPG) sets out information for applicants to help them design an extension to their property which would receive favourable consideration by the Local Planning Authority and was the subject of separate public consultation.

Included advice states that large areas of Barnet are characterised by relatively low density suburban housing with an attractive mixture of terrace, semi detached and detached houses. The council is committed to protecting, and where possible enhancing the character of the borough’s residential areas and retaining an attractive street scene.

In respect to amenity, the extension should not be overbearing or unduly obtrusive and care should be taken to ensure that they do not result in harmful loss of outlook and be overbearing or cause an increased sense of enclosure to adjoining properties.

The basic principles the Local Authority has adopted in respect to different types developments are that they should not unduly reduce light or outlook from neighbouring windows to habitable rooms, overshadow or create an unacceptable sense of enclosure to neighbouring gardens. They should not look out of place, overbearing or bulky from surrounding areas.

Core Strategy (Publication Stage) 2010

The Planning and Compulsory Purchase Act 2004 reformed the development plan system replacing the Unitary Development Plan (UDP) with the Local Development Framework (LDF). The LDF will be made up of a suite of documents including the Core Strategy and Development Management Policies Development Plan Documents (DPD). Until the LDF is complete, 183 policies within the adopted UDP remain. The replacement of these 183 policies is set out in both the Core Strategy

and Development Management Policies DPD.

The Core Strategy will contribute to achieving the vision and objectives of Barnet's Sustainable Community Strategy and will help our partners and other organisations to deliver relevant parts of their programmes. It will cover the physical aspects of location and land use traditionally covered by planning. It also addresses other factors that make places attractive and distinctive as well as sustainable and successful.

The Council published its LDF Core Strategy Publication Stage document in September 2010. The document has been subject to three rounds of public consultation and is in general conformity with the London Plan: therefore weight can be given to it as a material consideration in the determination of planning applications.

Relevant policies: Policy CS5

Relevant Planning History:

Fairway, Chessington Avenue, London, N3 3DP

Application:	Planning	Number:	F/04571/10
Validated:	11/11/2010	Type:	APF
Status:	WDN	Date:	05/01/2011
Summary:	WIT	Case Officer:	Robert Marchant
Description:	Two storey front extension, single storey rear extension, part first floor rear extension. Extension to roof including 4no front rooflights and 2no rear dormers to facilitate a loft conversion. Changes to fenestration, front canopy and conversion of store/garage into a habitable room.		

Consultations and Views Expressed:

Neighbours Consulted:	50	Replies:	3
Neighbours Wishing To Speak	1		

The objections raised may be summarised as follows:

- All extensions to the rear would result in a loss of light and privacy to the objector's property;
- Effect the way in which the objector lives within their property;
- The development is out of character;
- Concerns that the front extension would result in a loss of light to objector's property;
- Loss of outlook;
- The approval of this application is against the objector's *'Human Rights And Fundamental to Life'*;
- Overdevelopment of the site.

2. PLANNING APPRAISAL

Site Description and Surroundings:

Chessington Avenue is a residential street in the Finchley Church End Ward. A number of properties on Chessington Avenue have had alterations and the surroundings are predominantly suburban in character.

The application site is located on an average size plot on Chessington Avenue. The property itself currently stands as an unusual property that is set lower than and dwarfed by the majority (if not all) of the properties within the immediate surroundings.

When looking from the street to the right is a property called C7 and to the left is a property called Highview. These dwellings don't have property numbers.

Proposal:

The proposal relates to a part single, part first floor front extension; part single, part two storey rear extension; extension to roof at the rear including increasing the ridge height (by 0.2 metres), two rear dormers, & front and rear rooflights to facilitate a loft conversion; and changes to fenestration including front canopy and conversion of store/garage into a habitable room.

Planning Considerations:

The main issue in this case is whether or not the extensions result in a loss of outlook, sunlight and increased sense of enclosure as perceived from the adjacent ground floor rear windows of the neighbouring properties at names' Highview & C7 on Chessington Avenue.

This is considered to be covered under two main areas:

1. The living conditions of neighbouring residents;
2. Whether harm would be caused to the character and appearance of the area and street scene, having regard to the size and siting of the proposal.

The living conditions of neighbouring residents

One of the Councils key objectives is to improve the quality of life for people living in the Borough and therefore development that results in unacceptable harm to neighbours amenity is unlikely to be supported. Good neighbourliness is a yardstick against which proposals can be measured.

Unitary Development Plan Policies D5 and H16 seek, amongst other things, to ensure adequate outlook for occupiers adjoining new development, and that new residential developments should provide and preserve adequate residential amenity, however the policies, and the preamble in the preceding paragraphs, do not offer any guidance for assessment. It is therefore necessary for a judgement to be made by the decision maker with regard to this issue in each case.

The proposed single storey rear extension element has a rearward projection of 4 metres from the rear building line of the dwelling (approximately 2.24 metres beyond the rear of the neighbouring detached property's conservatory - C7; and 4 metres beyond Highview). The adjacent property at C7 is located at a higher level to the

application site which is considered to limit the impact of this proposed ground floor extension. The proposed extension is full width and has a height of 3.1 metres sloping up to 3.75 metres.

The first floor element of the part single, part two storey rear is located in a central position with a depth of 2 metres and a width of 5.8 metres. The first floor element has a pitched roof which is a maximum of 7.1 metres (include the proposed ground floor) above ground level and is set down 1.3 metres from the main roof pitch.

The proposed first floor element is located away from the boundary to both neighbouring detached properties. The proposal is located 3.8 metres from the flank wall with Highview and located 4.6 metres from the flank wall with C7. It is considered that the proposed rear extensions would also comply with Council Policies that seek to preserve the amenities of neighbouring occupiers.

The increase in the ridge height of the main roof by 0.2 metres is considered to have an acceptable addition and is not considered to cause harm to the amenities of neighbouring occupiers.

The proposed part single (introducing a sloping roof rather than the existing pitched roof), part first floor front extension (1.7 metres in depth, 2.9 metres in width and has a flat roof set below the roof eaves of the main roof) by the boundary to Highway; 1.75 metre deep front extension from the existing front dining room by the boundary with C7; and front extension with columns for the proposed porch within a central location are all considered to have an acceptable impact on the occupiers of the neighbouring dwellings.

As a result this proposal, more precisely all elements of this proposed development are not considered to result in a loss of outlook from and light to the all windows or increased sense enclosure to properties at Highview & C7, Chessington Avenue and would comply with policy D5.

Character and appearance

The Borough has an attractive and high quality environment that the Council wishes to protect and enhance. It is therefore considered necessary to carefully assess both the design and form of new development to ensure that it is compatible with the established character of an area that is defined by the type and size of dwellings, the layout, intensity, and relationship with one another and their surroundings. Proposals involving the redevelopment of sites in residential localities are required to reflect the particular character of the street in which the site is located and the scale and proportion of the houses.

The proposed front and rear extensions would comply with the Design Guidance (Note No. 5 – Extensions to Houses). The proposed extensions would comply with Council Policies that seek to preserve the character of areas and individual properties. The design and siting of the extensions are such that it would not have a detrimental impact on the character of either the original property or the area.

The proposed rear dormer windows (within the main roof slope) accords with Council

Guidance (Note No.5 – Extensions to Houses). It is not considered that these extensions would cause any significant detriment to the amenities of neighbouring occupiers as stated in Design Guidance (Note No. 5 – Extensions to Houses). There are numerous examples of properties within the area where similar dormer windows have been constructed.

It is considered that the overall scale and bulk of the building, would not be out of context with the other buildings on Chessington Avenue.

The addition of two rooflights to the rear elevation and two rooflights in the front roofslope are considered acceptable as they don't harm the character of the area or the amenities of neighbouring occupiers.

The proposal as a whole would not cause any significant harm to the street scene. In that respect, it would not conflict with relevant saved policies of the Barnet Unitary Development Plan (UDP). It would comply with policy GBEnv1, which seeks to protect and enhance the quality and character of the built environment, and with the aims of UDP policies GBEnv2 and D1 with respect to high quality design. In the terms of UDP policy D2, local character would be preserved, and the appearance, scale, bulk, height and pattern of surrounding buildings, and the overall character and quality of the area, would be respected. The proposal would harmonise with and respect the character of the area, as required by UDP policy H16.

3. COMMENTS ON GROUNDS OF OBJECTIONS

The proposed extensions are considered to comply with the Design Guidance, as a result it is considered that the planning related concern raised on this application are not sufficient to constitute a reason for refusal.

The attachment of a condition to this planning decision requiring all windows in the side elevation to be glazed with obscure glass only and shall be permanently retained is considered to address the concerns of the objectors with regards to overlooking and the loss of privacy.

The Local Planning Authority are mindful that a 4 metre deep single storey rear extension can be implemented under permitted development on a detached dwelling. It is considered that the change in levels between the application site and C7 have been taken into account and it is considered that there would be an acceptable impact as a result of the rear extension.

4. EQUALITIES AND DIVERSITY ISSUES

The proposals do not conflict with either Barnet Council's Equalities Policy or the commitments set in our Equality Scheme and supports the council in meeting its statutory equality responsibilities.

5. CONCLUSION

The proposal complies with the requirements of PPS1, which states in part that, 'design which is inappropriate in its context, or which fails to take the opportunities

available for improving character and quality of an area and the way it functions, should not be accepted'.

When the Local Planning Authority approve planning applications there may be cases where there is some element of a loss of light to neighbouring properties. It is for the Local Planning Authority to determine whether the loss of light that could occur would be sufficient a reason to refuse the application.

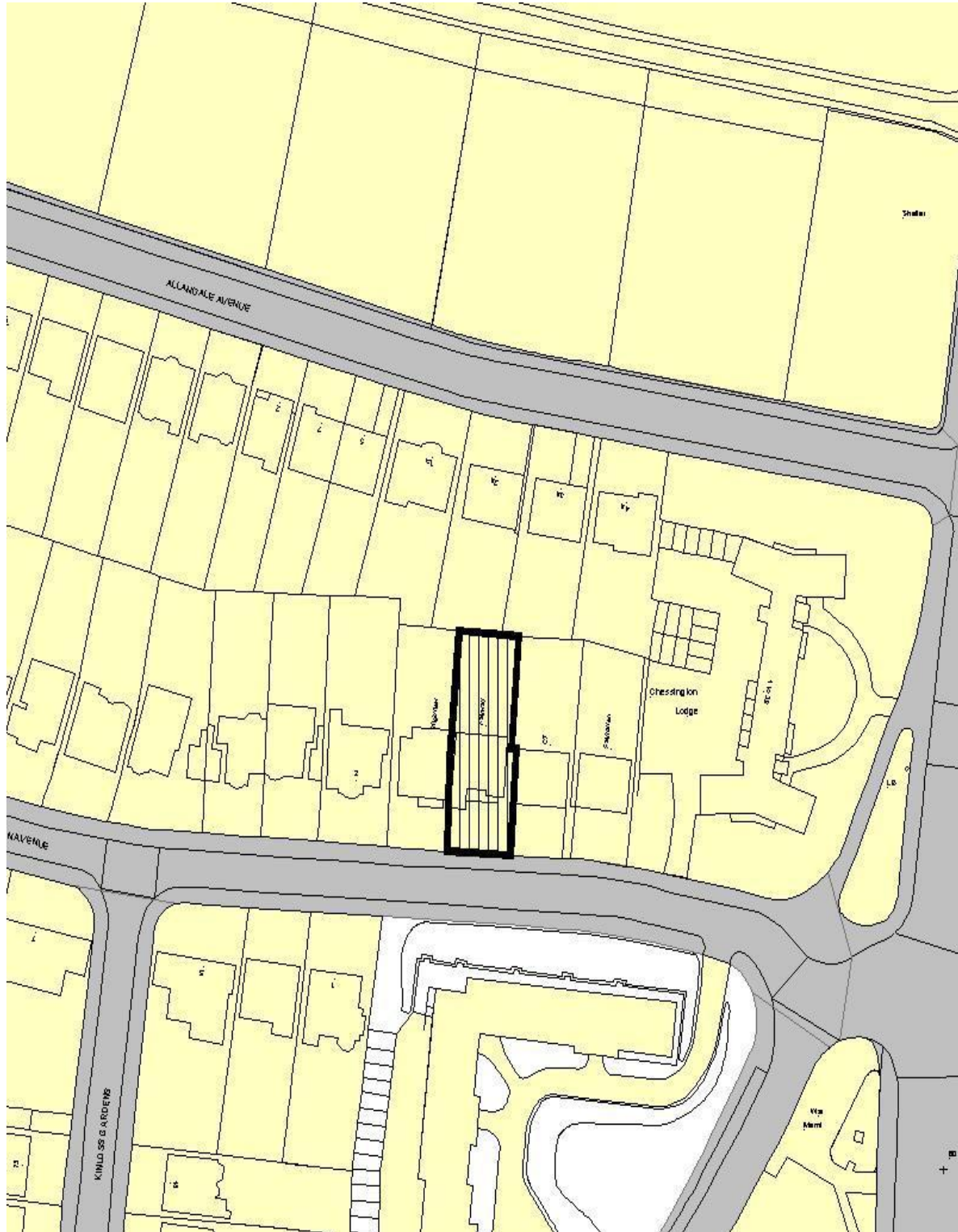
The Local Planning Authority consider that this application has an acceptable impact on the amenities of the neighbouring occupiers.

Having taken all material considerations into account, it is considered that subject to compliance with the attached conditions, this proposal complies with the Adopted Barnet UDP policies and would be in keeping with the character and appearance of the surrounding area. It is not considered to have a detrimental impact on the residential amenities of neighbouring occupiers.

This application is in keeping with Council Policies and Guidelines and is therefore recommended for **APPROVAL**.

SITE LOCATION PLAN: Fairway, Chessington Avenue, London, N3 3DP

REFERENCE: F/01871/11



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LOCATION: 12 Orchard Avenue, London, N3 3NL
REFERENCE: F/01637/11 **Received:** 14 April 2011
Accepted: 03 May 2011
WARD(S): Finchley Church End **Expiry:** 28 June 2011
Final Revisions:

APPLICANT: Mr M Boyle
PROPOSAL: Two storey side extension with rooflights and associated alterations to roof. Alterations to front door. New front bay window. New side gate New fence and paving in the front. New terrace at the rear.

RECOMMENDATION: Approve Subject to Conditions

- 1 The development hereby permitted shall be carried out in accordance with the following approved plans: 272/PH02, 272/OS MAP, 272/E01,272/E02, 272/E03, 272/E04, 272/E05, 272/E06, 272/E07, 272/E08 Rev: 8, 272/PL01 Rev: A, 272/PL02 Rev: B, 272/PL03 Rev: B, 272/PL04 Rev: A, 272/PL05 and 272/PL06.
Reason:
For the avoidance of doubt and in the interests of proper planning.
- 2 This development must be begun within three years from the date of this permission.
Reason:
To comply with Section 51 of the Planning and Compulsory Purchase Act, 2004.
- 3 Before the development hereby permitted commences, details of the materials to be used for the external surfaces of the building(s) and hard surfaced areas shall be submitted to and approved in writing by the Local Planning Authority. The development shall be implemented in accordance with such details as approved.
Reason:
To safeguard the visual amenities of the locality.
- 4 The roof of the extension hereby permitted shall only be used in connection with the repair and maintenance of the building and shall at no time be converted to or used as a balcony, roof garden or similar amenity or sitting out area, without the benefit of the grant of further specific permission in writing from the Local Planning Authority.
Reason:
To ensure that the amenities of the occupiers of adjoining properties are not prejudiced by overlooking.
- 5 The proposed new window(s) in the side elevation facing 10 Orchard Avenue shall be glazed with obscure glass only and shall be permanently retained as such thereafter and shall be permanently fixed shut with only a fanlight opening, unless otherwise agreed in writing by the Local Planning Authority.
Reason:
To safeguard the privacy and amenities of occupiers of adjoining residential properties.
- 6 Notwithstanding the approved drawings, details of the boundary treatments, wall and fences shall be submitted to and approved in writing by the local planning authority, before any development hereby permitted is commenced.
Grounds:
To preserve the visual appearance of the surrounding area.

INFORMATIVE(S):

- 1 The reasons for this grant of planning permission or other planning related

decision are as follows: -

i) The proposed development accords with strategic planning guidance and policies as set out in the consultation draft replacement London Plan 2009 and the Adopted Barnet Unitary Development Plan (UDP) (2006).

In particular the following policies are relevant:

Adopted Barnet Unitary Development Plan (2006): GBEnv1 (Character), D2 (Built Environment / Character), and H27 (Extensions to Houses and Detached Buildings), and:

Core Strategy (Publication Stage) 2010:

Relevant policies: CS5

ii) The proposal is acceptable for the following reason(s): - Having taken all material considerations into account, it is considered that subject to compliance with the attached conditions, the amended proposal would comply with the council's policies and guidelines and would not cause unacceptable harm to the area, the existing building or the amenities of any neighbouring property.

1. MATERIAL CONSIDERATIONS

National Planning Policy Guidance/ Statements: PPS1

Relevant Unitary Development Plan Policies: GBEnv1 (Character), GBEnv2 (Design), D1 (Design), D2 (Built Environment / Character), D5 (Outlook) and H27 (Extensions to Houses and Detached Buildings). Design Guidance Note 5 - Extensions to houses is also relevant here.

Core Strategy (Publication Stage) 2010

The Planning and Compulsory Purchase Act 2004 reformed the development plan system replacing the Unitary Development Plan (UDP) with the Local Development Framework (LDF). The LDF will be made up of a suite of documents including the Core Strategy and Development Management Policies Development Plan Documents (DPD). Until the LDF is complete, 183 policies within the adopted UDP remain. The replacement of these 183 policies is set out in both the Core Strategy and Development Management Policies DPD.

The Core Strategy will contribute to achieving the vision and objectives of Barnet's Sustainable Community Strategy and will help our partners and other organisations to deliver relevant parts of their programmes. It will cover the physical aspects of location and land use traditionally covered by planning. It also addresses other factors that make places attractive and distinctive as well as sustainable and successful.

The Council published its LDF Core Strategy Publication Stage document in September 2010. The document has been subject to three rounds of public consultation and is in general conformity with the London Plan: therefore weight can be given to it as a material consideration in the determination of planning applications.

Relevant Core Strategy Policies: CS 5

Relevant Planning History:

Application: Planning
Validated: 14/02/2008
Status: DEC
Summary: APC
Description: Part single, part two storey side and rear extensions (amendment to planning permission C17252/07)

Number: C17252A/08
Type: APF
Date: 10/04/2008
Case Officer: Fabien Gaudin

Application: Planning
Validated: 20/08/2007
Status: DEC
Summary: APC
Description: Two storey extension to both sides. Single storey rear extension.

Number: C17252/07
Type: APF
Date: 15/10/2007
Case Officer: Fabien Gaudin

Application: Planning
Validated: 29/05/2008
Status: DEC
Summary: APC
Description: Single storey rear extensions.

Number: F/01389/08
Type: APF
Date: 22/07/2008
Case Officer: David Campbell

Application: Planning
Validated: 03/05/2011
Status: PDE
Summary: APC
Description: Two storey side extension with rooflights and associated alterations to roof. Alterations to front door. New front bay window. New side gate New fence and paving in the front. New terrace at the rear.

Number: F/01637/11
Type: HSE
Date:
Case Officer: David Campbell

Consultations and Views Expressed:

Neighbours Consulted: 11
Neighbours Wishing To
Speak 0

Replies: 3

The objections raised may be summarised as follows:

Internal /Other Consultations:

- Overlooking and loss of privacy particularly in the winter.
- Loss of light.
- The application would upset the dynamics of the neighbourhood.
- No plans have been submitted.
- The two storey side extension should be at least 1m from the boundary.

2. PLANNING APPRAISAL

Site Description and Surroundings: The application site is situated in a residential area of the Finchley Church End ward, and does not fall within a conservation area.

Proposal: The application seeks consent for a two storey side extension with rooflights and associated alterations to roof, alterations to front door, new front bay window, new side gate, new fence and paving in the front and a new terrace at the rear.

Planning Considerations: The main considerations are the impacts on the surrounding area and on any neighbouring properties.

The application seeks consent for a two storey side extension along with associated changes to the roof. The existing garage which has been partly demolished would be replaced by the extension. The new extension will be 1m off the boundary with 10 Orchard Avenue to the front of the site and approximately 0.9m away from the boundary at the rear. 10 Orchard Avenue is 1.9m away from the side boundary and as such it is considered that this relationship is acceptable. The proposed first floor at the application site will project 1.6m further forward than 10 Orchard Avenue, with a ground floor element that projects out a similar distance to the neighbouring property. This relationship is considered to be acceptable as it is considered to preserve the amenities of the neighbouring property. It is not considered that this projection would result in a harmful impact on the amenities of the neighbouring occupiers.

The two storey extension will have a gable end and bay window to match that on the other side of the house ensuring that the front elevation would be largely symmetrical, although the roof would be set down lower than the main ridge. The central window on the first floor in between the two front gables is to be slightly relocated so that it sits more centrally on the elevation. The rear elevation would not be symmetrical but is considered to be in keeping with the main house. The design of the building is considered to be acceptable and in keeping with the area. It is considered that the house as extended would sit comfortably in the street scene and not appear out of context. There are no objections on these grounds.

There are also no objections to the proposed front door, bay window or the new side gate. These are not considered to harm the street scene or the amenities of the neighbouring occupiers. The paving to the front and terrace area to the rear are also considered to be acceptable both in terms of design and impact on neighbouring properties.

There are concerns over the lack of information for the fence, however it is considered that these details could be conditioned. A condition has been placed on the application.

It is considered that the application will not give rise to any loss of amenity to any neighbouring property, or harm the appearance of the building, the surrounding area and the character of the street scene. Although these are relatively large extensions, they are considered to be acceptable given the site specifics of the application site.

3. COMMENTS ON GROUNDS OF OBJECTIONS

The planning grounds of objection have been covered in the main report.

It is not considered that the proposal will have a negative impact on the dynamics of the area. Plans have been submitted for the application.

4. EQUALITIES AND DIVERSITY ISSUES

The proposals do not conflict with either Barnet Council's Equalities Policy or the commitments set in our Equality Scheme and supports the council in meeting its statutory equality responsibilities.

5. CONCLUSION

Having taken all material considerations into account, it is considered that subject to compliance with the attached conditions, the amended proposal would comply with the council's policies and guidelines and would not cause unacceptable harm to the area, the existing building or the amenities of any neighbouring property.

It is therefore recommended that the application be **APPROVED**.

SITE LOCATION PLAN: 12 Orchard Avenue, London, N3 3NL

REFERENCE: F/01637/11



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LOCATION: 14 Dollis Avenue, London, N3 1TX
REFERENCE: F/01970/11 **Received:** 09 May 2011
WARD(S): Finchley Church End **Accepted:** 16 May 2011
Final Revisions: **Expiry:** 11 July 2011

APPLICANT: Aramis Developments Ltd
PROPOSAL: Demolition of existing dwelling and erection of 2no detached dwellings with integral garages, basement accommodation, and rooms in roofspace. Erection of ancillary 2no single storey outbuildings to accommodate private swimming pools. Associated landscape alterations at front and rear garden, and amenity space.

RECOMMENDATION: Approve Subject to Conditions

- 1 The development hereby permitted shall be carried out in accordance with the following approved plans: 6019/001, P1016/P001, P1016/P002, P1016/P003, P1016/P004, P1016/P005, P1016/P006, P1016/P007, P1016/P100, P1016/P200, P1016/P201, P1016/P202, P1016/P203, Existing Elevations, a location plan, an arboricultural report and a design and access statement.
Reason:
For the avoidance of doubt and in the interests of proper planning.
- 2 This development must be begun within three years from the date of this permission.
Reason:
To comply with Section 51 of the Planning and Compulsory Purchase Act, 2004.
- 3 Before the development hereby permitted commences, details of the materials to be used for the external surfaces of the building(s) and hard surfaced areas shall be submitted to and approved in writing by the Local Planning Authority. The development shall be implemented in accordance with such details as approved.
Reason:
To safeguard the visual amenities of the locality.
- 4 The roof of the extension hereby permitted shall only be used in connection with the repair and maintenance of the building and shall at no time be converted to or used as a balcony, roof garden or similar amenity or sitting out area, without the benefit of the grant of further specific permission in writing from the Local Planning Authority.
Reason:
To ensure that the amenities of the occupiers of adjoining properties are not prejudiced by overlooking.
- 5 Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any order revoking and re-enacting that Order with or without modification), no development otherwise permitted by any of Classes A, B, C, D and E of Part 1 to Schedule 2 of that Order shall be carried out within the area of the dwellinghouse hereby approved without the prior written permission of the local planning authority.
Reason:
To safeguard the amenities of neighbouring occupiers and the general locality.
- 6 No development shall take place until details of the arrangements to meet the obligation for education, libraries, healthcare and monitoring contributions in accordance with the relevant Supplementary Planning Documents have been

submitted to and approved in writing by the local planning authority.

Reason: To ensure the proper planning of the area and to comply with policies CS2, CS8, CS13, IMP1 and IMP2 of the adopted Unitary Development Plan and the adopted Supplementary Planning Documents on Education Facilities, Library Facilities and Planning Obligations.

- 7 The dwelling(s) shall achieve a Code Level 3 in accordance with the Code for Sustainable Homes Technical Guide (October 2008) (or such national measure of sustainability for house design that replaces that scheme). No dwelling shall be occupied until a Final Code Certificate has been issued certifying that Code Level 3 has been achieved and this certificate has been submitted to and approved by the local planning authority.

Reason:

To ensure that the development is sustainable and complies with policy GSD of the adopted Unitary Development Plan (adopted 2006) and the adopted Sustainable Design and Construction Supplementary Planning Document (June 2007).

- 8 Before this development is commenced, details of the levels of the building(s), road(s) and footpath(s) in relation to adjoining land and highway(s) and any other changes proposed in the levels of the site shall be submitted to and approved in writing by the Local Planning Authority. The development shall be implemented in accordance with such details as approved.

Reason:

To ensure that the work is carried out at suitable levels in relation to the highway and adjoining land having regard to drainage, gradient of access and the amenities of adjoining occupiers and the health of any trees on the site.

- 9 Before the development hereby permitted is brought into use or occupied the site shall be enclosed except at the permitted points of access in accordance with details previously submitted to and approved in writing by the Local Planning Authority.

Reason:

To ensure that the proposed development does not prejudice the appearance of the locality and/or the amenities of occupiers of adjoining residential properties and to confine access to the permitted points in the interest of the flow of traffic and conditions of general safety on the adjoining highway.

- 10 Before the development hereby permitted commences, details of enclosures and screened facilities for the storage of recycling containers and wheeled refuse bins or other refuse storage containers where applicable, together with a satisfactory point of collection shall be submitted to and approved in writing by the Local Planning Authority and shall be provided at the site in accordance with the approved details before the development is occupied.

Reason:

To ensure a satisfactory appearance for the development and satisfactory accessibility; and to protect the amenities of the area.

- 11 No construction work resulting from the planning permission shall be carried out on the premises at any time on Sundays, Bank or Public Holidays, before 8.00 am or after 1.00 pm on Saturdays, or before 8.00 am or after 6.00pm on other days unless previously approved in writing by the Local Planning Authority.

Reason:

To ensure that the proposed development does not prejudice the amenities of occupiers of adjoining residential properties.

- 12 Before the development hereby permitted commences on site, details of all extraction and ventilation equipment shall be submitted to and approved by the Local Planning Authority and implemented in accordance with agreed details before the use is commenced.
Reason:
To ensure that the proposed development does not prejudice the enjoyment or amenities of occupiers of adjoining residential properties.
- 13 A scheme of hard and soft landscaping, including details of existing trees to be retained, shall be submitted to and agreed in writing by the Local Planning Authority before the development, hereby permitted, is commenced.
Reason:
To ensure a satisfactory appearance to the development.
- 14 All work comprised in the approved scheme of landscaping shall be carried out before the end of the first planting and seeding season following occupation of any part of the buildings or completion of the development, whichever is sooner, or commencement of the use.
Reason:
To ensure a satisfactory appearance to the development.
- 15 Any existing tree shown to be retained or trees or shrubs to be planted as part of the approved landscaping scheme which are removed, die, become severely damaged or diseased within five years of the completion of development shall be replaced with trees or shrubs of appropriate size and species in the next planting season.
Reason:
To ensure a satisfactory appearance to the development.
- 16 Provisions shall be made within the site to ensure that all vehicles associated with the construction of the development hereby approved are properly washed and cleaned to prevent the passage of mud and dirt onto the adjoining highway.
Reason:
To ensure that the development does not cause danger and inconvenience to users of the adjoining pavement and highway.
- 17 No structure or erection with a height exceeding 1.05m above footway level shall be placed above the frontage of the development on Dollis Avenue for a distance of 2.4m on both sides of the vehicle access.
Reason:
To prevent danger, obstruction and inconvenience to users of the adjoining highway and the premises.
- 18 Before the development hereby permitted is occupied the parking spaces/garages shown on Plan F533/P001 Rev B shall be provided and shall not be used for any purpose other than the parking of vehicles in connection with the approved development.
Reason:
To ensure that parking is provided in accordance with the council's standards in the interests of pedestrian and highway safety, the free flow of traffic and in order to protect the amenities of the area.

- 19 Before the development hereby permitted commences details of a suitably covered and secured cycle parking facility should be submitted to and approved in writing by the local planning authority and shall be provided at the site before the development is occupied.

Reason:

To ensure that cycle parking is provided in accordance with the council's standards in the interests of pedestrian and highway safety, the free flow of traffic and in order to protect the amenities of the area.

- 20 Before installation of any air conditioning units, lifts or any other plant or ventilation openings that may impact on local amenities, a scheme for controlling their environmental impact shall be submitted and approved in writing by the Local Planning Authority. The impacts to be controlled include noise and vibration.

Reason:

To ensure that the proposed development does not prejudice the amenities of occupiers of adjoining residential properties.

- 21 Demolition should be carried out by an approved contractor and residents notified at least seven days before commencement.

Reason:

To ensure that the amenities of neighbouring occupiers are protected.

- 22 Any redundant crossovers must be removed and reinstated back to footway construction at the end of the works. Any street furniture, lighting column, road markings or parking bays will be relocated at the applicants expense, under a rechargeable works agreement by the Council's Council's term contractor for Highway Works.

Reason:

To prevent danger, obstruction and inconvenience to users of the adjoining highway and the premises.

- 23 The roof of the extension hereby permitted shall only be used in connection with the repair and maintenance of the building and shall at no time be converted to or used as a balcony, roof garden or similar amenity or sitting out area, without the benefit of the grant of further specific permission in writing from the Local Planning Authority.

Reason:

To ensure that the amenities of the occupiers of adjoining properties are not prejudiced by overlooking.

- 24 Before the building hereby permitted is occupied the proposed window(s) and screen(s) as per plans- F533/P001 Rev B, F533/P100 Rev B and F533/P201 Rev A shall be glazed with obscure glass only and shall be permanently retained as such thereafter and shall be permanently fixed shut with only a fanlight opening, unless otherwise agreed in writing by the Local Planning Authority.

Reason:

To safeguard the privacy and amenities of occupiers of adjoining residential properties.

INFORMATIVE(S):

- 1 The reasons for this grant of planning permission or other planning related decision are as follows: -

i) The proposed development accords with strategic planning guidance and

policies as set out in The London Plan (Consolidated with Alterations since 2004) and the Adopted Barnet Unitary Development Plan (UDP) (2006).

In particular the following policies are relevant:

Adopted Barnet Unitary Development Plan (2006): GBEnv1, GBEnv2, Gparking; GH1, GH2, Gland; Env2, Env8; Env11; Env12; Env13; Env14, D1, D2, D4, D5, D6, D8, D9, D11, D13, M14, H13, H16, H17, H18, CS4, CS8

SPD: Sustainable Design and Construction (2007)

SPD: Contributions towards Education (2008)

SPD: Contributions towards Libraries (2008)

ii) The proposal is acceptable for the following reason(s): -

The proposal would be in keeping with Council Policies and Design Guidance that seek to preserve the amenities of neighbouring occupiers. The building would not be overbearing or cause unacceptable overshadowing, loss of light, privacy or outlook. The design of the building is such that it would also comply with Council Policies and Design Guidance that seek to preserve the character of areas and individual buildings.

1. MATERIAL CONSIDERATIONS

National Planning Policy Guidance/ Statements: PPS1 and PPS3

Relevant Unitary Development Plan Policies: GBEnv1, GBEnv2, Gparking; GH1, GH2, Gland; Env2, Env8; Env11; Env12; Env13; Env14, D1, D2, D4, D5, D6, D8, D9, D11, D13, M14, H13, H16, H17, H18, CS4, CS8

SPD: Sustainable Design and Construction (2007)

SPD: Contributions towards Education (2008)

SPD: Contributions towards Libraries (2008)

SPD: Contributions towards Healthcare (2009)

Core Strategy (Publication Stage) 2010

The Planning and Compulsory Purchase Act 2004 reformed the development plan system replacing the Unitary Development Plan (UDP) with the Local Development Framework (LDF). The LDF will be made up of a suite of documents including the Core Strategy and Development Management Policies Development Plan Documents (DPD). Until the LDF is complete, 183 policies within the adopted UDP remain. The replacement of these 183 policies is set out in both the Core Strategy and Development Management Policies DPD.

The Core Strategy will contribute to achieving the vision and objectives of Barnet's Sustainable Community Strategy and will help our partners and other organisations to deliver relevant parts of their programmes. It will cover the physical aspects of location and land use traditionally covered by planning. It also addresses other factors that make places attractive and distinctive as well as sustainable and successful.

The Council published its LDF Core Strategy Publication Stage document in September 2010. The document has been subject to three rounds of public consultation and is in general conformity with the London Plan: therefore weight can be given to it as a material consideration in the determination of planning applications.

Relevant Core Strategy Policies: CS4 and CS 5

Relevant Planning History:

Application:	Planning	Number:	C/16371/A/06
Validated:	04/04/2006	Type:	APF
Status:	APD	Date:	30/05/2006
Summary:	DIS	Case Officer:	Karina Sissman
Description:	Demolition of existing house, garages and ancillary buildings and construction of a three-storey building (with rooms in roofspace) to provide 7no. self-contained flats. Basement parking for 12 cars. (Amended description)		
Application:	Planning	Number:	C/16371/B/06
Validated:	07/08/2006	Type:	APF
Status:	APD	Date:	26/09/2006
Summary:	W	Case Officer:	Karina Sissman
Description:	Demolition of existing house, garages and ancillary buildings and construction of a three-storey building (with rooms in roofspace) to provide 6No. self-contained flats. Basement parking for 12 cars.		
Application:	Planning	Number:	C/16371/05
Validated:	26/08/2005	Type:	APF
Status:	APD	Date:	12/10/2005
Summary:	DIS	Case Officer:	Karina Sissman
Description:	Demolition of existing house, garages and ancillary buildings and construction of a 3-storey building (with rooms in roofspace) to provide 9 self-contained flats. Basement parking for 12 cars.		
Application:	Planning	Number:	F/00793/08
Validated:	08/05/2008	Type:	APF
Status:	DEC	Date:	30/07/2008
Summary:	APC	Case Officer:	Alissa Fawcett
Description:	Erection of two dwelling houses with internal garages.		
Application:	Planning	Number:	F/01970/11
Validated:	16/05/2011	Type:	APF
Status:	REG	Date:	
Summary:	DEL	Case Officer:	David Campbell
Description:	Demolition of existing dwelling and erection of 2no detached dwellings with integral garages, basement accommodation, and rooms in roofspace. Erection of ancillary 2no single storey outbuildings to accommodate private swimming pools. Associated landscape alterations at front and rear garden, and amenity space.		

Consultations and Views Expressed:

Neighbours Consulted: 45 Replies: 4
Neighbours Wishing To Speak 1

The objections raised may be summarised as follows:

- The tree to the front of a neighbouring property is to be removed.
- Design, scale, massing and bulk.
- The two swimming pools are located close to the boundary.
- Noise and disturbance
- Uneffective screening

- Loss of privacy
- Trees should be retained.

Internal /Other Consultations:

- Traffic & Development - No objections.
- Thames Water Devt Control - No objections.

Date of Site Notice: 26 May 2011

2. PLANNING APPRAISAL

Site Description and Surroundings: The application site is currently a large, two-storey detached residential dwelling, located on the western side of Dollis Avenue in the Finchley Church End ward.

The site is bounded by a detached two storey development comprising of nine flats to the north and a two storey detached house to the south. Both of these properties have accommodation in the roof. To the rear, the site is bounded by the rear gardens of properties in Priory Close and Rathgar Close. The site is also in proximity to the Finchley Conservation Area.

The site has a large frontage, measuring approximately 30m and becomes narrower to the rear, where there is a significant level change.

Proposal: It is proposed to demolish the existing dwelling house and erect in its place two dwelling houses with internal garages at the site of 14 Dollis Avenue.

Planning Considerations: The application is a renewal of a previously approved consent, application F/00793/08 which was approved by the Finchley and Golders Green Planning Sub Committee in July 2008.

There have been no alterations to the scheme since this approval. There have been no policy changes since the granting of consent that would lead to this consent being refused and therefore it is considered that the application should be approved. The details of the previous report have been given below:

The principle of demolition of the house is not objected to and neither is the redevelopment of the site. The current scheme offers an acceptable addition to the street scene of Dollis Avenue.

PPS3 advocates that new housing development of whatever scale should not be viewed in isolation. Consideration of design and layout must be informed by the wider context, having regard not just to the immediate neighbouring buildings but the townscape and landscape of the wider locality. The local pattern of streets and spaces, building traditions, materials and ecology should all help to determine the character and identity of a development. This is further reinforced by Policies D1, D2, D3, D4, D5 and D6 of the Adopted UDP which advocate that the design and layout of the proposal should be of a high standard which complements the character of the existing development in the vicinity of the site and maintains a harmonious street

scene.

This scheme for two new houses is considered to respect the context of its neighbours, both in terms of height, width and general massing. Other properties in the street that have been redeveloped into flatted properties, have tended to respect the predominantly detached house nature of the street. The building lines of the new proposal are also considered to now better follow those of neighbours, allow the new properties to fit in, without being over dominant.

The immediate surroundings are characterised by different types of residential accommodation and the addition of further residential accommodation would not be out of character. The development would meet the objectives of the Council's Three Strands Approach which seeks to preserve the character and openness of lower density suburbs since the proposed houses would respect the scale and density of surrounding development.

Two detached houses allow for gaps in the street scene, this is more in keeping with the existing character of the surrounding area. The design of the properties is considered to be appropriate in its context, sitting comfortably in the street, which is characterised by a collection of different styles, it is considered that the proposed new dwelling houses add interest to the street scene.

There has been consideration of the existing building lines of other properties in the street. The proposed new dwelling houses respect this, sitting behind the front building lines of the neighbouring flatted development, and in front of that of the neighbouring residential dwelling house- 12 Dollis Avenue. Thus creating a staggered effect along the street scene. This is considered to respect the existing character of the area. The proposed development is also set back from the road, which is considered to reduce the impact of the building and therefore it is not considered to have an imposing nature or be overbearing or obtrusive in the street scene. Consideration has also been given to the positioning of rooms within the properties, ensuring that opaque glass is fitted into any appropriate windows that face neighbouring properties.

The application shows that the eaves levels of the proposed new dwelling houses are sympathetic to the neighbouring properties, including the overall bulk of the roofs being reduced, allowing the new properties to look like a natural addition to the existing streetscene. At the rear, House 2 has been stepped back, so that there is a difference of 0.5m depth between the properties. The central chimney feature has been slimmed down and made lower so that it is not such a predominant feature at the front. The cladding around the rear dormer windows has been designed to ensure that these windows look like subordinate additions to each dwelling house. The railings serving the rear terrace to House 2 has been stepped back in line with the main wall of the en-suite bathroom at House 1, and privacy screens are proposed for both the terraces to help to reduce the potential of overlooking between the properties. The dormer windows proposed are considered to be appropriately sized and sited and would not be obtrusive. The amount of glazing proposed on the building is considered acceptable and would not appear over fenestrated. A basement is proposed for both new dwelling houses. They are designed in a way to ensure that they are not visible from the street, with lightwells provided in a central

courtyard within the development.

It is considered that the scheme would have an acceptable impact on the amenity of occupiers of neighbouring residential properties. Each site is provided with large back gardens and a terrace. The proposal meets the privacy standards of policy H17 of 21 metres between facing habitable room windows and 10.5 metres between a habitable room and a garden. Due to the distance of the houses away from surrounding development and as conditioned, it is expected that the proposal would have an acceptable impact on the amenity of the neighbouring occupiers and would not result in an unacceptable intensification of use on site.

The application proposes flat, "green" roofed pool houses in the rear of each garden, dropped down into the ground utilising the existing topography at the rear of the site, which allows the roof height of the pool houses to be approximately 1m higher than the existing ground level, in order to match the levels of the adjacent gardens backing onto the site. These are not considered to present any potential detriment to the visual amenity of nearby residential occupiers due to their siting and the significant level change that occurs towards the rear of the application sites. The orientation of the proposed pool houses is such so that they face the rear of the proposed dwelling houses. This helps to reduced any potential overlooking into neighbouring properties. Pergolas are proposed to be located centrally along the common boundary of the proposed new dwelling houses, leading to the pool house. They are positioned in order to minimise any potential loss of amenity to neighbouring residential occupiers.

A private through drive is proposed for each dwelling house, able to accommodate a minimum of 2 spaces, as well as providing a garage of large than standard size.

The Sustainable Design and Construction SPD states that proposals for such developments need to demonstrate compliance with both the broader sustainable design principles and the specified environmental minimum requirements. The applicant has provided a sustainable statement within the Design and Access statement which explains how the proposals would comply local and national policy relating to sustain ability. The applicant has indicated that the development can achieve an "excellent" Ecohomes rating, in line with the sustainable objectives of the Council, this is conditioned. The scheme has been designed to ensure a minimum amount of hard standing in order to encourage biodiversity by the planting of native species and a significant amount of soft landscaping details.

The Council expects that proposals for such developments show how they fully embrace the principles, guidance and minimum requirements set out in the SPD. The applicant is proposing to use timber from certified and managed stocks, in line with Council's guidance. Solar panels are proposed for the roof of the development, which is encouraged by the Council.

An arboricultural report has been completed. It notes that there are no large trees of significant importance currently on site. Further planting is proposed across the site following the development, and a landscaping condition ensures this.

A bat assessment was completed as a "best practise" precautionary measure for the previous application. No known bat roosts were located at the site or within the immediate surrounding area.

the conditions attached are as previously approved.

It is not considered that the proposed development will be harmful to the character of the street scene or the amenities of the neighbouring residents.

3. COMMENTS ON GROUNDS OF OBJECTIONS

The comments on grounds of objection have been noted and covered in the above report, but do not constitute a reason for refusal as the proposed scheme does not show any demonstrable harm.

4. EQUALITIES AND DIVERSITY ISSUES

The proposals do not conflict with either Barnet Council's Equalities Policy or the commitments set in our Equality Scheme and supports the council in meeting its statutory equality responsibilities.

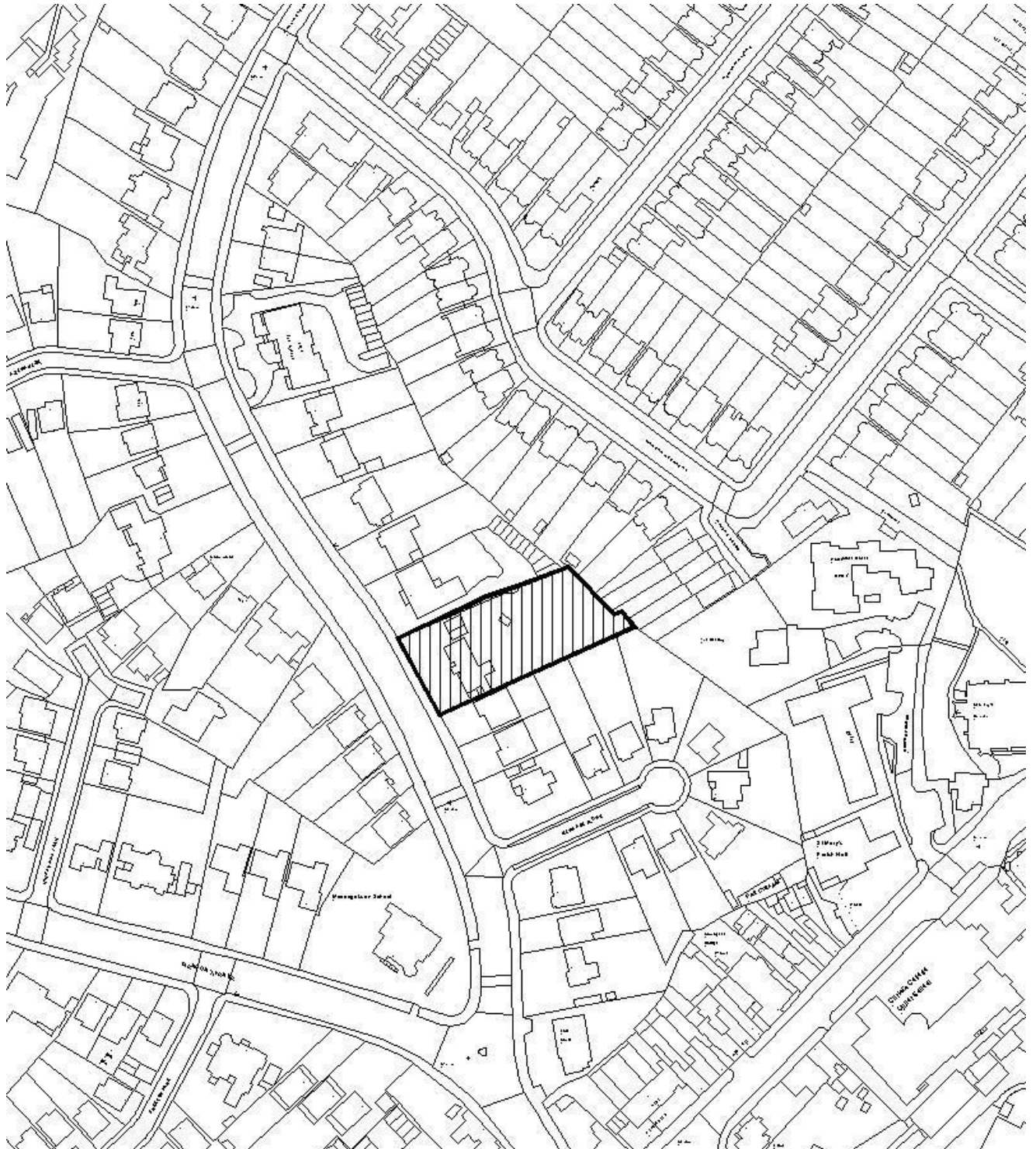
5. CONCLUSION

The proposal would be in keeping with Council Policies and Design Guidance that seek to preserve the amenities of neighbouring occupiers. The building would not be overbearing or cause unacceptable overshadowing, loss of light, privacy or outlook. The design of the building is such that it would also comply with Council Policies and Design Guidance that seek to preserve the character of areas and individual buildings.

It is considered that the development is acceptable and therefore the application is recommended for **APPROVAL**.

SITE LOCATION PLAN: 14 Dollis Avenue, London, N3 1TX

REFERENCE: F/01970/11



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LOCATION: The Bungalow, Village Road, London, N3 1TL
REFERENCE: F/02062/11 **Received:** 17 May 2011
Accepted: 17 May 2011
WARD(S): Finchley Church End **Expiry:** 12 July 2011
Final Revisions:

APPLICANT: Mr K Behbahani

PROPOSAL: Demolition of existing bungalow and erection of two storey detached dwelling including rooms in roofspace and basement level with associated off-street parking and landscaping.

RECOMMENDATION: Approve Subject to Conditions

1 The development hereby permitted shall be carried out in accordance with the following approved plans: Location Plan - 1102-LO(02)300; Design & Access Statement; 911074; 1102-LO(99)301; 1102-LO(99)302; 1102-LO(02)301 Rev B; 1102-LO(02)302 Rev B; 1102-LO(02)303 Rev B; 1102-LO(03)301 Rev B; 1102-LO(03)302 Rev B; 1102-LO(03)303 Rev B; 1102-LO(03)304 Rev B; 1102-LO(05)301 Rev B; 1102-LO(05)302 Rev B; 1102-LO(05)303 Rev B; 1102-LO(05)304 Rev B; 1102-LO(05)305 Rev B; 1102-AS(04)301 Rev B.

Reason:

For the avoidance of doubt and in the interests of proper planning

2 This development must be begun within three years from the date of this permission.

Reason:

To comply with Section 51 of the Planning and Compulsory Purchase Act, 2004.

3 Before the development hereby permitted is occupied, parking spaces shall be provided in accordance with the drawing No. 1102-LO(02)302 Rev B and that area shall not thereafter be used for any purpose other than for the parking and turning of vehicles associated with the development.

Reason:

To ensure that adequate and satisfactory provision is made for the parking of vehicles in the interests of pedestrian and highway safety and the free flow of traffic in accordance with Policies M11, M13 and M14 of the London Borough of Barnet Adopted Unitary Development Plan 2006.

4 Before the development hereby permitted commences, further details of the following items shall be submitted to and approved in writing by the Local Planning Authority. The development shall be implemented in accordance with such details as approved.

a) samples of the new windows and doors including materials, opening and frames;

b) materials to be used for the external surfaces of the building and hand surfaced areas;

c) details of flues and vents;

d) details of refuse enclosure;

e) details of metal grated lightwells;

f) chimney details at a scale of 1:20;

g) details and colour of the timber picket fence and concerted posted timber fence at a scale of 1:50.

Reason:

To safeguard the visual amenities of the locality and ensure that the hereby

approved building respects the setting of the surrounding buildings and conservation area.

- 5 Before the building hereby permitted is occupied the proposed windows in the both side elevations shall be glazed with obscure glass only and shall be permanently retained as such thereafter and shall be permanently fixed shut with only a fanlight opening, unless otherwise agreed in writing by the Local Planning Authority.

Reason:

To safeguard the privacy and amenities of occupiers of adjoining residential properties.

- 6 Notwithstanding the details shown on the hereby approved drawings, the rooflight(s) hereby approved shall be of a "conservation" type (with central, vertical glazing bar), set flush in the roof.

Reason:

To safeguard the character and appearance of the Conservation Area.

- 7 A scheme of hard and soft landscaping, including details of existing trees to be retained, shall be submitted to and agreed in writing by the Local Planning Authority before the development, hereby permitted, is commenced.

Reason:

To ensure a satisfactory appearance to the development.

- 8 All work comprised in the approved scheme of landscaping shall be carried out before the end of the first planting and seeding season following occupation of any part of the buildings or completion of the development, whichever is sooner, or commencement of the use.

Reason:

To ensure a satisfactory appearance to the development.

- 9 Any existing tree shown to be retained or trees or shrubs to be planted as part of the approved landscaping scheme which are removed, die, become severely damaged or diseased within five years of the completion of development shall be replaced with trees or shrubs of appropriate size and species in the next planting season.

Reason:

To ensure a satisfactory appearance to the development.

- 10 Provisions shall be made within the site to ensure that all vehicles associated with the construction of the development hereby approved are properly washed and cleaned to prevent the passage of mud and dirt onto the adjoining highway.

Reason:

To ensure that the development does not cause danger and inconvenience to users of the adjoining pavement and highway.

- 11 The dwelling(s) shall achieve a Code Level 3 in accordance with the Code for Sustainable Homes Technical Guide (October 2008) (or such national measure of sustainability for house design that replaces that scheme). No dwelling shall be occupied until a Final Code Certificate has been issued certifying that Code Level 3 has been achieved and this certificate has been submitted to and approved by the local planning authority.

Reason:

To ensure that the development is sustainable and complies with policy GSD of the adopted Unitary Development Plan (adopted 2006) and the adopted Sustainable Design and Construction Supplementary Planning Document (June 2007).

12 No development shall take place until details of the arrangements to meet the obligation for education, health and library facilities and the associated monitoring costs have been submitted to and approved in writing by the local planning authority.

Reason:

To ensure the proper planning of the area and to comply with policies CS8, CS13, IMP1 and IMP2 of the adopted Unitary Development Plan and the adopted Supplementary Planning Documents "Contributions to Education", "Contributions to Health Facilities" and "Planning Obligations".

13 A Construction Management Plan must be submitted to and approved by the Local Planning Authority. This document following approval must be complied with unless previously agreed in writing by the Local Planning Authority.

Reason:

In the interests of highway safety in accordance with Policy M11 of the London Borough of Barnet Adopted Unitary Development Plan 2006.

14 Notwithstanding the details shown on the hereby approved drawings, all rainwater goods / external pipes should be constructed from cast iron.

Reason:

To safeguard the character and appearance of the Conservation Area.

15 The use of the proposed basement hereby permitted shall at all times be ancillary to and occupied in conjunction with the main building and shall not at any time be occupied as a separate unit.

Reason:

To ensure that the development does not prejudice the character of the locality and the amenities of occupiers of adjoining residential properties.

INFORMATIVE(S):

1 The reasons for this grant of planning permission or other planning related decision are as follows: -

i) The proposed development accords with strategic planning guidance and policies as set out in The London Plan (Consolidated with Alterations since 2004) and the Adopted Barnet Unitary Development Plan (UDP) (2006).

In particular the following policies are relevant:

Adopted Barnet Unitary Development Plan (2006): GSD, GBEnv1, GBEnv2, GBEnv4, GH1, D1, D2, D3, D4, D5, D11, D12, D13, HC1, HC5, H1, H16, H17, H18, M8, M11, M13, M14, CS2, CS8, CS13, IMP1 and IMP2; & Barnet Core Strategy's relevant policy CS5:

ii) The proposal is acceptable for the following reason(s): -

These proposed change is not considered to alter the historical character and architectural features of this conservation area and the proposed replacement building is considered to safeguard the special character and appearance of the conservation area.

2 Any development or conversion which necessitates the removal, changing, or creation of an address or addresses must be officially registered by the Council through the formal 'Street Naming and Numbering' process.

The Council of the London Borough of Barnet is the Street Naming and Numbering Authority and is the only organisation that can create or change addresses within its boundaries. Applications are the responsibility of the developer or householder who wish to have an address created or amended. Occupiers of properties which have not been formally registered can face a multitude of issues such as problems with deliveries, rejection of banking /

insurance applications, problems accessing key council services and most importantly delays in an emergency situation.

Further details and the application form can be downloaded from:

<http://www.barnet.gov.uk/naming-and-numbering-applic-form.pdf>

or requested from the Street Naming and Numbering Team via email:

street.naming@barnet.gov.uk or by telephoning: 0208 359 7294.

- 3 The applicant is advised that in case if any modifications are proposed to the existing access off the public highway then it will be subject to a detailed investigation by the Highways Group. This may result in alterations to the existing on-street controlled parking bays. Any alterations to on-street parking bays will be subject to a statutory consultation period. The Council cannot prejudge the outcome of the consultation process. Any modification works including relocation of any existing street furniture would need to be done by the Highway Authority at the applicant's expense. You may obtain advice and an estimate for this and any associated work on public highway from the Chief Highways Officer, Building 4, North London Business Park (NLBP), Oakleigh Road South, London N11 1NP.
- 4 In the case where a highway tree is present in the vicinity of the proposed access road or a crossover for the development the final approval would be subject to the detailed assessment carried out by the Highways Crossover Team as part of the crossover application. The outcome of this assessment cannot be prejudged. Information on application for a crossover could be obtained from London Borough of Barnet, Crossover Team, Highways Group, NLBP, Building 4, 2nd Floor, Oakleigh Road South, London N11 1NP.
- 5 Any redundant vehicular crossover(s) will be reinstated to footway by the Highway Authority at the applicant's expense. You may obtain an estimate for this work from the Crossover Team, Environment and Operations Directorate, Building 4, North London Business Park (NLBP), Oakleigh Road South, London N11 1NP.
- 6 Any details submitted in respect of the Construction Management Plan above shall control the hours, routes taken, means of access and security procedures for construction traffic to and from the site and the methods statement shall provide for the provision of on-site wheel cleaning facilities during demolition, excavation, site preparation and construction stages of the development, recycling of materials, the provision of on-site car parking facilities for contractors during all stages of development (Excavation, site preparation and construction) and the provision on site of a storage/delivery area for all plant, site huts, site facilities and materials and a community liaison contact.

1. MATERIAL CONSIDERATIONS

National Planning Policy Guidance/ Statements:

Planning Policy Statement PPS 1 "Delivering Sustainable Development", states at paragraph 3 that "At the heart of sustainable development is the simple idea of ensuring a better quality of life for everyone now and for future generations". High quality inclusive design is identified as one of the key principles that should be applied to ensure that decisions taken on planning applications contribute to the delivery of sustainable development. Paragraph 13(iv) indicates that "Design which fails to take the opportunities available for improving the character and quality of an area should not be accepted" and at para. 18 that "Planning should seek to maintain

and improve the local environment.... through positive policies on issues such as design....” Further comment regarding “Design” is made at para’s 33-39.

Planning Policy Statement PPS3 “Housing” (2006), along with other Government housing policy and planning policy statements, provides the context for plan preparation in relation to housing development. Paragraphs 12-19 relate to the achievement of high quality housing. In para. 16 the matters to consider when addressing design quality include the extent to which the proposed development is well integrated with, and complements, the neighbouring buildings and the local area more generally in terms of scale, density, layout and access. PPS3 advises at para. 49 that more intensive development is not always appropriate.

Planning Policy Statement PPS5 “Planning for the Historic Environment”, which replaced PPG15 and PPG16, does not ask for a radical change to the way applications for listed building or conservation area consent (CAC) are assessed. It recognises that those elements of the historic environment that require special consideration are called “heritage assets”. This term encompasses all buildings, parks and gardens, various remains, landscapes and sites that are designated, or not. A heritage asset differs from other elements of the environment in that they are considered to offer something more than just a practical value. It is the significance of the particular asset that demonstrates its level of protection.

The Government’s overarching aim is that the historic environment and its heritage assets should be conserved and enjoyed for the quality of life they bring to this and future generations.

In respect to the principle of the demolition and replacement of a building in the conservation area, refer to Policy HE9.4 where there are two tests.

The implications of new development on transport are included within PPG 13 “Transport” (March 2001). Paragraph 49 relates to car parking.

The Mayor's London Plan: Consultation Draft Replacement Plan 2009:

The Development Plan for the area comprises the London Plan is a planning document written by the Mayor of London, England in the United Kingdom and published by the Greater London Authority. The plan was first published in final form on 10 February 2004 and has since been amended. The current version was published in February 2008. The latest proposed amendments to the London Plan were published in April 2009 with consultation starting in October 2009 and the replacement plan expected to be published in 2011.

The London Plan provides a unified framework for strategies that are designed to ensure that all Londoners benefit from sustainable improvements to their quality of life.

Relevant Unitary Development Plan Policies:

The statutory plan for the Borough is the Barnet Unitary Development Plan. This was adopted on 18 May 2006, replacing the original UDP adopted in 1991. On 13 May 2009 the Secretary of State for Communities and Local Government issued a

Direction “saving” 183 of the 234 policies within the UDP. The Direction and accompanying schedule and a letter from the Government Office for London.

One overall theme that runs through the plan is ‘sustainable development’. Policy GSD states that the Council will seek to ensure that development and growth within the borough is sustainable.

Relevant Adopted Barnet Unitary Development Plan (2006): GSD, GBEnv1, GBEnv2, GBEnv4, GH1, D1, D2, D3, D4, D5, D11, D12, D13, HC1, HC5, H1, H16, H17, H18, M8, M11, M13, M14.

In June 2005 the Council published its "Three Strands Approach", setting out a vision and direction for future development, regeneration and planning within the Borough. The approach, which is based around the three strands of Protection, Enhancement and Growth, will protect Barnet's high quality suburbs and deliver new housing and successful sustainable communities whilst protecting employment opportunities. The second strand of the approach, "Enhancement", provides strong planning policy protection for preserving the character and openness of lower density suburbs and conservation areas. The Three Strands Approach will form the “spatial vision” that will underpin the Local Development Framework.

The Council has also adopted (June 2007), following public consultation, a Supplementary Planning Document “Sustainable Design and Construction”. The SPD provides detailed guidance that supplements policies in the Unitary Development Plan, and sets out how sustainable development will be delivered in Barnet. Part 6 of the SPD relates to generic environmental requirements to ensure that new development within Barnet meets sufficiently high environmental and design standards.

Core Strategy (Publication Stage) 2010:

The Planning and Compulsory Purchase Act 2004 reformed the development plan system replacing the Unitary Development Plan (UDP) with the Local Development Framework (LDF). The LDF will be made up of a suite of documents including the Core Strategy and Development Management Policies Development Plan Documents (DPD). Until the LDF is complete, 183 policies within the adopted UDP remain. The replacement of these 183 policies is set out in both the Core Strategy and Development Management Policies DPD.

The Core Strategy will contribute to achieving the vision and objectives of Barnet's Sustainable Community Strategy and will help our partners and other organisations to deliver relevant parts of their programmes. It will cover the physical aspects of location and land use traditionally covered by planning. It also addresses other factors that make places attractive and distinctive as well as sustainable and successful.

The Council published its LDF Core Strategy Publication Stage document in September 2010. The document has been subject to three rounds of public consultation and is in general conformity with the London Plan: therefore weight can be given to it as a material consideration in the determination of planning

applications.

Relevant policies: Policy CS5

Relevant Planning History:

The Bungalow, Village Road, London, N3 1TL

Application:	Planning	Number:	F/02370/11
Validated:	17/05/2011	Type:	CAC
Status:	Still under consideration	Date:	
Summary:		Case Officer:	Junior C. Moka
Description:	Demolition of existing bungalow and erection of two storey detached dwelling including rooms in roofspace and basement level with associated off-street parking and landscaping. (CONSERVATION AREA CONSENT)		

49 Cyprus Avenue, London, N3 1SS

Application:	Planning	Number:	F/02339/08
Validated:	17/07/2008	Type:	APF
Status:	DEC	Date:	19/08/2008
Summary:	APC	Case Officer:	Fabien Gaudin
Description:	Erection of chimney.		

Consultations and Views Expressed:

Neighbours Consulted:	26	Replies:	13
Neighbours Wishing To Speak	0		

The objections raised may be summarised as follows:

- No particular objection to the demolition of the existing bungalow but feel that the proposed plans for what is essentially a four storey house would be totally out of keeping with the properties in Village Road;
- The majority of the house are 2 to 4 bedroom cottages and this would be a large 5 bedroom, 5 bathroom, 4 reception room house thereby being far larger than any other that sits in the conservation area and taking up a far larger footprint than any of the other houses;
- Parking concerns as a result of the increased dwelling size;
- Concern with this proposed development is the basement and foundations which would almost certainly cause serious problems to the gardens and the structure of the houses numbers 24, 23, 22 and 21 Village Road all of which have suffered with various water problems due to the underwater springs, stream leading to Dollis Brook which runs down Cyprus Avenue and into Village Road through these gardens and out to the brook and the underground natural drainage courses;
- Main properties in the area sit on unstable London clay and some have suffered with subsidence, this structure would be likely to cause further subsidence problems which would then allow for claims to be made against Barnet should they allow this development to proceed as proposed;
- Would hope that this particular proposed development is refused on the ground that its size would be obtrusive to the street scene and detract from

the character and appearance of the conservation area let alone the structural problems it could cause to the other houses in the road;

- The proposed new building due to its greater size and height, would result in the reduction of light to neighbouring;
- Windows on the proposed building should be timber and fitted with leaded lights - not aluminium as indicated on the plans;
- Objector is surprised that the current building has not shrunk away considering all the scorn cast upon it by developers and consultants.
- There needs to be obscure glazing on the flanking windows - there is currently no indication that this will be undertaken;
- The basement is not in keeping with the conservation area.
- Gross over development;
- Objection to the demolition of the existing bungalow.

Internal /Other Consultations:

Traffic & Development -

The proposal is acceptable on highways grounds subject to the highways conditions and informatives.

Finchley Conservation Area Advisory Committee
Harmful to the conservation area.

Urban Design & Heritage
No objection following receiving amendments.

Date of Site Notice: 26 May 2011

2. PLANNING APPRAISAL

Site Description and Surroundings:

The application site is located on the southern side of Village Road, accessed off Hendon Avenue and backing on to Windsor Open Space. The application property is a single storey detached bungalow building, which has stood vacant for some years. To the east of the application site sits a semi-detached dwelling (No.25 Village Road) and to the west, the site is separated from another semi-detached property by a row of three garages, ancillary to No. 24.

The site forms part of the Village Road Conservation Area, designated as such in November 1978. There is no current Conservation Area Character Appraisal document, but various leaflets have been produced by Barnet over the years which give advice to (potential) residents on the types of development which would be considered acceptable by the Council. The existing property holds no designation, whereas the majority of the other properties in the Conservation Area are locally listed. There is an existing Article 4 (1) Direction on the Conservation Area; this restricts permitted development rights to all the properties.

Proposal:

This application relates to planning permission for the demolition of the existing bungalow and the erection of a two storey detached dwelling including rooms in roofspace and basement level with associated off-street parking and landscaping.

Planning Considerations:

The main issues are considered to be:

- Principle of the demolition of the existing bungalow;
- Whether harm would be caused to the character and appearance of the area and street scene;
- The living conditions of future residents having regard to the provision of amenity space;
- Sustainability;
- Parking, Access and Vehicle Movements;
- Whether the proposal would result in the community incurring extra educational costs that should be met by the developer;
- Whether the proposal would increase pressures on the services provided by libraries incurring additional costs that should be met by the developer;
- Whether the proposal would increase the demand for health care facilities incurring extra costs that should be met by the developer.

Principle of the demolition

It is considered that the application property makes a neutral contribution to the character and appearance of the Conservation Area. As such Policy HE9.4 of PPS5 is relevant in assessing the proposal to demolish the existing property on site. This policy states; “where a proposal has a harmful impact on the significance of a designated heritage asset which is less than substantial harm, in all cases local planning authorities should (i) weigh the public benefit of the proposal (for example, that it helps to secure the optimum viable use of the heritage asset in the interests of its long-term conservation) against the harm; and (ii) recognise that the greater the harm to the significance of the heritage asset the greater the justification will be needed for any loss.”

The provided design and access statement notes that Policy HE9.5 states; “not all elements of a..... conservation area will necessarily contribute to its significance.” The LPA are “required to take into account the relative significance of the element affected and its contribution to the significance of the..... conservation area as a whole”. It goes on to recognise that in this circumstance it is the Conservation Area that is the heritage asset, due to the fact the application property is not listed either statutory or locally, nor marked as a positive contributor to Conservation Area. As such, any replacement building should improve significantly upon the attributes of the Conservation Area.

The design and access statement goes on to note that the proposal for replacement dwelling must consider both how it affects the wider Conservation Area, as well as the neighbouring buildings at nos. 24 and 25 Village Road. The agent considers that the proposed scheme will significantly improve the setting of the adjacent dwellings,

which are deemed to be positive contributors to the Conservation Area, and as such improve the Conservation Area as a whole.

The Local Planning Authority raises no objection to the proposal to demolish the existing building on site, as a suitable replacement dwelling is being proposed. The existing dwelling holds no significant architectural merit and is not considered to either preserve or enhance the significance of the Village Road Conservation Area; at best it is a neutral building as it is well screened by dense vegetation along the front boundary. The LPA also raise no objection to the principal of constructing a taller residential dwelling in place of the existing bungalow, as two-storey dwellings are the characteristic scale of the other properties found in the Conservation Area.

Character and appearance

The Borough has an attractive and high quality environment that the Council wishes to protect and enhance. It is therefore considered necessary to carefully assess both the design and form of new development to ensure that it is compatible with the established character of an area that is defined by the type and size of dwellings, the layout, intensity, and relationship with one another and their surroundings. Proposals involving the redevelopment of sites in residential localities are required to reflect the particular character of the street in which the site is located and the scale and proportion of the houses.

The character of the existing properties within the Finchley Garden Village Conservation Area is that of attractive, cohesively designed, cottage style, mainly two-storey, semi-detached dwellings, generally dating from around the 1920s and designed in an Arts and Crafts fashion, located around a central green. The form of the properties includes either gabled or pitched roofs, the majority with two-storey gabled front projections. It is considered that the cohesiveness of the Conservation Area has successfully been retained since its development due to its relatively small size. The erosion of its special character by inappropriate development is much more noticeable than it would be in other Conservation Areas.

It should be noted that none of the existing residential properties within the Conservation Area benefit from basement accommodation.

As detailed in the provided design and access statement, garages are not a common feature to the properties along Village Road, as the central green prevents vehicular access. Instead the majority of residents must park on the street. At the application site it is proposed to provide off-street parking through the creation of a hardstanding to the front of the replacement dwelling. As the site is not located directly on the green the principal of this proposal is considered to be acceptable.

The properties within the Village Road Conservation Area follow a regular pattern of development, with strong front and rear building lines. It is recognised that the width of the application site is wider than that of its neighbours, being 14 metres compared to the 9 metres found on most of the other plots, other than Nos. 23 and 24 which are wider still. It should also be noted that the proposed replacement dwelling and No. 51 Village Road would be one of only two detached dwellings in the Conservation Area, the other being the new dwelling at No. 49 Cyprus Avenue,

which falls just outside the Conservation Area to the east.

It is considered that the proposed replacement dwelling as amended respects the footprint, height, proportions and building form of the Conservation Area. The height of the building is proposed at 8.5 metres in height to ensure it has the correct step down when compared to its neighbour at No. 25 Village Road.

The main style of boundary treatment found within the Conservation Area is that of picket fence or hedge. It is particularly important that the detailing and choice of materials for the replacement dwelling is of a high quality to make it worthy of inclusion within the Conservation Area, as such this will be required by means of condition.

The proposed basement (will be linked to the ground floor by an internal stair) is considered to be an acceptable addition. It is considered that in many cases within the borough basements are not acceptable. However, given the arrangement of the properties within Village Road, it is considered acceptable. The proposed basement extension is considered to be designed in a way in which it is not considered to be obtrusive in the street scene. It is considered that to all neighbours, the basement will be virtually invisible due to its internal access.

The living conditions of neighbouring residents

One of the Council's key objectives is to improve the quality of life for people living in the Borough and therefore development that results in unacceptable harm to neighbours' amenity is unlikely to be supported. Good neighbourliness is a yardstick against which proposals can be measured.

Unitary Development Plan Policies D5 and H16 seek, amongst other things, to ensure adequate outlook for occupiers adjoining new development, and that new residential developments should provide and preserve adequate residential amenity, however the policies, and the preamble in the preceding paragraphs, do not offer any guidance for assessment. It is therefore necessary for a judgement to be made by the decision maker with regard to this issue in each case.

The proposal as amended is considered to comply with Council policies that seek to protect the amenities of neighbouring and future occupiers. The design, size and siting of the replacement dwelling is such that, as conditioned, they would not have an adverse impact on the residential or visual amenities of future and neighbouring occupiers. The new building is not considered to be overbearing or causing unacceptable overshadowing, loss of light, privacy or outlook. It is not considered that the building would appear dominant or obtrusive.

Having regard to the individual aspects of the scheme, and the overall size, bulk and scale of the building, the Local Planning Authority contend that the proposal will form an acceptable sense of enclosure as perceived from the neighbouring dwellings.

The living conditions of future residents

The proposed development would provide a 4 bedroom dwelling.

The Council require garden space to be provided for new dwellings in order to help to protect and improve the quality of residential areas and maintain living standards, and it is recognised that residential units with insufficient garden or amenity space are unlikely to provide good living conditions for future occupiers.

Policy H18 – Residential Development – Amenity Space Standards states that in new residential schemes, the minimum provision of gardens or amenity space should be at the following standards for Houses:

- 40 square metres of space for up to four habitable rooms;
- 55 square metres of space for up to five habitable rooms;
- 70 square metres of space for up to six habitable rooms;
- 85 square metres of space for up to seven or more habitable rooms.

The emphasis in the UDP is on usable space in the form of private rear gardens. The application site provides approximately 239 square metres of rear garden amenity space and would comply with the requirements of the policy. Details of landscaping are required by condition

Sustainability

Sustainable development is a key priority of Central Government and the Council. Any new residential development in Barnet is expected to meet the BREEAM EcoHomes 'Excellent' rating or Code Level 3 of the Sustainable Homes - the applicant has indicated in his sustainability submission that this will be achieved (this is to be enforced by an attached EcoHomes or Code for Sustainable Homes condition.)

Parking, Access and Vehicle Movements:

2 parking spaces are being provided. There is no proposal to alter the existing vehicular crossover. The parking provision is in accordance with the Parking Standards set out in the London Borough of Barnet Adopted Unitary Development Plan 2006.

Education needs generated by the development:

The scheme would provide residential units that are considered would generate an increased demand for educational facilities in the area. The method of calculating the likely demand resulting from new development is provided in the Council's Supplementary Planning Document "Contributions to Education" adopted in February 2008.

Circular 05/2005 supports the use of planning obligations to secure contributions towards the provision of educational facilities, provided that they are directly related to the development proposal, the need for them arises from its implementation, and they are related in scale and kind. It is considered that a financial contribution towards future education facilities is justified in terms of Circular 05/2005 and that a suitably worded legal agreement / undertaking could secure this.

To accord with UDP Policy CS8 and the SPD the proposed scheme of a new dwelling with a net increase of 2 bedrooms compared to the existing 3 bedroom bungalow would require a contribution of £4,150 and a monitoring fee of 5%.

Contributions to library services:

The increase in population resulting from development is expected to place serious pressures on libraries, which are already required to meet all the needs of Barnet's diverse community. Developer's contributions are therefore necessary to ensure service provision mitigates the impact of their development activity. The Council's adopted Supplementary Planning Document "Contributions to Library Services" sets out the Council's expectations of how developers will be able to contribute to the provision and delivery of a comprehensive and efficient library service, with the aim of opening up the world of learning to the whole community using all media to support peoples educational, cultural and information needs.

Circular 5/2005 "Planning Obligations" supports the use of developer's contributions to mitigate the impacts of new development, where it would give rise to a need for additional or expanded community infrastructure. It is considered that a financial contribution towards library services is justified in terms of Circular 05/2005 and that a suitably worded legal agreement / undertaking could secure this.

However, although it seems that a blanket requirement on all new residential development is usually imposed, in this case, because of the nature of the proposal, the Supplementary Planning Document "Contributions to Library Services" doesn't require a library contribution. It is therefore conclude that the requirement for library contributions in this case would not accord with the advice given in Circular 5/2005: Planning Obligations as there is no identified need related to the development.

Contributions to Health facilities:

The scheme would provide residential units that it is considered would generate an increased demand for health care facilities in the area. The Council's SPD "Contributions to Health Facilities from Development" adopted in July 2009 sets out capital contributions per residential unit.

Circular 05/2005 supports the use of planning obligations to secure contributions towards the provision of community infrastructure provided that they are directly related to the development proposal, the need for them arises from its implementation, and they are related in scale and kind.

No information has been provided to demonstrate how the health care needs of the future occupiers of the development would be met by the submitted scheme, or how the proposal fits within NHS Barnet's long term plans to deliver primary care services on a "hub and spoke model" (para. 5.16 of the SPD).

It is considered that a financial contribution towards health care facilities is justified in terms of Circular 05/2005 and that a suitably worded legal agreement / undertaking could secure this.

To accord with UDP Policy CS13 and the SPD the proposed scheme would require a contribution of £334 and a monitoring fee of 5%.

The education & health facilities contributions are to be secured by condition.

3. COMMENTS ON GROUNDS OF OBJECTIONS

Issues in relation to the construction of the basement are not covered by the Town & Country Planning Act 1990 but as identified by the objector are covered by the Party Wall etc Act 1996.

The remaining points of objections are considered to have been covered in the main body of the committee report and it is considered these planning related concerns raised on this application were not sufficient to constitute a reason for refusal following the submission of amendments.

4. EQUALITIES AND DIVERSITY ISSUES

The proposals do not conflict with either Barnet Council's Equalities Policy or the commitments set in our Equality Scheme and supports the council in meeting its statutory equality responsibilities.

5. CONCLUSION

The proposal does comply with the requirements of PPS1, which states in part that, 'design which is inappropriate in its context, or which fails to take the opportunities available for improving character and quality of an area and the way it functions, should not be accepted'.

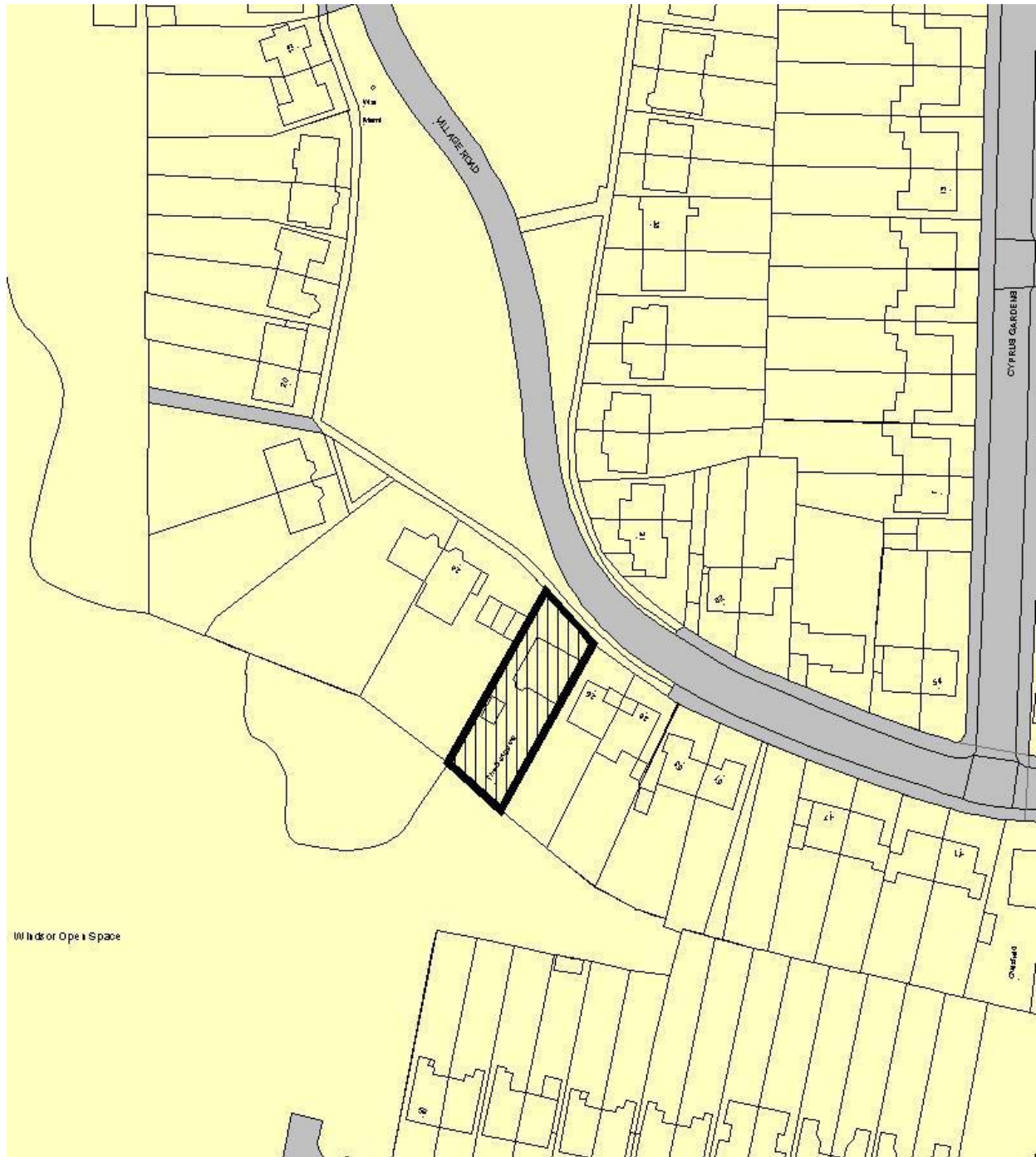
When the Local Planning Authority approve planning applications there may be cases where there is some element of a loss of light to neighbouring properties. It is for the Local Planning Authority to determine whether the loss of light that could occur would be sufficient a reason to refuse the application.

The Local Planning Authority have considered this current scheme to have an acceptable impact on neighbouring occupiers.

Having taken all material considerations into account, the proposed development is recommended to be **APPROVED**.

SITE LOCATION PLAN: The Bungalow, Village Road, London, N3 1TL

REFERENCE: F/02062/11



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LOCATION: The Bungalow, Village Road, London, N3 1TL
REFERENCE: F/02370/11 **Received:** 17 May 2011
WARD(S): Finchley Church End **Accepted:** 17 May 2011
Final Revisions: **Expiry:** 12 July 2011
APPLICANT: Mr K Behbahani
PROPOSAL: Demolition of existing bungalow and erection of two storey detached dwelling including rooms in roofspace and basement level with associated off-street parking and landscaping.
(CONSERVATION AREA CONSENT)

RECOMMENDATION: Approve Subject to Conditions

- 1 The development hereby permitted shall be carried out in accordance with the following approved plans: Location Plan - 1102-LO(02)300; Design & Access Statement; 911074; 1102-LO(99)301; 1102-LO(99)302; 1102-LO(02)301 Rev B; 1102-LO(02)302 Rev B; 1102-LO(02)303 Rev B; 1102-LO(03)301 Rev B; 1102-LO(03)302 Rev B; 1102-LO(03)303 Rev B; 1102-LO(03)304 Rev B; 1102-LO(05)301 Rev B; 1102-LO(05)302 Rev B; 1102-LO(05)303 Rev B; 1102-LO(05)304 Rev B; 1102-LO(05)305 Rev B; 1102-AS(04)301 Rev B.
Reason:
For the avoidance of doubt and in the interests of proper planning.
- 2 This work must be begun not later than three years from the date of this consent.
Reason:
To comply with Section 18 of the Planning (Listed Buildings and Conservation Areas) Act 1990 (as amended).
- 3 The demolition works hereby permitted shall not be undertaken before a contract for the carrying out of the works of redevelopment of the site has been executed and planning permission has been granted for the redevelopment for which the contract provides. Evidence that this contract has been executed shall be submitted to the Local Planning Authority and approved in writing by the Local Planning Authority prior to any demolition works commencing.
Reason:
To preserve the established character of the Conservation Area pending satisfactory redevelopment of the site.

INFORMATIVE(S):

- 1 The reasons for this grant of planning permission or other planning related decision are as follows: -
 - i) The proposed development accords with strategic planning guidance and policies as set out in The London Plan (Consolidated with Alterations since 2004) and the Adopted Barnet Unitary Development Plan (UDP) (2006).
In particular the following policies are relevant:
Adopted Barnet Unitary Development Plan (2006): GSD, GBEnv1, GBEnv2, GBEnv4, GH1, D1, D2, D3, D4, D5, D11, D12, D13, HC1, HC5, H1, H16, H17, H18, M8, M11, M13, M14, CS2, CS8, CS13, IMP1 and IMP2; & Barnet Core Strategy's relevant policy CS5:
 - ii) The proposal is acceptable for the following reason(s): -
These proposed change is not considered to alter the historical character and architectural features of this conservation area and the proposed replacement building is considered to safeguard the special character and appearance of the conservation area.

1. MATERIAL CONSIDERATIONS

National Planning Policy Guidance/ Statements:

Planning Policy Statement PPS 1 “Delivering Sustainable Development”, states at paragraph 3 that “At the heart of sustainable development is the simple idea of ensuring a better quality of life for everyone now and for future generations”. High quality inclusive design is identified as one of the key principles that should be applied to ensure that decisions taken on planning applications contribute to the delivery of sustainable development. Paragraph 13(iv) indicates that “Design which fails to take the opportunities available for improving the character and quality of an area should not be accepted” and at para. 18 that “Planning should seek to maintain and improve the local environment.... through positive policies on issues such as design....” Further comment regarding “Design” is made at para’s 33-39.

Planning Policy Statement PPS3 “Housing” (2006), along with other Government housing policy and planning policy statements, provides the context for plan preparation in relation to housing development. Paragraphs 12-19 relate to the achievement of high quality housing. In para. 16 the matters to consider when addressing design quality include the extent to which the proposed development is well integrated with, and complements, the neighbouring buildings and the local area more generally in terms of scale, density, layout and access. PPS3 advises at para. 49 that more intensive development is not always appropriate.

Planning Policy Statement PPS5 “Planning for the Historic Environment”, which replaced PPG15 and PPG16, does not ask for a radical change to the way applications for listed building or conservation area consent (CAC) are assessed. It recognises that those elements of the historic environment that require special consideration are called “heritage assets”. This term encompasses all buildings, parks and gardens, various remains, landscapes and sites that are designated, or not. A heritage asset differs from other elements of the environment in that they are considered to offer something more than just a practical value. It is the significance of the particular asset that demonstrates its level of protection.

The Government’s overarching aim is that the historic environment and its heritage assets should be conserved and enjoyed for the quality of life they bring to this and future generations.

In respect to the principle of the demolition and replacement of a building in the conservation area, refer to Policy HE9.4 where there are two tests.

The implications of new development on transport are included within PPG 13 “Transport” (March 2001). Paragraph 49 relates to car parking.

The Mayor’s London Plan: Consultation Draft Replacement Plan 2009:

The Development Plan for the area comprises the London Plan is a planning document written by the Mayor of London, England in the United Kingdom and published by the Greater London Authority. The plan was first published in final form on 10 February 2004 and has since been amended. The current version was

published in February 2008. The latest proposed amendments to the London Plan were published in April 2009 with consultation starting in October 2009 and the replacement plan expected to be published in 2011.

The London Plan provides a unified framework for strategies that are designed to ensure that all Londoners benefit from sustainable improvements to their quality of life.

Relevant Unitary Development Plan Policies:

The statutory plan for the Borough is the Barnet Unitary Development Plan. This was adopted on 18 May 2006, replacing the original UDP adopted in 1991. On 13 May 2009 the Secretary of State for Communities and Local Government issued a Direction “saving” 183 of the 234 policies within the UDP. The Direction and accompanying schedule and a letter from the Government Office for London.

One overall theme that runs through the plan is ‘sustainable development’. Policy GSD states that the Council will seek to ensure that development and growth within the borough is sustainable.

Relevant Adopted Barnet Unitary Development Plan (2006): GSD, GBEnv1, GBEnv2, GBEnv4, GH1, D1, D2, D3, D4, D5, D11, D12, D13, HC1, HC5, H1, H16, H17, H18, M8, M11, M13, M14.

In June 2005 the Council published its "Three Strands Approach", setting out a vision and direction for future development, regeneration and planning within the Borough. The approach, which is based around the three strands of Protection, Enhancement and Growth, will protect Barnet's high quality suburbs and deliver new housing and successful sustainable communities whilst protecting employment opportunities. The second strand of the approach, "Enhancement", provides strong planning policy protection for preserving the character and openness of lower density suburbs and conservation areas. The Three Strands Approach will form the “spatial vision” that will underpin the Local Development Framework.

The Council has also adopted (June 2007), following public consultation, a Supplementary Planning Document “Sustainable Design and Construction”. The SPD provides detailed guidance that supplements policies in the Unitary Development Plan, and sets out how sustainable development will be delivered in Barnet. Part 6 of the SPD relates to generic environmental requirements to ensure that new development within Barnet meets sufficiently high environmental and design standards.

Core Strategy (Publication Stage) 2010:

The Planning and Compulsory Purchase Act 2004 reformed the development plan system replacing the Unitary Development Plan (UDP) with the Local Development Framework (LDF). The LDF will be made up of a suite of documents including the Core Strategy and Development Management Policies Development Plan Documents (DPD). Until the LDF is complete, 183 policies within the adopted UDP remain. The replacement of these 183 policies is set out in both the Core Strategy

and Development Management Policies DPD.

The Core Strategy will contribute to achieving the vision and objectives of Barnet's Sustainable Community Strategy and will help our partners and other organisations to deliver relevant parts of their programmes. It will cover the physical aspects of location and land use traditionally covered by planning. It also addresses other factors that make places attractive and distinctive as well as sustainable and successful.

The Council published its LDF Core Strategy Publication Stage document in September 2010. The document has been subject to three rounds of public consultation and is in general conformity with the London Plan: therefore weight can be given to it as a material consideration in the determination of planning applications.

Relevant policies: Policy CS5

Relevant Planning History:

The Bungalow, Village Road, London, N3 1TL

Application:	Planning	Number:	F/02062/11
Validated:	17/05/2011	Type:	APF
Status:	Still under consideration	Date:	
Summary:		Case Officer:	Junior C. Moka
Description:	Demolition of existing bungalow and erection of two storey detached dwelling including rooms in roofspace and basement level with associated off-street parking and landscaping.		

49 Cyprus Avenue, London, N3 1SS

Application:	Planning	Number:	F/02339/08
Validated:	17/07/2008	Type:	APF
Status:	DEC	Date:	19/08/2008
Summary:	APC	Case Officer:	Fabien Gaudin
Description:	Erection of chimney.		

Consultations and Views Expressed:

Neighbours Consulted:	0	Replies:	1
Neighbours Wishing To Speak	0		

The objections raised may be summarised as follows:

- No particular objection to the demolition of the existing bungalow but feel that the proposed plans for what is essentially a four storey house would be totally out of keeping with the properties in Village Road;
- Would like to see either another bungalow built in its place and in keeping with the Village Road ambiance, too many of the bungalows are being demolished and with an ever increasing aging population it would seem there was a need to provide an alternative choice of properties of this nature rather than demolishing them and building huge houses more in keeping with some of the surrounding roads.

Internal /Other Consultations:

Traffic & Development

The proposal is acceptable on highways grounds subject to the highways conditions and informatives.

Finchley Conservation Area Advisory Committee
Harmful to the conservation area.

Urban Design & Heritage

No objection following receiving amendments.

Date of Site Notice: 09 June 2011

2. PLANNING APPRAISAL

Site Description and Surroundings:

The application site is located on the southern side of Village Road, accessed off Hendon Avenue and backing on to Windsor Open Space. The application property is a single storey detached bungalow building, which has stood vacant for some years. To the east of the application site sits a semi-detached dwelling (No.25 Village Road) and to the west, the site is separated from another semi-detached property by a row of three garages, ancillary to No. 24.

The site forms part of the Village Road Conservation Area, designated as such in November 1978. There is no current Conservation Area Character Appraisal document, but various leaflets have been produced by Barnet over the years which give advice to (potential) residents on the types of development which would be considered acceptable by the Council. The existing property holds no designation, whereas the majority of the other properties in the Conservation Area are locally listed. There is an existing Article 4 (1) Direction on the Conservation Area; this restricts permitted development rights to all the properties.

Proposal:

This application relates to conservation area consent for the demolition of the existing bungalow and the erection of a two storey detached dwelling including rooms in roofspace and basement level with associated off-street parking and landscaping.

Planning Considerations:

It is considered that the application property makes a neutral contribution to the character and appearance of the Conservation Area. As such Policy HE9.4 of PPS5 is relevant in assessing the proposal to demolish the existing property on site. This policy states; "where a proposal has a harmful impact on the significance of a designated heritage asset which is less than substantial harm, in all cases local planning authorities should (i) weigh the public benefit of the proposal (for example, that it helps to secure the optimum viable use of the heritage asset in the interests of

its long-term conservation) against the harm; and (ii) recognise that the greater the harm to the significance of the heritage asset the greater the justification will be needed for any loss.”

The provided design and access statement notes that Policy HE9.5 states; “not all elements of a..... conservation area will necessarily contribute to its significance.” The LPA are “required to take into account the relative significance of the element affected and its contribution to the significance of the..... conservation area as a whole”. It goes on to recognise that in this circumstance it is the Conservation Area that is the heritage asset, due to the fact the application property is not listed either statutory or locally, nor marked as a positive contributor to Conservation Area. As such, any replacement building should improve significantly upon the attributes of the Conservation Area.

The design and access statement goes on to note that the proposal for replacement dwelling must consider both how it affects the wider Conservation Area, as well as the neighbouring buildings at nos. 24 and 25 Village Road. The agent considers that the proposed scheme will significantly improve the setting of the adjacent dwellings, which are deemed to be positive contributors to the Conservation Area, and as such improve the Conservation Area as a whole.

The Local Planning Authority raises no objection to the proposal to demolish the existing building on site, as a suitable replacement dwelling is being proposed. The existing dwelling holds no significant architectural merit and is not considered to either preserve or enhance the significance of the Village Road Conservation Area; at best it is a neutral building as it is well screened by dense vegetation along the front boundary. The LPA also raise no objection to the principal of constructing a taller residential dwelling in place of the existing bungalow, as two-storey dwellings are the characteristic scale of the other properties found in the Conservation Area.

3. COMMENTS ON GROUNDS OF OBJECTIONS

It is considered that the planning related concerns raised on this application were not sufficient to constitute a reason for refusal following the submission of amendments.

4. EQUALITIES AND DIVERSITY ISSUES

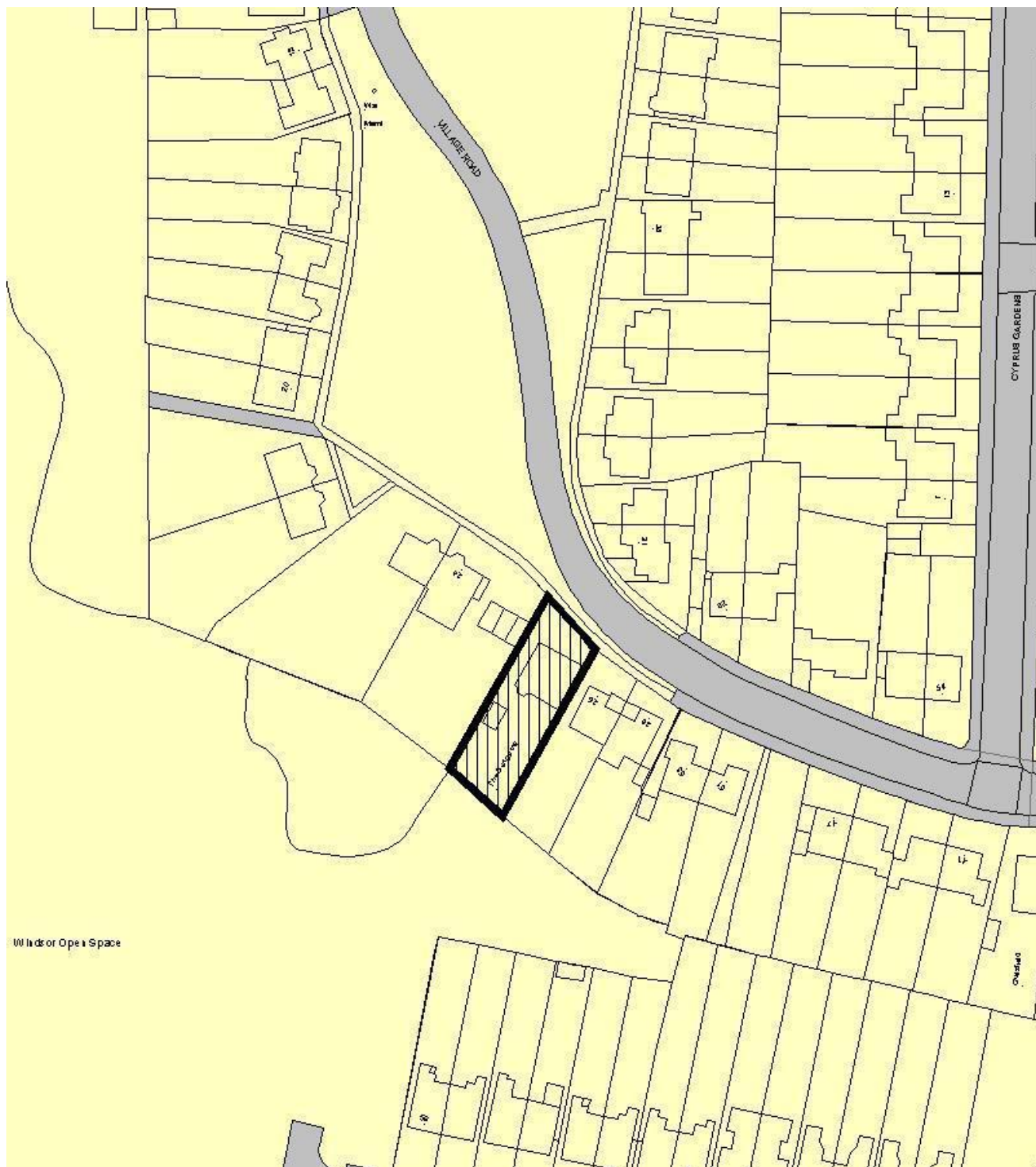
The proposal does not conflict with either Barnet Council’s Equalities Policy or the commitments set in our Equality Scheme and supports the council in meeting its statutory equality responsibilities.

5. CONCLUSION

Having taken all material considerations into account, the proposed development recommended that the application be **APPROVED**.

SITE LOCATION PLAN: The Bungalow, Village Road, London, N3 1TL

REFERENCE: F/02370/11



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LOCATION: 15 Blandford Close, London, N2 0DH
REFERENCE: F/01783/11 **Received:** 26 April 2011
WARD(S): Garden Suburb **Accepted:** 26 April 2011
APPLICANT: Mr I Desau **Expiry:** 21 June 2011
PROPOSAL: Amendment to planning permission F/05016/10 for "Alterations to roof including retiling, side dormer and conservation rooflight to rear elevation to facilitate a loft conversion. Single storey rear extension." to include rear terrace / retaining wall and additional dormer to south elevation.
Final Revisions:

RECOMMENDATION: Approve Subject to Conditions

- 1 The development hereby permitted shall be carried out in accordance with the following approved plans: Site location plan, Design and access statement, Drawings 11/732/Sur01, 11/732/Sur02, 11/732/Sur03, 11/732/Sur04, 11/732/Sur05, 11/732/Sur06, 11/732/Sur07, 11/732/Sur08, 11/732/Sur09, 11/732/P01C, 11/732/P02A, 11/732/P03A, 11/732/P04A, 11/732/P05, 11/732/P06, 11/732/P07A, 11/732/P08C, 11/732/P09.
Reason:
For the avoidance of doubt and in the interests of proper planning.
- 2 This development must be begun within three years from the date of this permission.
Reason:
To comply with Section 51 of the Planning and Compulsory Purchase Act, 2004.
- 3 The materials to be used in the external surfaces of the rear extension shall match those used in the existing house unless otherwise agreed in writing by the local planning authority.
Reason:
To safeguard the visual amenities of the building and the surrounding area.
- 4 Before the development hereby permitted commences, details of the proposed rooftiles (including the submission of samples) shall be submitted to and approved in writing by the Local Planning Authority. The development shall be implemented in accordance with such details as approved.
Reason:
To safeguard the visual amenities of the locality.
- 5 Before the loft room hereby permitted is occupied the proposed side dormer window shall be glazed with obscure glass only and shall be permanently retained as such thereafter and shall be permanently fixed shut with only a fanlight opening, unless otherwise agreed in writing by the Local Planning Authority.
Reason:
To safeguard the privacy and amenities of occupiers of adjoining residential properties.
- 6 Notwithstanding the details shown on the hereby approved drawings, the rooflight(s) hereby approved shall be of a "conservation" type of maximum dimensions 460mm x 610mm (with central, vertical glazing bar), set flush in the roof.
Reason:
To safeguard the character and appearance of the Conservation Area.

- 7 The hereby approved windows shall match the original windows in material and style and be single glazed.

Reason:

To protect the character of the house and the Hampstead Garden Suburb Conservation Area.

- 8 All new external works and finishes and works of making good to the retained fabric, shall match the existing adjacent work with regard to the methods used and to material, colour, texture and profile, unless shown otherwise on the drawings or other documentation hereby approved or required by any condition(s) attached to this consent.

Reason:

In order to safeguard the special architectural interest of the building.

- 9 Before the kitchen extension hereby permitted is occupied the proposed side dormer window shall be glazed with obscure glass only and shall be permanently retained as such thereafter and shall be permanently fixed shut with only a fanlight opening, unless otherwise agreed in writing by the Local Planning Authority.

Reason:

To safeguard the privacy and amenities of occupiers of adjoining residential properties.

INFORMATIVE(S):

- 1 The reasons for this grant of planning permission or other planning related decision are as follows:

i) The proposed development accords with strategic planning guidance and policies as set out in The London Plan (Consolidated with Alterations since 2004) and the Adopted Barnet Unitary Development Plan (2006).

In particular the following policies are relevant:

Adopted Barnet Unitary Development Plan (2006): GBEEnv1, GBEEnv2, GBEEnv4, D1, D2, D4, D5, HC1, HC5, H27.

HGS Character Appraisal (2010)

HGS Design Guidance (2010)

Core Strategy (Publication Stage)

The Planning and Compulsory Purchase Act 2004 reformed the development plan system replacing the Unitary Development Plan (UDP) with the Local Development Framework (LDF). The LDF will be made up of a suite of documents including the Core Strategy and Development Management Policies DPD. Until the LDF is complete policies within the adopted UDP have been saved for a period of three years. The Core Strategy will contribute to achieving the vision and objectives of Barnet's Sustainable Community Strategy and will help our partners and other organisations to deliver relevant parts of their programmes. It will cover the physical aspects of location and land use traditionally covered by planning. It also addresses other factors that make places attractive and distinctive as well as sustainable and successful. The Council published its LDF Core Strategy Publication Stage document in September 2010. The document has been subject to three rounds of public consultation and is in general conformity with the London Plan therefore weight can be given to it as a material consideration in the determination of planning applications.

Relevant policies: CS5

ii) The proposal is acceptable for the following reasons: The proposed

alterations would not detrimentally impact on the qualities of the building and protect the character of this part of the Hampstead Garden Suburb Conservation Area. The design, size and siting of the alterations is such that, as conditioned, they preserve the amenities of the occupiers of the neighbouring properties and the character and appearance of the individual property, street scene, conservation area and area of special character.

1. MATERIAL CONSIDERATIONS

Relevant Unitary Development Plan Policies: GBEnv1, GBEnv2, GBEnv4, D1, D2, D4, D5, HC1, HC5, H27.

HGS Character Appraisal (2010)

HGS Design Guidance (2010)

Core Strategy (Publication Stage)

The Planning and Compulsory Purchase Act 2004 reformed the development plan system replacing the Unitary Development Plan (UDP) with the Local Development Framework (LDF). The LDF will be made up of a suite of documents including the Core Strategy and Development Management Policies DPD. Until the LDF is complete policies within the adopted UDP have been saved for a period of three years.

The Core Strategy will contribute to achieving the vision and objectives of Barnet's Sustainable Community Strategy and will help our partners and other organisations to deliver relevant parts of their programmes. It will cover the physical aspects of location and land use traditionally covered by planning. It also addresses other factors that make places attractive and distinctive as well as sustainable and successful.

The Council published its LDF Core Strategy Publication Stage document in September 2010. The document has been subject to three rounds of public consultation and is in general conformity with the London Plan therefore weight can be given to it as a material consideration in the determination of planning applications.

Relevant policies: CS5

Relevant Planning History:

Application:	Planning	Number:	F/05016/10
Validated:	05/01/2011	Type:	Householder
Status:	Approved	Date:	05/04/2011
Summary:			
Description:	Alterations to roof including retiling, side dormer and conservation rooflight to rear elevation to facilitate a loft conversion. Single storey rear extension.		

Application:	Planning	Number:	C/12238/A/02/TRE
Validated:	06/11/2002	Type:	TIN
Status:	DEC	Date:	23/12/2002
Summary:	NMT	Case Officer:	
Description:	2 x Apple -Reduction in density/width 25%.		

Application:	Planning	Number:	C/12238/B/02/TRE
Validated:	19/11/2002	Type:	TIN
Status:	DEC	Date:	07/01/2003
Summary:	NMT	Case Officer:	
Description:	Hornbeam -Reduction in density / width 25-30%.		

Application:	Planning	Number:	C/12238/C/04/TRE
Validated:	12/01/2004	Type:	TIN
Status:	DEC	Date:	23/02/2004
Summary:	NMT	Case Officer:	
Description:	Box Elder - Prune overhanging back to boundary with 16 Greenhalgh walk.		

Consultations and Views Expressed:

Neighbours Consulted:	9	Replies:	2
Neighbours Wishing To Speak	1		

The objections can be summarised as follows:

- loss of privacy resulting from the proposed side dormer on the extension

Internal /Other Consultations: HGS CAAC - objection

Date of Site Notice: 12 May 2011

2. PLANNING APPRAISAL

Site Description and Surroundings:

Blandford Close is a residential street off Lyttelton Road in the Hampstead Garden Suburb Conservation Area. The site is located within the part of the Conservation Area that has an Article 4 Direction. The Hampstead Garden Suburb Conservation Area is identified in the Unitary Development Plan as an area of special character. The site is a semi-detached dwellinghouse described as positive in the Character Appraisal.

Blandford Close, designed by A. W. Newman in 1931, is a well-integrated group with good building scale in a traditional English vernacular style. The layout is symmetric with mirror-matched designs of semi-detached or linked houses on each side.

The external design of all the houses is to a very high standard of quality and originality. The front building line varies from house to house, and a composition of projecting bays, with gabled or hipped roofs, provides variety of form and a well-controlled use of finishes. Some of the bays are half-timbered or rendered, and some are brick. Intervening façades include roofs which slope down to the level of the first floor or tile-hung walls. Entrances are either recessed with round brick arches or covered with corbelled canopies. Most of the front doors and all windows look original, with remarkably few interventions which might mar the original design. Strong distinctive Suburb features such as tiled roofs, dormers and tall brick chimneys are all evident here.

Proposal:

Planning permission F/05016/10 was approved by the FGG planning committee in April 2011 for "Alterations to roof including retiling, side dormer and conservation rooflight to rear elevation to facilitate a loft conversion. Single storey rear extension". The current application seeks permission for amendments to the permission which include a rear terrace / retaining wall and additional dormer to south elevation.

Planning Considerations:

The two main changes from the approved application are as follows:

The rear terrace would be curved and partially landscaped. It would extend 3.6 metres from the rear of the proposed extension. Its depth along the boundary with the attached house would remain unchanged. It is considered that the terrace would result in a subordinate addition to the site that would not detrimentally impact on the residential amenity of neighbouring occupiers.

The proposed alteration of the dormer on the extension from one side extension to the other is not considered to create any design issues and as with the previous dormer this feature of the proposal is considered to comply with policy and guidance. It is considered necessary to apply an obscure glazing condition because of the height of the dormer, its distance away from the boundaries and the height of the fence between the pair of houses.

The remainder of the proposals remain as per the April approval:

"The HGS Design Guidance states that where acceptable, dormers will be expected to be in proportion with the size of the roof, without overbalancing or dominating elevations, and with designs complementing the style and appearance of the house and that an important consideration will be the effect of the dormer on the character and appearance of the property, the street and where relevant the group of properties of which it forms a part.

It is considered that the dormer would sit comfortably within the side roofslope and would protect the character of this part of the conservation area. The additional conservation rooflight meets dimensions set in the HGS Design Guidance.

The HGS Design Guidance states that rear ground floor extensions may be acceptable, but the architectural character and impact on neighbouring properties will be carefully assessed. Rear extensions should generally not be wider than half the width of the rear elevation and, in most instances, less. The proposed extension meets those requirements and as amended would result in a subordinate addition to the house which would respect its character.

The proposed alterations would not detrimentally impact on the qualities of the building and protect the character of this part of the Hampstead Garden Suburb Conservation Area. The design, size and siting of the alterations is such that, as conditioned, they preserve the amenities of the occupiers of the neighbouring properties and the character and appearance of the individual property, street scene, conservation area and area of special character".

3. COMMENTS ON GROUNDS OF OBJECTIONS

Objections from the HGS CAAC are considered to have been covered in the above appraisal. Other objections are considered to have been covered above.

4. EQUALITIES AND DIVERSITY ISSUES

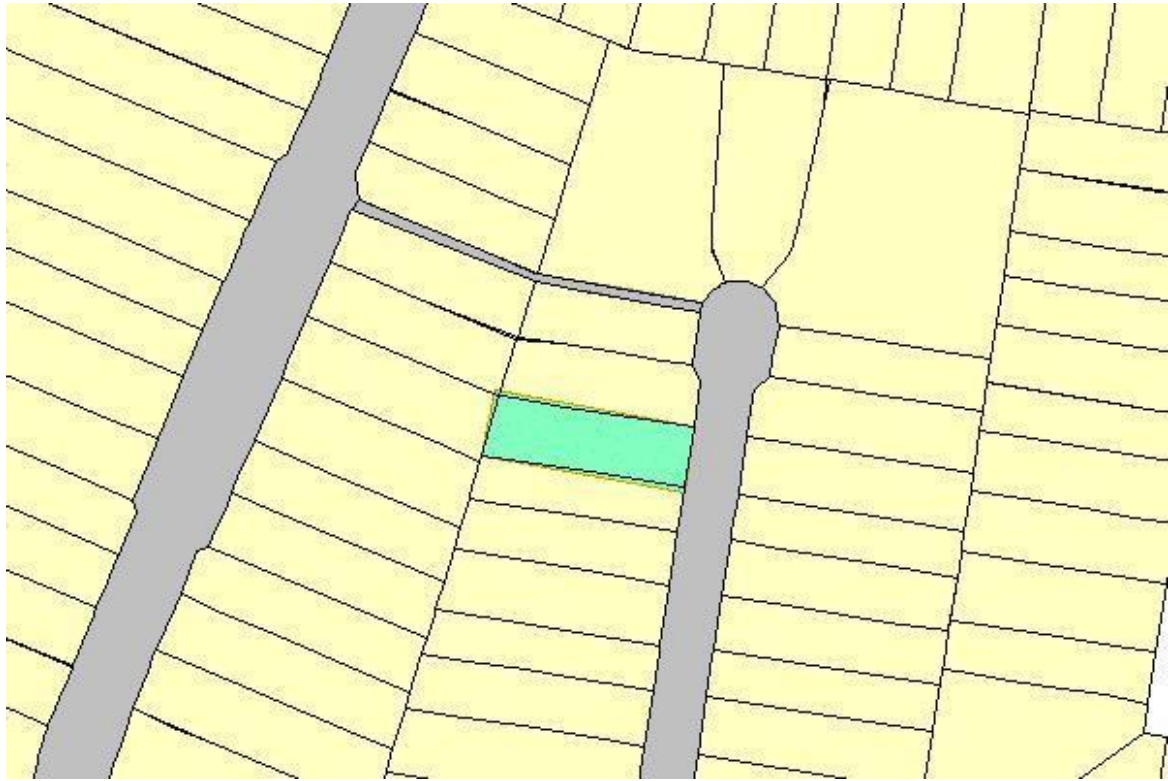
The proposals do not conflict with either Barnet Council's Equalities Policy or the commitments set in our Equality Scheme and supports the council in meeting its statutory equality responsibilities.

5. CONCLUSION

The proposed alterations would not detrimentally impact on the qualities of the building and protect the character of this part of the Hampstead Garden Suburb Conservation Area. The design, size and siting of the alterations is such that, as conditioned, they preserve the amenities of the occupiers of the neighbouring properties and the character and appearance of the individual property, street scene, conservation area and area of special character. **APPROVAL** is recommended.

SITE LOCATION PLAN: 15 Blandford Close, London, N2 0DH

REFERENCE: F/01783/11



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LOCATION: 5-7 Middleton Road, London, NW11 7NR
REFERENCE: F/01668/11 **Received:** 13 April 2011
Accepted: 26 April 2011
WARD(S): Garden Suburb **Expiry:** 21 June 2011
Final Revisions:

APPLICANT: Goldcrest Properties
PROPOSAL: Conversion of both properties to create 8no self-contained residential units following 3 storey rear infill extension; and roof extensions including increase in ridge height, 2no side dormers to both sides (totalling 4no side dormers), 2no rear dormers and 2no front dormers, to facilitate loft conversions. Alterations to fenestration at both sides and rear elevations. Provision of 6no off-street parking spaces and associated amenity space.

RECOMMENDATION: Approve Subject to Conditions

- 1 The development hereby permitted shall be carried out in accordance with the following approved plans: MR11-EX-01, MR11-EX-01 Rev: A, MR11-PL-01 Rev: B, a site plan, aerial photographs, a design and access statement and a sustainability checklist.
Reason:
For the avoidance of doubt and in the interests of proper planning.
- 2 This development must be begun within three years from the date of this permission.
Reason:
To comply with Section 51 of the Planning and Compulsory Purchase Act, 2004.
- 3 Before the development hereby permitted is occupied, existing parking spaces shall be retained in accordance with the proposed planning application and that area shall not thereafter be used for any purpose other than for the parking and turning of vehicles associated with the development.
Reason: To ensure that adequate and satisfactory provision is made for the parking of vehicles in the interests of pedestrian and highway safety and the free flow of traffic in accordance with Policies M11, M13 and M14 of the London Borough of Barnet Adopted Unitary Development Plan 2006.
The materials to be used in the external surfaces of the building(s) shall match those used in the existing building(s) unless otherwise agreed in writing by the local planning authority.
Reason:
To safeguard the visual amenities of the building and the surrounding area.
- 5 Before the development hereby permitted commences, details of enclosures and screened facilities for the storage of recycling containers and wheeled refuse bins or other refuse storage containers where applicable, together with a satisfactory point of collection shall be submitted to and approved in writing by the Local Planning Authority and shall be provided at the site in accordance with the approved details before the development is occupied.
Reason:
To ensure a satisfactory appearance for the development and satisfactory accessibility; and to protect the amenities of the area.
- 6 No development shall take place until details of the arrangements to meet the obligation for education, health and library facilities and the associated

monitoring costs have been submitted to and approved in writing by the local planning authority.

Reason:

To ensure the proper planning of the area and to comply with policies CS2, CS8, CS13, IMP1 and IMP2 of the adopted Unitary Development Plan and the adopted Supplementary Planning Documents "Contributions to Education", "Contributions to Health Facilities", "Contributions to Libraries" and "Planning Obligations".

- 7 The dwelling(s) shall achieve a Code Level 3 in accordance with the Code for Sustainable Homes Technical Guide (October 2008) (or such national measure of sustainability for house design that replaces that scheme). No dwelling shall be occupied until a Final Code Certificate has been issued certifying that Code Level 3 has been achieved and this certificate has been submitted to and approved by the local planning authority.

Reason:

To ensure that the development is sustainable and complies with policy GSD of the adopted Unitary Development Plan (adopted 2006) and the adopted Sustainable Design and Construction Supplementary Planning Document (June 2007).

- 8 Before the development hereby permitted is brought into use or occupied the site shall be enclosed except at the permitted points of access in accordance with details previously submitted to and approved in writing by the Local Planning Authority. The details shall also include the proposed front wall between 5 and 7 Middleton Road.

Reason:

To ensure that the proposed development does not prejudice the appearance of the locality and/or the amenities of occupiers of adjoining residential properties and to confine access to the permitted points in the interest of the flow of traffic and conditions of general safety on the adjoining highway.

- 9 No construction work resulting from the planning permission shall be carried out on the premises at any time on Sundays, Bank or Public Holidays, before 8.00 am or after 1.00 pm on Saturdays, or before 8.00 am or after 6.00pm on other days unless previously approved in writing by the Local Planning Authority.

Reason:

To ensure that the proposed development does not prejudice the amenities of occupiers of adjoining residential properties.

- 10 Before the building hereby permitted is occupied the proposed windows in the side elevations, facing 3 and 9 Middleton Road shall be glazed with obscure glass only and shall be permanently retained as such thereafter and shall be permanently fixed shut with only a fanlight opening, unless otherwise agreed in writing by the Local Planning Authority.

Reason:

To safeguard the privacy and amenities of occupiers of adjoining residential properties.

- 11 A scheme of hard and soft landscaping, including details of existing trees to be retained, shall be submitted to and agreed in writing by the Local Planning Authority before the development, hereby permitted, is commenced.

Reason:

To ensure a satisfactory appearance to the development.

- 12 All work comprised in the approved scheme of landscaping shall be carried out

before the end of the first planting and seeding season following occupation of any part of the buildings or completion of the development, whichever is sooner, or commencement of the use.

Reason:

To ensure a satisfactory appearance to the development.

- 13 Any existing tree shown to be retained or trees or shrubs to be planted as part of the approved landscaping scheme which are removed, die, become severely damaged or diseased within five years of the completion of development shall be replaced with trees or shrubs of appropriate size and species in the next planting season.

Reason:

To ensure a satisfactory appearance to the development.

- 14 The extensions hereby approved shall be completed in full accordance with the approved plans within 8 months of the date of commencement.

Reason:

To ensure that harm is not caused by the partial implementation of the planning permission.

INFORMATIVE(S):

- 1 The reasons for this grant of planning permission or other planning related decision are as follows: -
- i) The proposed development accords with strategic planning guidance and policies as set out in the consultation draft replacement London Plan 2009 and the Adopted Barnet Unitary Development Plan (2006).
In particular the following polices are relevant: PPS1 and PPS3.
Adopted Barnet Unitary Development Plan (2006): GBEnv1, GBEnv2, GH1, GH2, GH3, D1, D2, D3, D4, D5, D8, D11, M11, M12, M13, M14, H4, H5, H13, H14, H16, H17, H18, CS2, CS8, IMP1 and IMP2.
Core Strategy (Publication Stage) 2010: CS4 and CS5.
 - ii) The proposal is acceptable for the following reason(s): - Having taken all material considerations into account, it is considered that subject to compliance with the attached conditions, the proposal would comply with the Council's policies and guidelines and would not cause unacceptable harm to the area, the existing building or the amenities of any neighbouring property. It is also considered that the proposals would not prejudice highway safety or convenience.
- 2 In case if any modification is proposed or required to the existing access off the public highway then it will be subject to a detailed investigation by the Crossover Team in Environment and Operations Directorate. Heavy duty access may need to be provided to cater for a heavy duty use and may involve relocation of any existing street furniture. This would need to be done by the Highway Authority at the applicant's expense. You may obtain an estimate for this and any associated work on public highway from the Environment and Operations Directorate, Building 4, North London Business Park (NLBP), Oakleigh Road South, London N11 1NP.

Removal or relocation of any existing street furniture or alteration to road markings or Controlled Parking Bays would be subject to public consultations and would be done at the applicant's expense, under a rechargeable works agreement, by the Council's term contractor for Highway Works.

In the case where a highway tree is present in the vicinity of the proposed

access road or a crossover for the development the final approval would be subject to the detailed assessment carried out by the Highways Crossover Team/Tree Section as part of the crossover application. The outcome of this assessment cannot be prejudged. Information on application for a crossover could be obtained from London Borough of Barnet, Crossover Team, Environment and Operations Directorate, NLBP, Building 4, 2nd Floor, Oakleigh Road South, London N11 1NP.

1. MATERIAL CONSIDERATIONS

National Planning Policy Guidance/ Statements: PPS1 and PPS3

Relevant Unitary Development Plan Policies: GBEnv1, GBEnv2, GH1, GH2, GH3, D1, D2, D3, D4, D5, D8, D11, M11, M12, M13, M14, H4, H5, H13, H14, H16, H17, H18, CS2, CS8, IMP1 and IMP2.

Core Strategy (Publication Stage) 2010

The Planning and Compulsory Purchase Act 2004 reformed the development plan system replacing the Unitary Development Plan (UDP) with the Local Development Framework (LDF). The LDF will be made up of a suite of documents including the Core Strategy and Development Management Policies Development Plan Documents (DPD). Until the LDF is complete, 183 policies within the adopted UDP remain. The replacement of these 183 policies is set out in both the Core Strategy and Development Management Policies DPD.

The Core Strategy will contribute to achieving the vision and objectives of Barnet's Sustainable Community Strategy and will help our partners and other organisations to deliver relevant parts of their programmes. It will cover the physical aspects of location and land use traditionally covered by planning. It also addresses other factors that make places attractive and distinctive as well as sustainable and successful.

The Council published its LDF Core Strategy Publication Stage document in September 2010. The document has been subject to three rounds of public consultation and is in general conformity with the London Plan: therefore weight can be given to it as a material consideration in the determination of planning applications.

Relevant Core Strategy Policies: CS4 and CS5.

Relevant Planning History:

Application:	Planning	Number:	F/01668/11
Validated:	26/04/2011	Type:	APF
Status:	PDE	Date:	
Summary:	APC	Case Officer:	David Campbell
Description:	Conversion of both properties to create 8no self-contained residential units following 3 storey rear infill extension; and roof extensions including increase in ridge height, 2no side dormers to both sides (totalling 4no side dormers), 2no rear dormers and 2no front dormers, to facilitate loft conversions. Alterations to fenestration at both sides and rear elevations. Provision of 6no off-street parking spaces and associated amenity space.		

Consultations and Views Expressed:

Neighbours Consulted: 57 Replies: 17
Neighbours Wishing To Speak 5

The objections raised may be summarised as follows:

- Impact on character and appearance of the surrounding area.
- The area consists of family housing and should be retained as such.
- The flats could be occupied by tenants as opposed to owners.
- Traffic, access, parking and congestion.
- Noise and disturbance
- Limited visibility and highway safety
- Scale and appearance.
- Loss of light
- Inappropriate use
- Loss of privacy
- Safety risk to children at Golders Hill School
- The Hampstead Garden Suburb conservation area runs nearby.
- The proposal could set a precedent.

A petition with 26 signatures has been received from local residents.

Another petition with 87 signatures has been received signed by parents of Golders Hill School.

The comments of both petitions are summarised within the above bullet points.

Internal /Other Consultations:

- Traffic & Development - No objections subject to conditions.

Date of Site Notice: 05 May 2011

2. PLANNING APPRAISAL

Site Description and Surroundings: The application site consists of a pair of semi-detached houses in a residential street in the Hampstead Garden Suburb ward. The site does not fall within a conservation area.

Proposal: The application seeks consent for the conversion of both properties to create 8no self-contained residential units following 3 storey rear infill extension; and roof extensions including increase in ridge height, 2no side dormers to both sides (totalling 4no side dormers), 2no rear dormers and 2no front dormers, to facilitate loft conversions. Alterations to fenestration at both sides and rear elevations. Provision of 6no off-street parking spaces and associated amenity space.

5 Middleton Road is currently in use as one two bed flat and one four bed flat and 7 Middleton Road is in use as a single family dwellinghouse.

Planning Considerations: The main considerations are the impacts on the property, the surrounding area and on any neighbouring properties.

National, regional and local guidance have policies that seek to promote the redevelopment of Brownfield sites for residential use providing they are acceptable in terms of character and will not harm the amenities of future occupants or any of the adjoining uses. Policies such as H2, H16 and H17 relate to this in the Unitary development Plan and indicate that the Council will seek to provide additional homes providing that certain criteria has been conformed to. The various aspects of the application have been broken down and discussed below.

Character/ Design

PPS 3 states that housing which advocates that new housing development of whatever scale should not be viewed in isolation. Consideration of design and layout must be informed by the wider context, having regard not just to the immediate neighbouring buildings but the townscape and landscape of the wider locality. The local pattern of streets and spaces, building traditions, materials and ecology should all help to determine the character and identity of a development.

Policy H16 of the adopted *Unitary Development Plan* is a housing policy which states that new residential developments should harmonise with and respect the character of the area within which they are situated and should:

- Be well laid out in terms of access, car parking and landscaping;
- Provide and preserve adequate daylight, outlook and residential amenity;
- Provide a safe and secure residential environment;
- Maintain privacy and prevent overlooking; and
- Provide adequate levels of private garden or amenity space.

Policy GBEnv1 of the adopted *Unitary Development Plan* is a general policy stating that the Council will protect and enhance the quality and character of the Borough's built and natural environment.

Policy GBEnv2 of the adopted *Unitary Development Plan* is a general policy including the statement that the Council will require high quality design in all new development in order to enhance the quality of the Borough's built and open environment, to utilise environmentally friendly methods of construction, to improve amenity, to respect and improve the quality of environment of existing and future residents.

Policy D1 of the adopted *Unitary Development Plan* is a Design policy stating that the all new developments should represent high quality design.

Policy D2 of the adopted *Unitary Development Plan* is a Design policy stating that the Council will encourage development proposals which are based on an understanding of local characteristics, preserve or enhance local character and respect the appearance, scale, bulk, height and pattern of surrounding buildings, surrounding street and movement patterns and the overall character and quality of the area.

The front elevation is not changing significantly. Each property is to construct an appropriately designed dormer window which will mirror each other and maintain symmetry of the pair. It is also proposed to put additional glazing in each gable which is also considered to be acceptable. The side elevations would be enlargement in the roofs, have two new dormer windows and other new side windows. It is considered that the proposals are acceptable and would be in keeping with the character and appearance of the building. The roof form of the rear elevation is to change and the gap in between the two buildings is to be filled in. Dormer windows are also proposed in each roof which are also considered to be acceptable and compliant with guidance and policy. The rear extensions at lower ground, ground and first floor would infill the gap between the properties, bringing the whole rear elevation in line with the 'wings' of each building. There are no objections to this part of the application.

It is considered that the physical changes proposed will not be harmful to the character of the properties or the streetscene. The two properties will retain their architectural features which are common in the streetscene. The properties will still retain one front door each.

It is considered that the proposal complies with the requirements of Planning Policy Statement 1 (PPS1), especially paragraph 34 which states in part that; "design which is inappropriate in its context, or which fails to take the opportunities available for improving character and quality of an area and the way it functions, should not be accepted".

There are therefore no objections to the design of the building or to the scale, mass and bulk of the proposals.

Neighbouring Residential Amenities

Policy D5 of the adopted *Unitary Development Plan* is a Design policy states that new developments should be designed to allow for adequate daylight, sunlight, privacy and outlook for adjoining and potential occupiers and users.

The extensions are to infill the gap in between the two properties and as such will not have an impact on neighbours. All new side windows are to be obscure glazed as requested by condition. It is considered that subject to this condition, the application will not give rise to any significant loss of amenity to neighbouring properties.

The internal stacking arrangements largely depict like-above-like in terms of the internal layouts and as such it is considered that the flats will have an acceptable impact on each other.

Use of the Site

The principle of flats has already been established on site at no. 5 Middleton Road which is already in use as two flats. The application proposes five additional units going from a house, a four bedroom flat and a two bedroom flat to six two bedroom flats and 2 one bedroom flats. There are already flats in the area as 3 Middleton Road is in use as three flats and 21 Middleton Road is in use as 6 Flats. It is

therefore not considered that the principle of flats on these two properties will harm the character of the area.

Density

There are no concerns regarding the density of the proposed scheme. It is considered that the number of units is appropriate for the site.

Amenity Space

Policy H18 of the Council's Adopted Unitary Development Plan (2006) requires new residential schemes to provide a minimum level of amenity space at 5 square metres of space per habitable room, with the emphasis being on 'usable amenity space'.

Two lower ground floor flats have their own gardens of 30sqm, the other flats would share a communal amenity space area of 350sqm to address this policy. It is considered that these spaces provide adequate amenity space for the flats; there are therefore no objections to this part of the application.

Highways and Refuse

6 parking spaces are being provided to the front of the site, which the council's traffic and development team have confirmed is in accordance with the Parking Standards set out in the London Borough of Barnet Adopted Unitary Development Plan 2006. The application is considered to be acceptable in terms of highways and parking and therefore there are no objections on these grounds. Refuse details have been requested by condition. The areas which are to be used for parking are currently hardstanding and therefore this situation will not change.

The council's Traffic and Development Team have no objections to the proposals.

Trees

The trees on the site are neither in a conservation area nor protected and as such a reason for refusal could not be justified on these grounds. The application forms state that no trees are to be removed as part of the application. There are no objections to the application in this respect.

Section 106 Requirements

Under Policy CS8 of the Adopted UDP (2006) the council will seek to secure a financial contribution through a Section 106 Agreement for future education needs generated by the development in the Borough. The financial sum is dependant on the number and type of units proposed and is calculated in line with the council's Supplementary Planning Document on Contributions to Education. No contributions are required for education purposes.

Policy CS2 of the Adopted UDP (2006) states that the council will seek to enter into planning obligations, where appropriate, in conjunction with new developments, to secure the provision of community and religious facilities. A contribution will be sought for the provision of library services in the borough in line with the council's

Supplementary Planning Document on Contributions to Library Services. A sum of £590 would satisfy this requirement.

Policy CS13 of the Adopted UDP (2006) states that the council will seek to enter into planning obligations, where appropriate, in conjunction with new developments, to secure the provision of healthcare facilities. A contribution will be sought for the provision of healthcare services in the borough in line with the council's Supplementary Planning Document on Contributions to Health Facilities from Development. A sum of £3,492 would satisfy this requirement.

The delivery of the planning obligation from the negotiations stage to implementation can take considerable time and resources. As the Council is party to a large number of planning obligations, significant resources to project manage and implement schemes funded by planning obligation agreements are required. The Council therefore seeks the payment of a financial obligation towards the costs of undertaking the work relating to securing the planning obligations. The amount of contribution being sought would depend upon the final scheme. In February 2006 Cabinet approved a Supplementary Planning Document (SPD) for Planning Obligations. A sum of £204.10 would satisfy the monitoring requirement.

No undertaking has been given by the developer to meet identified additional educational, library and monitoring costs which would be incurred by the community as a result of the development, contrary to Policies CS2, CS8 and CS13 as well as the adopted SPDs mentioned above. It is recommended that the application be conditioned to address these requirements. It is not considered that any additional monies should be sought from the developers towards affordable housing as one addition unit is not considered to give rise to any additional need. The total amount of financial contributions needed would be £4,286.10.

3. COMMENTS ON GROUNDS OF OBJECTIONS

The planning grounds of objection have been covered above. It is not considered that should the properties be occupied by tenants that they would necessarily make bad neighbours. It is not considered that the proposals alone would be a safety risk to the school. Any subsequent applications for flatted development will be determined on their own merits should they be submitted.

4. EQUALITIES AND DIVERSITY ISSUES

The proposals do not conflict with either Barnet Council's Equalities Policy or the commitments set in our Equality Scheme and supports the council in meeting its statutory equality responsibilities.

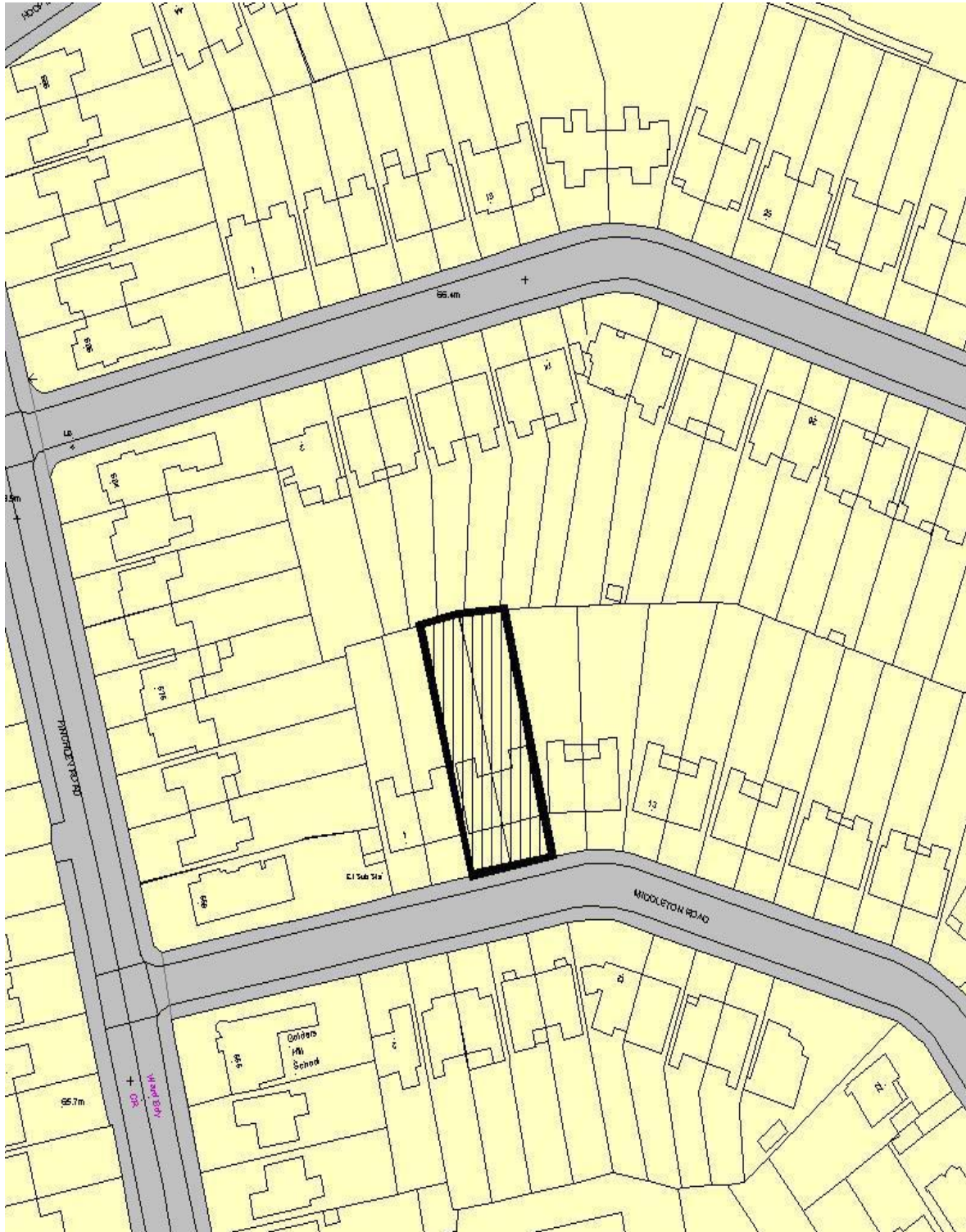
5. CONCLUSION

Having taken all material considerations into account, it is considered that subject to compliance with the attached conditions the proposal would be in accordance with the Council's policies and guidelines, are appropriately designed, would not prejudice highway safety or convenience and would not cause unacceptable harm to the amenities of the area or any neighbouring properties.

It is therefore recommended that the application be **APPROVED**.

SITE LOCATION PLAN: 5-7 Middleton Road, London, NW11 7NR

REFERENCE: F/01668/11



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LOCATION: 131 Farm Road, Edgware, Middx, HA8 9LR
REFERENCE: H/01489/11 **Received:** 07 April 2011
Accepted: 07 April 2011
WARD(S): Hale **Expiry:** 02 June 2011
Final Revisions:

APPLICANT: Mrs M Kelvin
PROPOSAL: Disabled access ramp and lift to the front of the property.

RECOMMENDATION: Approve Subject to Conditions

- 1 The development hereby permitted shall be carried out in accordance with the following approved plans: PR38552/1; PR38552/2; PR38552/3;
Reason:
For the avoidance of doubt and in the interests of proper planning.
- 2 This development must be begun within three years from the date of this permission.
Reason:
To comply with Section 51 of the Planning and Compulsory Purchase Act, 2004.
- 3 Within 6 months of the date when the premises cease to be occupied by Mrs Maxine Kelvin, the development hereby permitted shall be removed and the garden reinstated in accordance with details to be approved in writing by the Local Planning Authority.
Reason:
To protect the amenities of the area.

INFORMATIVE(S):

- 1 The reasons for this grant of planning permission or other planning related decision are as follows: -
 - i) The proposed development accords with strategic planning guidance and policies as set out in the consultation draft replacement London Plan 2009 and the Adopted Barnet Unitary Development Plan (UDP) (2006).
In particular the following policies are relevant:
Adopted Barnet Unitary Development Plan (2006): GBEnv1, GBEnv2, GBEnv5, D2
Design Guidance Note No 3: the Construction of Hardstandings and Vehicular Crossovers Buildings), and:
Core Strategy (Publication Stage) 2010:
Relevant policies: CS5
 - ii) The proposal is acceptable for the following reason(s): -
The design solution proposed is as sympathetic as possible within the existing site constraints without compromising the disabled access requirements.

1. MATERIAL CONSIDERATIONS

National Planning Policy Guidance/ Statements:
PPS1 - Delivering Sustainable Development

The Mayor's London Plan: Consultation draft replacement plan 2009:
7.4 Local Character

Relevant Unitary Development Plan Policies:
GBEnv1, GBEnv2, GBEnv5, D2

Design Guidance Note No 3: the Construction of Hardstandings and Vehicular Crossovers

Core Strategy (Publication Stage) 2010

The Planning and Compulsory Purchase Act 2004 reformed the development plan system replacing the Unitary Development Plan (UDP) with the Local Development Framework (LDF). The LDF will be made up of a suite of documents including the Core Strategy and Development Management Policies Development Plan Documents (DPD). Until the LDF is complete, 183 policies within the adopted UDP remain. The replacement of these 183 policies is set out in both the Core Strategy and Development Management Policies DPD.

The Core Strategy will contribute to achieving the vision and objectives of Barnet's Sustainable Community Strategy and will help our partners and other organisations to deliver relevant parts of their programmes. It will cover the physical aspects of location and land use traditionally covered by planning. It also addresses other factors that make places attractive and distinctive as well as sustainable and successful.

The Council published its LDF Core Strategy Publication Stage document in September 2010. The document has been subject to three rounds of public consultation and is in general conformity with the London Plan: therefore weight can be given to it as a material consideration in the determination of planning applications.

Relevant Core Strategy Policies: CS5

Relevant Planning History:

None relevant

Consultations and Views Expressed:

Neighbours Consulted:	6	Replies:	3
Neighbours Wishing To Speak	3		

The objections raised may be summarised as follows:

- Loss of visual amenity by virtue of being overlooked into our property when the external access platform and lift are in use
- construction will be just over 3 foot from front room window causing a visual impact
- would have a negative impact on enjoyment of front garden
- there is already a large structure in situ (built without planning permission). This structure was built on land legally shared with neighbour and neighbour has not extinguished legal rights to that land
- a further structure in such a confined area would greatly affect the continuity of Farm Rd and compound existing view
- the harmony of the road's frontage would be further interrupted
- the exiting ramp/ steps should be made safe and suitable
- proposed edifice would be intrusive and exceptional

2. PLANNING APPRAISAL

Site Description and Surroundings:

No 131 is a semi detached dwelling sited on the west side of the road. The front entrance to the property is some 2.2m below pavement level. A platform has been constructed in the front garden area, adjoining no 129, to accommodate one off street car parking space. Planning permission has not been granted for this substantial structure which has been in situ for a number of years.

Proposal:

The applicant has been house bound for a considerable period of time as she requires the use of a wheelchair and encounters extreme difficulties when leaving the property. The disabled access ramp/ stairs and lift are proposed to the front of the property.

The proposed access stairs, with post mounted track to accommodate the lift, would be sited approx 800mm from the boundary with the attached neighbour no 133. An existing privet hedge between the front gardens would be retained.

Planning Considerations:

The proposed stairs and lift access would rise with the gradient of the front garden thus minimising the visual intrusion of the development from the street scene. The development would be visible from the adjoining front windows to 133. From no 129 the development would be largely screened from view by the existing raised parking bay. Whilst the additional development of the front garden area is regrettable it is considered that the design solution proposed is as sympathetic as possible within the existing site constraints without compromising the disabled access requirements.

Section 54A of the Town and Country Act requires planning applications to be determined in accordance with policies in the Development Plan, unless material considerations indicate otherwise. The Disability Discrimination Act can be a material consideration. Design Guidance 3 and UDP policy GBEnv5 confirm the Council's commitment to creating an environment that is physically accessible to all users. Whilst personal circumstances would not normally outweigh general planning considerations, in light of the access needs of the applicant, and the nature and siting of the proposals, it is recommended that planning permission be granted subject to a condition that the development permitted be removed when no longer required by the applicant. This would ensure that the access needs of the disabled resident could be met, whilst ensuring that the development would be removed when the disabled applicant is no longer resident.

3. COMMENTS ON GROUNDS OF OBJECTIONS NOT ADDRESSED IN THE REPORT ABOVE

- The access stairs, platform and lift will be used solely for access to and from the property. It is considered that any overlooking or loss of privacy to neighbours that the intermittent use would give rise to would not be so harmful as to warrant refusal of the application.

4. EQUALITIES AND DIVERSITY ISSUES

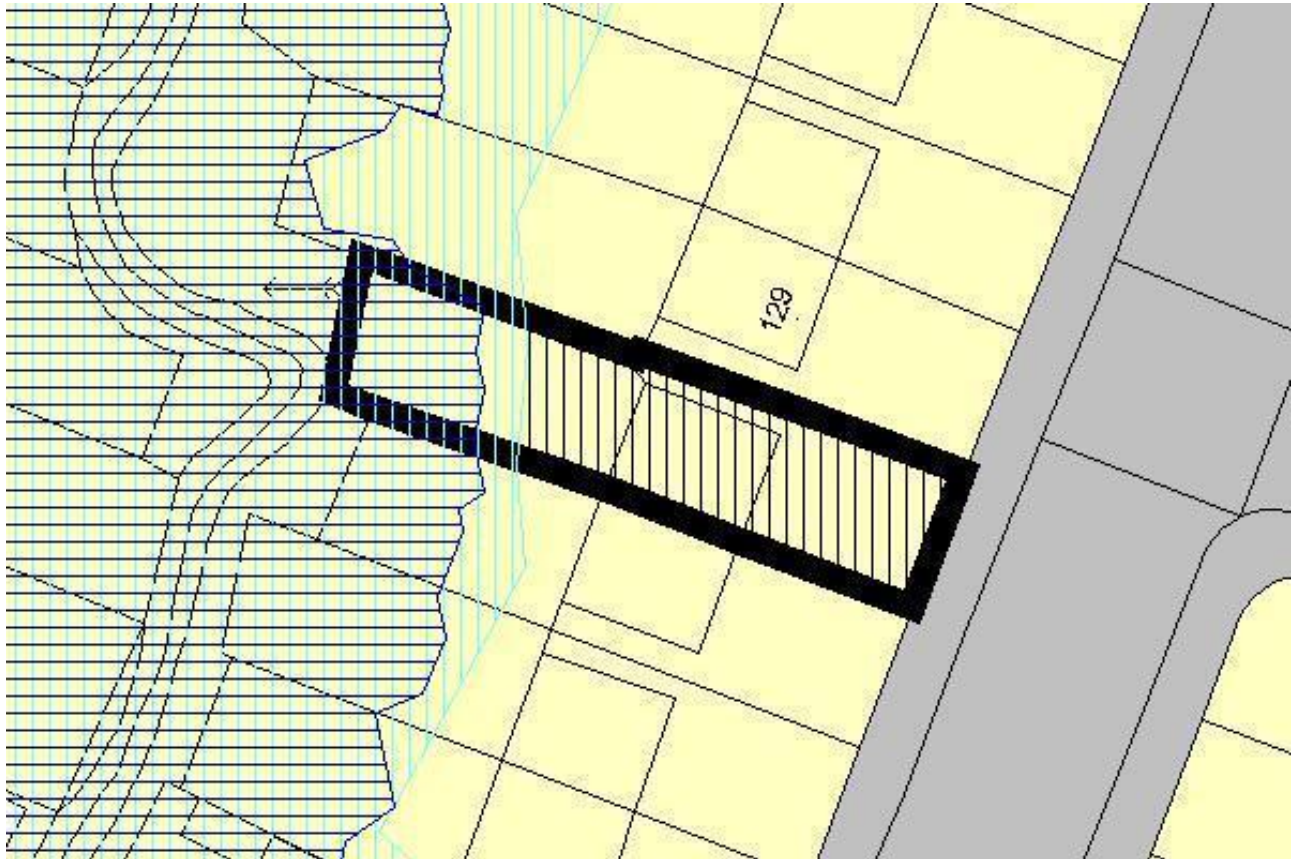
The proposals do not conflict with either Barnet Council's Equalities Policy or the commitments set in our Equality Scheme and supports the council in meeting its statutory equality responsibilities.

5. CONCLUSION

It is recommended that planning permission be **APPROVED**.

SITE LOCATION PLAN: 131 Farm Road, Edgware, Middx, HA8 9LR

REFERENCE: H/01489/11



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LOCATION: Flat 2, 43 Hale Lane, London, NW7 3PL
REFERENCE: H/02185/11 **Received:** 24 May 2011
Accepted: 24 May 2011
WARD(S): Hale **Expiry:** 19 July 2011
Final Revisions:

APPLICANT: Mrs J Schwarzmann
PROPOSAL: Single storey rear extension including associated alterations and new roof to existing conservatory.

RECOMMENDATION: Approve Subject to Conditions

- 1 The development hereby permitted shall be carried out in accordance with the following approved plans: JS/1, JS/2.
Reason:
For the avoidance of doubt and in the interests of proper planning.
- 2 This development must be begun within three years from the date of this permission.
Reason:
To comply with Section 51 of the Planning and Compulsory Purchase Act, 2004.
- 3 The materials to be used in the external surfaces of the building(s) shall match those used in the existing building(s) unless otherwise agreed in writing by the local planning authority.
Reason:
To safeguard the visual amenities of the building and the surrounding area.
- 4 Before the building hereby permitted is occupied the proposed window(s) in the ground floor flank elevation facing No 45 Hale Lane shall be glazed with obscure glass only and shall be permanently retained as such thereafter and shall be permanently fixed shut with only a fanlight opening, unless otherwise agreed in writing by the Local Planning Authority.
Reason:
To safeguard the privacy and amenities of occupiers of adjoining residential properties.

INFORMATIVE(S):

- 1 The reasons for this grant of planning permission or other planning related decision are as follows: -
 - i) The proposed development accords with strategic planning guidance and policies as set out in the consultation draft replacement London Plan 2009 and the Adopted Barnet Unitary Development Plan (2006).
In particular the following policies are relevant:
Adopted Barnet Unitary Development Plan (2006): GBEnv1, D1, D2 and H27 and Design Guidance Note No 5: Extensions to Houses
Core Strategy (Publication Stage) 2010: CS5
 - ii) The proposal is acceptable for the following reason(s): -
The proposed development would be acceptable in size and design and would not unduly impact upon the visual or residential amenities of the neighbouring occupiers. It complies with all relevant council policy and guidance.

1. MATERIAL CONSIDERATIONS

National Planning Policy Guidance/ Statements:

PPS1 - Delivering Sustainable Development
PPS3 - Housing

The Mayor's London Plan: Consultation draft replacement plan 2009:

7.4

Relevant Unitary Development Plan Policies:

GBEnv1, D1, D2, D5 and H27
Design Guidance Note No 5: Extensions to Houses

Core Strategy (Publication Stage) 2010

The Planning and Compulsory Purchase Act 2004 reformed the development plan system replacing the Unitary Development Plan (UDP) with the Local Development Framework (LDF). The LDF will be made up of a suite of documents including the Core Strategy and Development Management Policies Development Plan Documents (DPD). Until the LDF is complete, 183 policies within the adopted UDP remain. The replacement of these 183 policies is set out in both the Core Strategy and Development Management Policies DPD.

The Core Strategy will contribute to achieving the vision and objectives of Barnet's Sustainable Community Strategy and will help our partners and other organisations to deliver relevant parts of their programmes. It will cover the physical aspects of location and land use traditionally covered by planning. It also addresses other factors that make places attractive and distinctive as well as sustainable and successful.

The Council published its LDF Core Strategy Publication Stage document in September 2010. The document has been subject to three rounds of public consultation and is in general conformity with the London Plan: therefore weight can be given to it as a material consideration in the determination of planning applications.

Relevant Core Strategy Policies:

CS5

Relevant Planning History:

Application:	Planning	Number:	H/02765/08
Validated:	04/08/2008	Type:	APF
Status:	DEC	Date:	29/09/2008
Summary:	APC	Case Officer:	Emily Benedek
Description:	Demolition of existing building and erection of new two-storey building plus rooms in roof space to accommodate four self-contained flats. Associated parking for two cars.		

Application:	Planning	Number:	H/04608/09
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Validated: 08/01/2010
Status: DEC
Summary: APC

Type: APF
Date: 22/02/2010
Case Officer: Emily Benedek

Description: Amendment to planning permission H/02765/08 for 'Demolition of existing building and erection of new two-storey building plus rooms in roof space to accommodate four self-contained flats. Associated parking for two cars.' (Amendment to include a bay window to front, alterations to the roof and creation of a new conservatory to rear.)

Consultations and Views Expressed:

Neighbours Consulted: 7 Replies: 3
Neighbours Wishing To Speak 0

The objections raised may be summarised as follows:

- Overdevelopment of the site
- Proposal would project further than any other building in the line of houses
- Existing building already been extended 3 metres beyond the original house and would add another 3 metres to the original house footprint
- Loss of light
- Repositioned bedroom window would allow tenants a view into neighbouring kitchen, Obscure glass would not alleviate this problem as open window would still give a clear view
- Loss of view
- Proposed extension will restrict neighbours enjoyment of their gardens
- Proposed development will result in increased parking congestion in an already crowded area
- Proposed extension because of its bulk would cause a shadow for much of day on neighbours kitchen and would be extremely overbearing
- Repositioned window in bedroom side wall been drawn much smaller than when shown in its original position on the rear elevation
- Proposed extension could lead to a string of applications to further enlarge the property and/or increase the number of flats in the dwelling

Internal /Other Consultations:

- Traffic & Development - No comments received at time of writing report.

Date of Site Notice:

N/A

2. PLANNING APPRAISAL

Site Description and Surroundings:

The application site is a detached property, known as no.43 Hale Lane, NW7 which is currently used as 3no. self-contained flats. The immediate area is predominantly

residential in character and the site is in close proximity to Mill Hill shopping area. The site covers an area of approximately 340m² and is bounded by detached residential properties to the west, east and south.

Proposal:

The application seeks permission for a single storey rear extension including associated alterations and new roof to existing conservatory. The proposed extension will measure 3 metres in depth, 3.5 metres in width and a maximum of 4 metres in height with a pitched roof.

Planning Considerations:

Policy Context

Barnets adopted Unitary Development Plan (UDP) requires new residential development to respect the character of an area and the local environment, which can be achieved through promoting high quality design and applying appropriate density and amenity space standards.

General Policy GBEnv1 aims to maintain and improve the character and quality of the environment.

Policies D1 and D2 aims to ensure compatibility with the established character and architectural identity of existing and adjoining properties and the general location in terms of scale, design and impact on neighbouring properties. Established local character and townscape quality can be harmed by insensitive development, which is out of scale with and unrelated to the locality.

Part of policy D5 requires new development to safeguard outlook and light of neighbouring residential occupiers

Policy H27 states that extensions to houses should harmonise existing and neighbouring properties, maintain the appearance of the streetscene and have no significant adverse effect on the amenity of neighbouring occupiers. They should be in keeping with the scale, proportion, design and materials of existing and neighbouring houses.

The Council Guide "Extensions to house" was approved by the Planning and Environment Committee (The Local Planning Authority) on 9th January 2003. This leaflet in the form of supplementary planning guidance (SPG) sets out information for applicants to help them design an extension to their property which would receive favourable consideration by the local planning authority and was subject to separate consultation.

Included advice says:

Large areas of Barnet are characterised by relatively low -density suburban housing with an attractive mixture of semi-detached and detached houses. The Council is committed to protecting and where possible enhancing the character of the boroughs residential areas and retaining an attractive streetscene.

Harmony: extensions to buildings should be consistent in terms of form, scale and

architectural style with the original building and area.

The extension should be in proportion both in its own right and in relationship to the original dwelling.

The proposed single storey rear extension is considered an acceptable addition to the existing detached property and as it would only project 3 metres beyond the neighbouring rear building line of No 45 Hale Lane and will be located 0.9 metres away from the shared boundary would be in accordance with Council guidance. It will project no further forward than the existing single storey conservatory and the roof of the proposed extension has been designed to taper away from this neighbouring property. Whilst the extension will measure 4 metres in height overall, it will only measure 2.6 metres in height on the side closest to No 45. Although the proposal may result in some loss of light to No 45 very early in the morning, given the orientation of the property and the design of the proposed extension, the loss of light is considered to be minimal and does not warrant refusal of this application. Furthermore, a condition has been recommended to ensure the new window on the flank elevation is obscurely glazed with only a fanlight opening which should minimise any overlooking or loss of privacy to the occupiers of the neighbouring residential property. Given all of the above the proposal is considered acceptable in planning terms, would comply with the aforementioned UDP policies and accordingly is recommended for approval.

3. COMMENTS ON GROUNDS OF OBJECTIONS

Mostly addressed in the above report.

The side window is considered acceptable in terms of its size and siting.

The proposed extension seeks to enlarge an existing flat and not create additional units. Each application must be considered on its own merits and it is not considered that the proposed extension will give rise to increased parking congestion.

4. EQUALITIES AND DIVERSITY ISSUES

The proposals do not conflict with either Barnet Council's Equalities Policy or the commitments set in our Equality Scheme and supports the council in meeting its statutory equality responsibilities.

5. CONCLUSION

The application is recommended for **APPROVAL**.

SITE LOCATION PLAN: Flat 2, 43 Hale Lane, London, NW7 3PL

REFERENCE: H/02185/11



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LOCATION: 56 The Burroughs, London, NW4 4AN
REFERENCE: H/00980/11 **Received:** 28 February 2011
Accepted: 24 March 2011
WARD(S): Hendon **Expiry:** 19 May 2011
Final Revisions:

APPLICANT: Hendon Motors Ltd
PROPOSAL: Change of use from car park associated with restaurant to car sales including erection of a portakabin.

RECOMMENDATION: Approve Subject to Conditions

- 1 The development hereby permitted shall be carried out in accordance with the following approved plans: Elevations of Portacabin, MDL/56B/01 Site plan as existing, MDL/56B/02, Design and Access Statement.
Reason:
For the avoidance of doubt and in the interests of proper planning.
- 2 No deliveries shall be taken at or dispatched from the site on any Sunday, Bank or Public Holiday or before 9 am or after 6 pm on any other day.
Reason:
To prevent the use causing an undue disturbance to occupiers of adjoining residential properties at unsocial hours of the day.
- 3 No construction work resulting from the planning permission shall be carried out on the premises at any time on Sundays, Bank or Public Holidays, before 8.00 am or after 1.00 pm on Saturdays, or before 8.00 am or after 6.00pm on other days unless previously approved in writing by the Local Planning Authority.
Reason:
To ensure that the proposed development does not prejudice the amenities of occupiers of adjoining residential properties.
- 4 The use hereby permitted shall not be open before 9am or after 7pm on weekdays or before 9am or after 6pm on Sundays.
Reason:
To safeguard the amenities of occupiers of adjoining residential properties.
- 5 This permission shall be for a limited period only, expiring on 13/01/2013 when the use shall be discontinued and the building(s) and works carried out under this permission shall be removed and the land reinstated in accordance with details approved by the Local Planning Authority in writing before this time.
Reason:
To protect the amenities of the area.
- 6 The proposed use shall only operate in the areas highlighted on plans MDL/56B/01 Site plan as existing and MDL/56B/02.
Reason: To safeguard the appearance and character of the conservation area.

INFORMATIVE(S):

- 1 The reasons for this grant of planning permission or other planning related decision are as follows: -
 - i) The proposed development accords with strategic planning guidance and policies as set out in the consultation draft replacement London Plan 2009 and the Adopted Barnet Unitary Development Plan (2006).
In particular the following polices are relevant:
Adopted Barnet Unitary Development Plan (2006): GBEnv1, GBEnv2, D1, D2, ENV12, HC1, M11, M12, M14.
PPS1: Delivering Sustainable Development

PPS5: Planning and the Historic Environment

PPG13: Transport

Core Strategy (Publication Stage) 2010: CS5

ii) The proposal is acceptable for the following reason(s): - The proposal would not harm neighbouring amenity or highway safety, and would preserve the character and appearance of the conservation area.

1. MATERIAL CONSIDERATIONS

National Planning Policy Guidance/ Statements:

PPS1: Delivering Sustainable Development

PPS5: Planning and the Historic Environment

The Mayor's London Plan: Consultation draft replacement plan 2009: None Specific

Relevant Unitary Development Plan Policies: GBEEnv1, GBEEnv2, D1, D2, ENV12, HC1, M11, M12, M14, TCR15.

Core Strategy (Publication Stage) 2010

The Planning and Compulsory Purchase Act 2004 reformed the development plan system replacing the Unitary Development Plan (UDP) with the Local Development Framework (LDF). The LDF will be made up of a suite of documents including the Core Strategy and Development Management Policies Development Plan Documents (DPD). Until the LDF is complete, 183 policies within the adopted UDP remain. The replacement of these 183 policies is set out in both the Core Strategy and Development Management Policies DPD.

The Core Strategy will contribute to achieving the vision and objectives of Barnet's Sustainable Community Strategy and will help our partners and other organisations to deliver relevant parts of their programmes. It will cover the physical aspects of location and land use traditionally covered by planning. It also addresses other factors that make places attractive and distinctive as well as sustainable and successful.

The Council published its LDF Core Strategy Publication Stage document in September 2010. The document has been subject to three rounds of public consultation and is in general conformity with the London Plan: therefore weight can be given to it as a material consideration in the determination of planning applications.

Relevant Core Strategy Policies: CS5

Relevant Planning History:

An enforcement notice was served in 2008 against the use of the whole car park (including front) for car sales.

Consultations and Views Expressed:

Neighbours Consulted: 154 Replies: 14

The objections raised may be summarised as follows:

- Noise and Disturbance
- Effect on traffic, access and parking
- Use inappropriate in this area
- Would detract from conservation area.
- Property is already being used for car sales

Internal /Other Consultations:

- Traffic & Development - Have no objection to the proposals

Date of Site Notice: 31 March 2011

2. PLANNING APPRAISAL

Site Description and Surroundings:

The site is located on the east side of The Burroughs. The site is located within The Burroughs Conservation Area. On site currently is a two storey building formerly used as a public house, now incorporating a restaurant (A4 use class). The site is located adjacent to the corner with Brampton Grove. To the east is Raffles House, a six-storey block of residential flats. Further to the east are two storey dwellings on Brampton Grove. The Conservation area extends to the south and west of the site. To the south is a row of Georgian Terraced buildings, the majority of which are Grade 2 Listed except that immediately adjacent. Opposite the site are two grade 2 Listed buildings at 47 and 55 The Burroughs.

The site itself contains 1 tree under tree preservation order to the north. Trees are protected by virtue of their location within a conservation area and there are other trees to the north- west of the site that are considered to contribute to the character of the area.

The proposal relates to the car park to the rear of the site which was formerly part of the public house.

Proposal:

The proposal is for the change of use of the rear car park to car sales and the erection of a 'portakabin'.

The portacabin would be sited adjacent to the rear boundary with the access road to Raffles House and would be sited to the east of the car park area, adjacent to the former rear garden area of the public house.

The proposed portacabin would be 3.7m by 2.5m in footprint. It would be 2.5m high.

The applicant has confirmed that they are happy for the use to be temporary for 18

months only.

Planning Considerations:

The main issues are considered to be

- Whether the proposals would preserve or enhance the character and appearance of the conservation area
- Whether the proposal would harm highway and pedestrian safety
- Whether the proposed use would have an acceptable impact on neighbouring residential amenity

Policy Context

General Policy GBEEnv1 aims to maintain and improve the character and quality of the environment.

Policies D1 and D2 aims to ensure compatibility with the established character and architectural identity of existing and adjoining properties and the general location in terms of scale, design and impact on neighbouring properties. Established local character and townscape quality can be harmed by insensitive development, which is out of scale with and unrelated to the locality.

Policy M11 – Safety of Road Users

The council will ensure that the safety of road users, particularly those at greater risk, is taken fully into account when considering development proposals.

Policy M12 – Safety of Road Network

The council will seek to reduce accidents by refusing development proposals that unacceptably increase conflicting movements on the road network or increase the risk, or perceived risk, to vulnerable road users.

Policy M14 – Parking Standards

The council will expect development to provide parking in accordance with the London Plan parking standards, except in the case of residential development, where the standards will be:

- i. 2 to 1 1/2 spaces per unit for detached and semi-detached houses;
- ii. 1 1/2 to 1 spaces per unit for terraced houses and flats; and
- iii. 1 to less than 1 space per unit for development consisting mainly of flats.

Policy TCR 15 states that car showrooms will not be permitted where they would disrupt the continuity of the shopping frontage, or the free flow of traffic.

Whether the proposals would preserve or enhance the character and appearance of the conservation area

The proposals would involve the change of use of the site and the construction of a portacabin. It is not considered that the change of use would be detrimental to the character of the wider area given that there are other commercial premises in the locality.

Given the relatively small size of the portacabin shown, it is considered that this would have a neutral impact on the conservation area therefore would preserve the appearance and character of the conservation area.

Whether the proposal would harm highway and pedestrian safety

The proposal is for a change of use from a car park for a restaurant to car sales for a period of 18 months.

The use would be on a temporary basis and it therefore would not prejudice any future proposals for the site of the public house itself. The car sales use itself does not raise highway concerns due to the established accesses into the site and the level of accessibility in the area.

By granting this use it removes the parking area which is currently available for the White Bear Public House. Although, at present there is no legal reason to prevent the Public House from opening for business, the Public House is currently closed and is not likely to be reopened in the near future.

The use would be ran by 1 full time and 1 part time member of staff. Given the relatively small size of the area outlined on the plans submitted, it is considered that the proposals would generate a relatively low level of activity. As the applicant has agreed to reduce the duration of the permission from 3 years to 18 months, and as it seems unlikely that the Public House will reopen in this time, it is not expected that the proposal will have a detrimental impact on the public highway.

It is considered that the proposals would have an acceptable impact on highway and pedestrian safety.

Whether the proposed use would have an acceptable impact on neighbouring residential amenity

The site is located approximately 15m from Raffles House to the rear. No.54 the Burroughs is not in residential use however no.52 is.

Given the distance from neighbouring properties, the relatively low scale of the proposal, that it would only be possible to accommodate 13 cars on site, and that hours of use could be controlled by condition; it is not considered that any impact on the residential amenities of nearby residential properties would be harmed.

3. COMMENTS ON GROUNDS OF OBJECTIONS

Generally addressed in main report

4. EQUALITIES AND DIVERSITY ISSUES

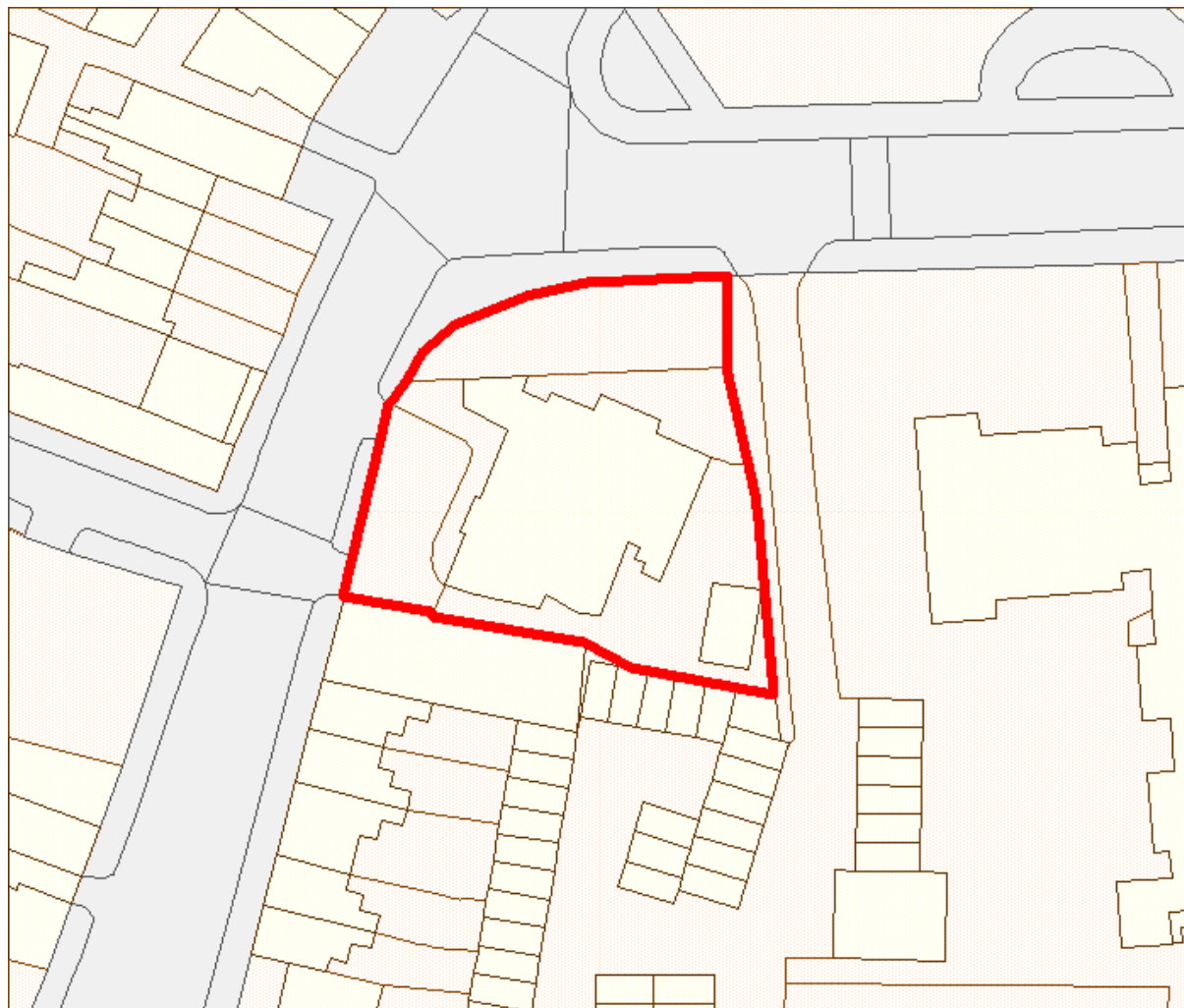
The proposals do not conflict with either Barnet Council's Equalities Policy or the commitments set in our Equality Scheme and supports the council in meeting its statutory equality responsibilities.

5. CONCLUSION

The application is recommended for **APPROVAL**.

SITE LOCATION PLAN: 56 The Burroughs, London, NW4 4AN

REFERENCE: H/00980/11



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LOCATION: 14 Raleigh Close, London, NW4 2TA
REFERENCE: H/01912/11 **Received:** 11 May 2011
WARD(S): Hendon **Accepted:** 24 May 2011
APPLICANT: Mr & Mrs P Simons **Expiry:** 19 July 2011
PROPOSAL: Demolition of the existing garage and structure of existing house behind front facade followed by erection of new replacement structure behind retained facade including part single, part two storey side / rear extension with extensions to the roof including rooflights and rear dormer windows to facilitate rooms in roof space.
Final Revisions:

RECOMMENDATION: Approve Subject to Conditions

- 1 Application for the approval of the reserved matters must be made before the expiration of three years from the date of this permission.
Reason:
To comply with Section 92 of the Town and Country Planning Act, 1990.
- 2 The development hereby permitted shall be carried out in accordance with the following approved plans: 090/01, 090/C02A, 090/C03A, 090/C04A, 090/C05A, 090/C06A, 090/12C, 090/13D, 090/14D, 090/15D, 090/16D, 090/SK01, 090/SK02, 090/SK03, 090/SK04.
Reason:
For the avoidance of doubt and in the interests of proper planning.
- 3 No structure or erection with a height exceeding 1.05m above footway level shall be placed along the frontage(s) of Raleigh Close from a point 2.4m from the highway boundary for a distance of 2.4m on both sides of the vehicular access(es).
Reason:
To prevent danger, obstruction and inconvenience to users of the adjoining highway and the premises.
- 4 Before the development hereby permitted commences, details of the materials to be used for the external surfaces of the building(s) and hard surfaced areas shall be submitted to and approved in writing by the Local Planning Authority. The development shall be implemented in accordance with such details as approved.
Reason:
To safeguard the visual amenities of the locality.
- 5 The flat roof element of the ground floor hereby permitted shall only be used in connection with the repair and maintenance of the building and shall at no time be converted to or used as a balcony, roof garden or similar amenity or sitting out area, without the benefit of the grant of further specific permission in writing from the Local Planning Authority.
Reason:
To ensure that the amenities of the occupiers of adjoining properties are not prejudiced by overlooking.
- 6 Notwithstanding the provisions of any development order made under Section 59 of the Town and Country Planning Act 1990 (or any Order revoking and re-enacting that Order) no windows, other than those expressly authorised by this permission, shall be placed at any time in the side elevations facing Cadogan Court and 16 Raleigh Close without the prior specific permission of the Local

Planning Authority.

Reason:

To safeguard the privacy and amenities of occupiers of adjoining residential properties.

- 7 No construction work resulting from the planning permission shall be carried out on the premises at any time on Sundays, Bank or Public Holidays, before 8.00 am or after 1.00 pm on Saturdays, or before 8.00 am or after 6.00pm on other days unless previously approved in writing by the Local Planning Authority.

Reason:

To ensure that the proposed development does not prejudice the amenities of occupiers of adjoining residential properties.

- 8 Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any order revoking and re-enacting that Order with or without modification), no development otherwise permitted by any of Classes A, B, C, D or E of Part 1 to Schedule 2 of that Order shall be carried out within the area of the site hereby approved without the prior written permission of the local planning authority.

Reason:

To safeguard the amenities of neighbouring occupiers and the general locality.

- 9 The dwelling(s) shall achieve a Code Level 3 in accordance with the Code for Sustainable Homes Technical Guide (October 2008) (or such national measure of sustainability for house design that replaces that scheme). No dwelling shall be occupied until a Final Code Certificate has been issued certifying that Code Level 3 has been achieved and this certificate has been submitted to and approved by the local planning authority.

Reason:

To ensure that the development is sustainable and complies with policy GSD of the adopted Unitary Development Plan (adopted 2006) and the adopted Sustainable Design and Construction Supplementary Planning Document (June 2007).

INFORMATIVE(S):

- 1 The reasons for this grant of planning permission or other planning related decision are as follows: -
- i) The proposed development accords with strategic planning guidance and policies as set out in the consultation draft replacement London Plan 2009 and the Adopted Barnet Unitary Development Plan (2006).
In particular the following policies are relevant:
Adopted Barnet Unitary Development Plan (2006):GBEnv1, GBEnv2, D1, D2, H16, H27.
Core Strategy (Publication Stage) 2010: CS5.
 - ii) The proposal is acceptable for the following reason(s): -
The proposal is considered to have an acceptable impact on the character and appearance of the property and wider locality and would not harm the visual or residential amenities of any neighbouring occupier.

1. MATERIAL CONSIDERATIONS

National Planning Policy Guidance/ Statements:

Planning Policy Statement 1: Delivering Sustainable Development

Planning Policy Statement 3: Housing

The Mayor's London Plan: Consultation draft replacement plan 2009:
3.5, 7.4 and 7.6.

Relevant Unitary Development Plan Policies:
GBEnv1, GBEnv2, D1, D2, D5, H16, H27

Supplementary Planning Design Guidance Note 5: House Extensions
Supplementary Planning Document: Sustainable Design and Construction

Core Strategy (Publication Stage) 2010

The Planning and Compulsory Purchase Act 2004 reformed the development plan system replacing the Unitary Development Plan (UDP) with the Local Development Framework (LDF). The LDF will be made up of a suite of documents including the Core Strategy and Development Management Policies Development Plan Documents (DPD). Until the LDF is complete, 183 policies within the adopted UDP remain. The replacement of these 183 policies is set out in both the Core Strategy and Development Management Policies DPD.

The Core Strategy will contribute to achieving the vision and objectives of Barnet's Sustainable Community Strategy and will help our partners and other organisations to deliver relevant parts of their programmes. It will cover the physical aspects of location and land use traditionally covered by planning. It also addresses other factors that make places attractive and distinctive as well as sustainable and successful.

The Council published its LDF Core Strategy Publication Stage document in September 2010. The document has been subject to three rounds of public consultation and is in general conformity with the London Plan: therefore weight can be given to it as a material consideration in the determination of planning applications.

Relevant Core Strategy Policies: CS5

Relevant Planning History:

Site history for current landparcel :

2575 - 14 Raleigh Close, London, NW4 2TA

Case Reference: **H/01912/11**

Application:	Planning	Number:	H/04534/09
Validated:	11/12/2009	Type:	HSE
Status:	DEC	Date:	25/01/2010
Summary:	APC	Case Officer:	Matthew Corcoran
Description:	Demolition of the existing garage followed by part single, part two storey side / rear extensions. Extensions to the roof including side and rear dormer windows and rooflights to facilitate a loft conversion.		

Consultations and Views Expressed:

Neighbours Consulted:	16	Replies:	4
Neighbours Wishing To Speak	0		

The objections raised may be summarised as follows:

- overlooking
- loss of light

Internal /Other Consultations:

None.

2. PLANNING APPRAISAL

Site Description and Surroundings:

The application site is no.14 Raleigh Close, which is a large two storey, semi detached property in single family occupancy. The character of the immediate area is largely residential. Cadogan Court lies to the south of the property which is a new flatted development, whilst the adjoining semi no.16 faces to the north. Beyond no.16 is the Hendon Synagogue.

Proposal:

Proposal is for the demolition of the existing property whilst retaining the front facade and the rebuilding of the house with extensions. The extensions would be identical to those approved in application H/04534/09 and comprise part single, part two storey side and rear extensions together with extensions to the roof including side and rear dormer windows and roof lights.

The house when re-built would be the same as existing but incorporating the following additions:

- a single storey side extension 3.5m in width, then stepping out to 5m in width. The side extension would replace the garage and would extend approx 1m wider than the existing garage structure. The ground floor side extension would extend the full length of the dwelling and in total be 15.7m in length and 3m in height.
- a ground floor rear extension which would be 5m deep and 10.8m at its greatest width, and approx 3m in height.
- a first floor side extension which would be 5m in width, then stepping out to 6.4m in width. The extension would project the full depth of the property and would be in total 11.5m in depth and 9.3m in height with a pitched roof.
- a first floor rear extension which would be 4m deep, 8.5m in width and approx 9.5m in height.
- the provision of three rear dormer windows on the rear elevation. There would be two rear dormer windows sited within the existing roof slope. The dormer closest to the boundary with no.16 would be 2m in width, 2.2m in height and 2m in depth. The second dormer window in the existing roof slope would be 1.5m in width, 2m in height with a pitched roof and 1m in depth. A third dormer window would be sited within the rear extension and would measure 1.5m in width, 2m in height with a pitched roof and 1m in depth.
- the installation of velux windows on the front and side elevations.

Planning Considerations:

Policy Context

Barnets adopted Unitary Development Plan (UDP) requires new residential

development to respect the character of an area and the local environment, which can be achieved through promoting high quality design and applying appropriate density and amenity space standards.

General Policy GBEEnv1 aims to maintain and improve the character and quality of the environment.

Policies D1 and D2 aims to ensure compatibility with the established character and architectural identity of existing and adjoining properties and the general location in terms of scale, design and impact on neighbouring properties. Established local character and townscape quality can be harmed by insensitive development, which is out of scale with and unrelated to the locality.

Part of policy D5 requires new development to safeguard outlook and light of neighbouring residential occupiers

Policy H16 states that new residential developments should harmonise with and respect the character of the area within which they are situated and should: be well laid out in terms of access, car parking and landscaping, provide and preserve adequate daylight, outlook and residential amenity, provide a safe and secure residential environment, maintain privacy and prevent overlooking and provide adequate levels of private garden or amenity space.

Policy H27 states that extensions to houses should harmonise existing and neighbouring properties, maintain the appearance of the streetscene and have no significant adverse effect on the amenity of neighbouring occupiers. They should be in keeping with the scale, proportion, design and materials of existing and neighbouring houses.

The Council Guide "Extensions to house" was approved by the Planning and Environment Committee (The Local Planning Authority) on 9th January 2003. This leaflet in the form of supplementary planning guidance (SPG) sets out information for applicants to help them design an extension to their property which would receive favourable consideration by the local planning authority and was subject to separate consultation.

Included advice says:

Large areas of Barnet are characterised by relatively low -density suburban housing with an attractive mixture of semi-detached and detached houses. The Council is committed to protecting and where possible enhancing the character of the boroughs residential areas and retaining an attractive streetscene.

Harmony: extensions to buildings should be consistent in terms of form, scale and architectural style with the original building and area.

The extension should be in proportion both in its own right and in relationship to the original dwelling.

Appraisal

The application property is a large semi-detached family house, located adjacent to Cadogan Court, which is a flatted development of 9 flats. The site is located on a bend in the road, with the side boundary splaying, resulting in an unusually large rear

garden.

The re-built house would incorporate a ground floor side extension to replace the existing garage structure sited adjacent to Cadogan Court. The ground floor side extension would project in front of the existing garage but would ensure the front building line is respected. Due to the boundary splay, the ground floor side extension would step out at various points and would have a minimum distance of 1.2m from the boundary shared with Cadogan Court. It would be sited 6.5m from the boundary with no.16 Raleigh Close and would not project past the rear of Cadogan Court.

The proposed first floor rear extension would be 4m deep and sited approx 7m from the boundary with no.16 Raleigh Close and 5m from the boundary with Cadogan Court. The proposal would be designed with a sloping pitched roof at the sides and with a rear facing dutch gable feature, similar to the existing extensions at no.16 Raleigh Close.

The proposed first floor side extensions would be set back from the front building line by approx 4.2m and set down from the ridge height by approx 0.7m. This set down is similar to the side extensions at no.16 Raleigh Close. There would be a stepping effect to in response to the splay in the site, with a distance of 1.8m and 2.8m from the boundary with Cadogan Court.

Cadogan Court is a flatted development originally allowed on appeal and has balcony features which face directly into the rear garden of the application site. In addition to this, there are various windows on the side elevation of Cadogan Court facing the application property. However these are predominantly secondary or non habitable room windows, and mindful of the distances away from the boundary shared with Cadogan Court, there would be no significant amount of loss of light or outlook that would reasonably justify refusing the application.

There are velux windows proposed on the sloping roof of the first floor side extensions, to serve an ensuite room. As these are sited within the slope of the roof there would be no significant levels of overlooking that would lead to a loss of privacy. There are conditions attached to the permission restricting the addition of any further windows on the side elevations of the property.

It is considered that the new house would not result in any significant overlooking or overshadowing of no. 16 Raleigh Close or Cadogan Court and would not be detrimental to the residential amenities of the occupiers of those properties.

The adjoining semi no.16 has been extended to the sides at first and second floor level. The proposed re-built house at the application site incorporating the side extensions, is considered to relate satisfactorily to the appearance of the host property, and would not be detrimental to the relationship with the adjoining property or wider streetscene.

The proposal involves extensions to the roof to create additional second floor accommodation. The rear dormer windows are considered to be sensitively sized and designed within the roof slope. They would replicate similar roof features

presently at no.16 Raleigh Close.

Overall, the proposal is considered to have an acceptable impact on the character and appearance of the property and wider locality and would not harm the visual or residential amenities of any neighbouring occupier.

3. COMMENTS ON GROUNDS OF OBJECTIONS

The objections raised have been carefully considered and addressed within the body of the main report.

4. EQUALITIES AND DIVERSITY ISSUES

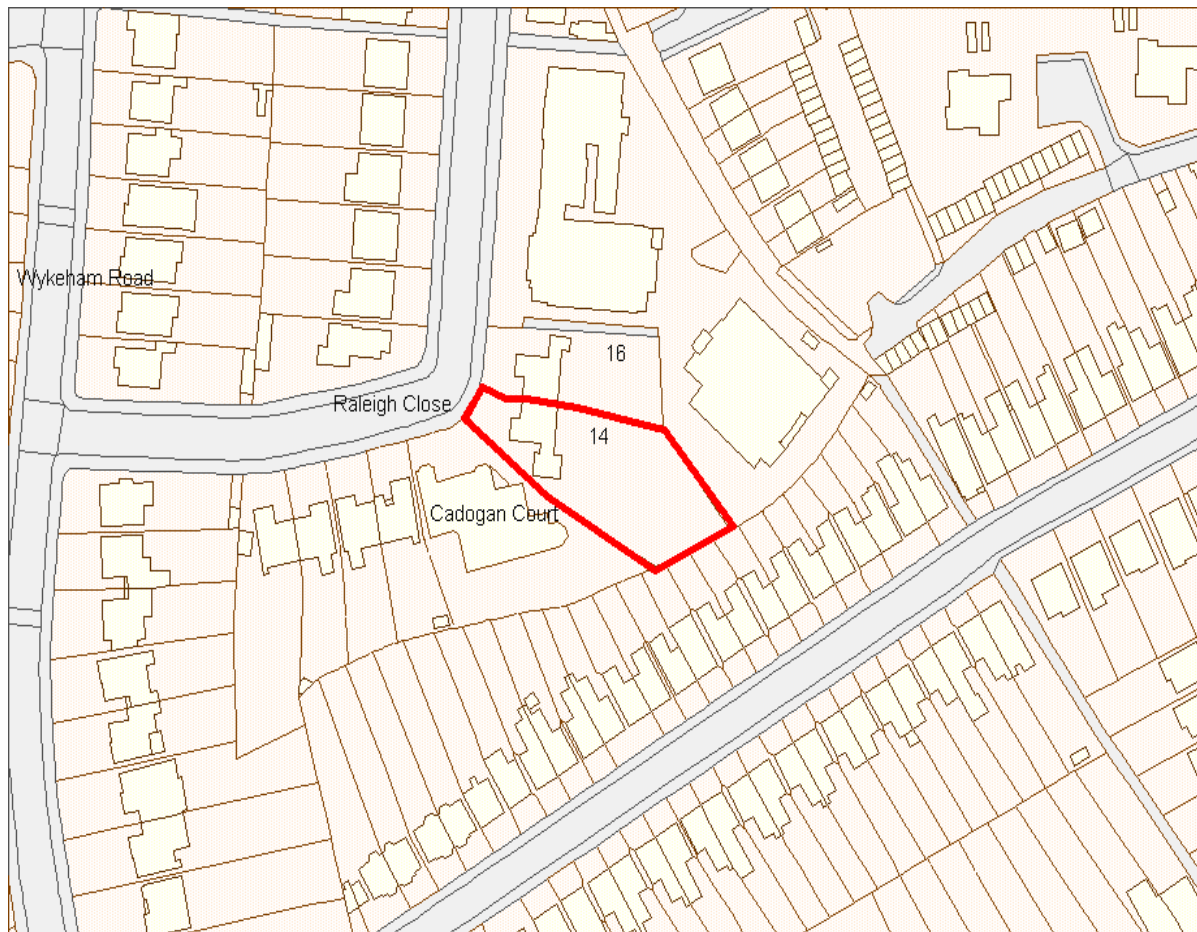
The proposals do not conflict with either Barnet Council's Equalities Policy or the commitments set in our Equality Scheme and supports the council in meeting its statutory equality responsibilities.

5. CONCLUSION

APPROVAL is recommended.

SITE LOCATION PLAN: 14 Raleigh Close, London, NW4 2TA

REFERENCE: H/01912/11



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LOCATION: Traffic Location, Mill Hill Circus, London NW7
REFERENCE: H/02077/11 **Received:** 17 May 2011
Accepted: 17 May 2011
WARD(S): Mill Hill **Expiry:** 12 July 2011
Final Revisions:

APPLICANT: Marketing Force Ltd
PROPOSAL: Installation of 4 x no. non-illuminated standing signs.

RECOMMENDATION: Approve Subject to Conditions

- 1 The development hereby permitted shall be carried out in accordance with the following approved plans: Site Location Plan, Appendix A, Appendix B, Appendix C.

Reason:

For the avoidance of doubt and in the interests of proper planning.

- 2 Any advertisements displayed, and any site used for the display of advertisements, shall be maintained in a clean and tidy condition to the reasonable satisfaction of the Local Planning Authority.

Reason:

To comply with Schedule 1 of the Town and Country Planning (Control of Advertisements) (England) (Amendment) Regulations 2007.

- 3 Any structure or hoarding erected or used principally for the purpose of displaying advertisements shall be maintained in a safe condition.

Reason:

To comply with Schedule 1 of the Town and Country Planning (Control of Advertisements) (England) (Amendment) Regulations 2007.

- 4 Where an advertisement is required under the Town and Country Planning (Control of Advertisements) Regulations 1992 to be removed, the removal shall be carried out to the reasonable satisfaction of the Local Planning Authority.

Reason:

To comply with Schedule 1 of the Town and Country Planning (Control of Advertisements) (England) (Amendment) Regulations 2007.

- 5 No advertisement shall be sited or displayed so as to obscure or hinder the ready interpretation of any road traffic sign, railway signal or aid to navigation by water or air, or so as otherwise to render hazardous the use of the highway, railway, waterway (including any coastal waters) or aerodrome (civil or military).

Reason:

To comply with Schedule 1 of the Town and Country Planning (Control of Advertisements) (England) (Amendment) Regulations 2007.

- 6 No advertisement is to be displayed without the permission of the owner of the site or any other person with an interest in the site entitled to grant permission.

Reason:

To comply with Schedule 1 of the Town and Country Planning (Control of Advertisements) (England) (Amendment) Regulations 2007.

- 7 The period of consent shall be a period of five years commencing with the date of this decision.

Reason:

To comply with Schedule 1 of the Town and Country Planning (Control of Advertisements) (England) (Amendment) Regulations 2007.

INFORMATIVE(S):

- 1 The reasons for this grant of planning permission or other planning related

decision are as follows: -

i) The proposed development accords with strategic planning guidance and policies as set out in the consultation draft replacement London Plan 2009 and the Adopted Barnet Unitary Development Plan (2006).

In particular the following policies are relevant:

Adopted Barnet Unitary Development Plan (2006): GBEnv1, D1, D2 and Design Guidance Note No 1: Advertisements and Signs
Core Strategy (Publication Stage) 2010: CS5

ii) The proposal is acceptable for the following reason(s): -

The proposed development would not significantly harm the visual amenities of the area, being in-keeping with the character of the area and in accordance with the aforementioned UDP policies.

1. MATERIAL CONSIDERATIONS

National Planning Policy Guidance/ Statements:

PPS1 - Delivering Sustainable Development

The Mayor's London Plan: Consultation draft replacement plan 2009:

7.4

Relevant Unitary Development Plan Policies:

GBEnv1, D1, D2

Design Guidance Note No 1: Advertisements and Signs

Core Strategy (Publication Stage) 2010

The Planning and Compulsory Purchase Act 2004 reformed the development plan system replacing the Unitary Development Plan (UDP) with the Local Development Framework (LDF). The LDF will be made up of a suite of documents including the Core Strategy and Development Management Policies Development Plan Documents (DPD). Until the LDF is complete, 183 policies within the adopted UDP remain. The replacement of these 183 policies is set out in both the Core Strategy and Development Management Policies DPD.

The Core Strategy will contribute to achieving the vision and objectives of Barnet's Sustainable Community Strategy and will help our partners and other organisations to deliver relevant parts of their programmes. It will cover the physical aspects of location and land use traditionally covered by planning. It also addresses other factors that make places attractive and distinctive as well as sustainable and successful.

The Council published its LDF Core Strategy Publication Stage document in September 2010. The document has been subject to three rounds of public consultation and is in general conformity with the London Plan: therefore weight can be given to it as a material consideration in the determination of planning applications.

Relevant Core Strategy Policies:

CS5

Relevant Planning History:

There is no relevant planning history.

Consultations and Views Expressed:

2

Neighbours Consulted:	2	Replies:	2
Neighbours Wishing To Speak	0		

The objections raised may be summarised as follows:

- Proposal could potentially cause more accidents
- Proposed signs will have a harmful impact on character and appearance of Mill Hill roundabout contrary to policy L19 of UDP
- Proposal will harm character of the area
- Proposal main objective is to achieve profit for owners and not consider local people's feelings or the preservation of the Mill Hill area or character with is Green Belt and local schools
- Inappropriate development within the Green Belt
- Proposal will have no direct connection to Mill Hill or London Borough of Barnet

Internal /Other Consultations:

- Transport for London, Road Network Development - No comments received
- Planning Safety Team- No objection

Date of Site Notice:

N/A

2. PLANNING APPRAISAL

Site Description and Surroundings:

The application site relates to Mill Hill Circus roundabout which connects the A1/A41 (Watford Way) with Lawrence Street and The Broadway.

Proposal:

The application seeks permission for the installation of 4 no. non-illuminated standing signs. The proposed signs will measure a maximum of 1 metre in width and 0.8 metres in height.

Planning Considerations:

Policy Context

Barnets adopted Unitary Development Plan (UDP) requires new residential development to respect the character of an area and the local environment, which can be achieved through promoting high quality design and applying appropriate density and amenity space standards.

General Policy GBEEnv1 aims to maintain and improve the character and quality of the environment.

Policies D1 and D2 aims to ensure compatibility with the established character and architectural identity of existing and adjoining properties and the general location in terms of scale, design and impact on neighbouring properties. Established local character and townscape quality can be harmed by insensitive development, which is out of scale with and unrelated to the locality.

The proposed advertisement signs are considered acceptable in terms of their size, siting and design and would comply with the aforementioned UDP policies. The signs are being erected in conjunction with Transport for London who own and maintain the site and will be located at four separate locations within the roundabout, roughly corresponding to the north, south, east and west elevations. The proposed advertisements will be significantly smaller than the existing chevron road signs on the roundabout and given their size and siting are not considered to adversely affect the character and appearance of the area or have a detrimental impact on road safety. Furthermore, the Council's Planning and Safety team have stated that the proposal is not expected to have an effect on the borough's highway. Given all of the above, the proposal is acceptable in planning terms and accordingly is recommended for approval.

3. COMMENTS ON GROUNDS OF OBJECTIONS

Mostly addressed in the above report.

The application site is not located within the Green Belt and the proposal will therefore not be harmful to the character of the Green Belt.

The application site is not owned by the London Borough of Barnet and the Council would not gain any direct profit from the scheme.

4. EQUALITIES AND DIVERSITY ISSUES

The proposals do not conflict with either Barnet Council's Equalities Policy or the commitments set in our Equality Scheme and supports the council in meeting its statutory equality responsibilities.

5. CONCLUSION

The application is recommended for **APPROVAL**.

SITE LOCATION PLAN: Traffic Location, Mill Hill Circus, London NW7

REFERENCE: H/02077/11



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LOCATION: Newlands, Hammers Lane, London, NW7 4EA
REFERENCE: H/02168/11 **Received:** 19 May 2011
Accepted: 25 May 2011
WARD(S): Mill Hill **Expiry:** 20 July 2011
Final Revisions:
APPLICANT: Mr & Mrs Drake
PROPOSAL: Amendment to existing planning approval reference
H/03336/10 dated 04/11/2010 to include alteration to roof
heights.

RECOMMENDATION: Approve Subject to Conditions

- 1 The development hereby permitted shall be carried out in accordance with the following approved plans: Site plan, 001/P, 002/P, 003/P, 004/P, 005/P, 006/P, 007/P.
Reason:
For the avoidance of doubt and in the interests of proper planning.
- 2 This development must be begun within three years from the date of this permission.
Reason:
To comply with Section 51 of the Planning and Compulsory Purchase Act, 2004.
- 3 The materials to be used in the external surfaces of the building(s) shall match those used in the existing building(s) unless otherwise agreed in writing by the local planning authority.
Reason:
To safeguard the visual amenities of the building and the surrounding area.
- 4 Notwithstanding the provisions of any development order made under Section 59 of the Town and Country Planning Act 1990 (or any Order revoking and re-enacting that Order), the following operation(s) shall not be undertaken without the prior specific permission of the Local Planning Authority
 - Insertion of rooflights in the north elevation of the roof facing The VicarageReason:
To safeguard the privacy and amenities of neighbouring occupiers.

INFORMATIVE(S):

- 1 The reasons for this grant of planning permission or other planning related decision are as follows: -
 - i) The proposed development accords with strategic planning guidance and policies as set out in The London Plan (Consolidated with Alterations since 2004) and the Adopted Barnet Unitary Development Plan (2006).
In particular the following policies are relevant:
Adopted Barnet Unitary Development Plan (2006): GBEnv1, GBEnv2, D1, D2, D5, O1, O3, H27, HC1.
Relevant Core Strategy Policies: CS5
 - ii) The proposal is acceptable for the following reason(s): - The proposal is acceptable in terms of design, scale and size and is not considered to be detrimental to the character and appearance of the property and streetscene, or the visual and residential amenities of neighbouring occupiers. The proposal would not fail to preserve or enhance the character and appearance of the Mill Hill Conservation Area.

1. MATERIAL CONSIDERATIONS

National Planning Policy Guidance/ Statements:

PPS1 - Delivering Sustainable Development
PPG2 - Green Belt
PPS5 - Planning for the Historic Environment.

The Mayor's London Plan: Consultation draft replacement plan 2009:

Relevant Unitary Development Plan Policies: Adopted Barnet Unitary Development Plan 2006: GBEnv1, GBEnv2, D1, D2, D5, H27, HC1, O1, O3.

Mill Hill Conservation Area Appraisal Statement

Core Strategy (Publication Stage) 2010

The Planning and Compulsory Purchase Act 2004 reformed the development plan system replacing the Unitary Development Plan (UDP) with the Local Development Framework (LDF). The LDF will be made up of a suite of documents including the Core Strategy and Development Management Policies Development Plan Documents (DPD). Until the LDF is complete, 183 policies within the adopted UDP remain. The replacement of these 183 policies is set out in both the Core Strategy and Development Management Policies DPD.

The Core Strategy will contribute to achieving the vision and objectives of Barnet's Sustainable Community Strategy and will help our partners and other organisations to deliver relevant parts of their programmes. It will cover the physical aspects of location and land use traditionally covered by planning. It also addresses other factors that make places attractive and distinctive as well as sustainable and successful.

The Council published its LDF Core Strategy Publication Stage document in September 2010. The document has been subject to three rounds of public consultation and is in general conformity with the London Plan: therefore weight can be given to it as a material consideration in the determination of planning applications.

Relevant Core Strategy Policies: CS5

Relevant Planning History:

Application:	Planning	Number:	H/03336/10
Validated:	09/09/2010	Type:	HSE
Status:	DEC	Date:	04/11/2010
Summary:	APC	Case Officer:	Graham Robinson
Description:	Single storey side extension. Extension to roof including increase of height.		

Application:	Planning	Number:	W/02070/G/01
Validated:	07/02/2001	Type:	APF
Status:	DEC	Date:	30/05/2001
Summary:	REF	Case Officer:	Martin Cowie
Description:	Amendment to application ref: W02070E for provision of new roof and dormer		

windows, namely installation of three additional rooflights and replacement recessed dormers on south facing elevation.

Application: Planning
Validated: 01/08/2001
Status: DEC
Summary: REF
Description: Replacement recessed dormer windows and installation of rooflight on south elevation as an amendment to application W02070G for a new roof and provision of dormer windows to all elevations.

Number: W/02070/H/01
Type: APF
Date: 26/09/2001
Case Officer: Martin Cowie

Application: Planning
Validated: 14/03/2005
Status: DEC
Summary: APC
Description: Single storey side extension.

Number: W/02070/J/05
Type: APF
Date: 27/04/2005
Case Officer:

Application: Planning
Validated: 23/05/2005
Status: DEC
Summary: APC
Description: Construction of portico outside front door on north elevation.

Number: W/02070/K/05
Type: APF
Date: 18/07/2005
Case Officer:

Consultations and Views Expressed:

Neighbours Consulted: 6 Replies: 2 and the Mill Hill CAAC
Neighbours Wishing To Speak 0

The objections raised may be summarised as follows:

- Overdevelopment in Conservation Area

The Mill Hill Preservation Society has objected on the following grounds:

- This application is an amendment to an existing planning approval and states in the design and access statement that “the amendment application relates to an overall lowering of the main roof profile local to the rear elevation and provides an improved skyline profile of the building as seen from the Vicarage residence”. On examination, the plans show that this is not the case and we suggest the statement is misleading.
- The proposed plan has a higher ridge line than the existing, permitted scheme. The local 'lowering' if anything, is merely retaining a short portion at, or marginally below the existing level.
- From the section it looks as though the top of the steel frame is reaching the level of the existing ridge. Using the scale bar on the drawings, the ridge will be about 250mm higher. If the steelwork is already erected, then unless the roof structure can be amended to sit between the main beams, instead of on top of them, as shown on the drawing, it would be in contravention of the existing permission.
- Quite apart from this contradiction between the statement and the drawings, there needs to be some reassurance that the heights given in the drawings will be complied with in reality. We do have photographs of the roof prior to the work, so will be able to make comparisons.

- In our opinion, the amended plans would cause additional loss of amenity to the neighbouring vicarage and we believe that the stepped roofline would be an unattractive feature.
- We believe that the existing permitted development is inappropriate in the Green Belt and Conservation Area, and these amended plans would make a bad situation worse.

The Mill Hill Conservation Area Committee has objected though the comments were not available at the time of writing the report, these will be reported in the addendum.

Internal /Other Consultations:

N/A

Date of Site Notice: 09 June 2011

2. PLANNING APPRAISAL

Site Description and Surroundings:

The site property is a two storey detached dwelling on the east side of Hammers Lane. The site is located within green belt and also Mill Hill Conservation Area.

The site property is a two storey detached dwelling of brick construction. Since its original construction a bay window has been added to the south elevation and dormer window to the west elevation.

The roof of the property is currently U-shaped in plan form, with two hips running across the west and east sides of the building and a parapet wall running around the perimeter. There is currently a flat expanse to the side of the roof facing north towards The Vicarage. Rooflights have previously been inserted in the side of the roof facing 1 Buckland Close to the south.

Proposal:

The proposed roof would maintain the pitch of the existing hips of the roof on the side nearest The Vicarage. The roof would be extended to infill the area between the two hips. The roof would be a maximum of 8.95m high compared to the existing height of 8.7m, an increase of 0.25m.

The application is an amendment to the previous permission granted under reference H/03336/10 which is under construction. The revised scheme is different in that the entire east side of the building would be stepped down by 0.3m from the approved ridge height. However, this would only be a width of 1.5m as opposed to 6.5m, in this way the roof would be set down across a lower width but greater depth.

Planning Considerations:

The application is an amendment to that previously approved under reference H/03336/10 for single storey side extension and extension to roof. It is noted that an

appeal was previously allowed under reference W02070E in 1999 for roof extensions similar to those currently proposed. This was never implemented, and was prior to the adoption of the current Unitary Development Plan.

The potential issues are considered to be:

- Whether the proposal is inappropriate development within the Green Belt and whether the proposal would harm the openness and character of the Green Belt.
- Whether the proposal would fail to preserve or enhance the character of the Mill Hill Conservation Area and the streetscene and general locality
- Whether the proposal would harm neighbouring residential or visual amenity

Policy Context

General Policy GBEEnv1 aims to maintain and improve the character and quality of the environment.

Policies D1 and D2 aims to ensure compatibility with the established character and architectural identity of existing and adjoining properties and the general location in terms of scale, design and impact on neighbouring properties. Established local character and townscape quality can be harmed by insensitive development, which is out of scale with and unrelated to the locality.

Policy D5 requires that new developments should be designed to allow for adequate daylight, sunlight, privacy and outlook for adjoining and potential occupiers and users.

Policy H27 advises that extensions to houses and detached buildings within their grounds must harmonise with existing and neighbouring properties, maintain the appearance of the street scene and have no significant adverse effect on the amenity of neighbouring occupiers. They should be in keeping with the scale, proportion, design and materials of existing and neighbouring properties.

Policy HC1 states that the council will refuse planning permission for development proposals which fail to preserve or enhance the character or appearance of Conservation Areas. When considering development proposals the council will give special consideration to advice provided within the council's conservation area character appraisal statements and other supplementary design guidance.

Policy O1 states that except in very special circumstances, the council will refuse any development in the Green Belt or Metropolitan Open Land which is not compatible with their purposes and objectives, does not maintain their openness and would harm their visual amenity.

Policy O3 advises that the council will only permit the limited extension of buildings within the Green Belt or Metropolitan Open Land where this would not result in a disproportionate addition over and above the size of the original building, an over-intensification of use, or harm the open character of the land and its purposes or objectives.

The Mill Hill Conservation Area Appraisal Statement indicates that the site falls within Area 4: The Three Hammers T– junction as defined within that document. This states that:

- The area is centred on the open T junction of Hammers Lane and the Ridgeway. It is dominated by the Three Hammers Public House and the green
- The large oak in the centre of the green provides a pleasant backdrop to the buildings. A cluster of listed and locally listed small, human scale, historic buildings define the area. Many are listed or locally listed Development is subordinate in scale and style. Typical features are timber, weatherboard and brick reminiscent of the rural vernacular buildings of Middlesex. Of particular note is the picturesque grouping of late 18th century cottages centred on Hilltop, which has a shop at the front

Whether the proposal is inappropriate development within the Green Belt and whether the proposal would harm the openness and character of the Green Belt.

Calculations have been made of the volume of the dwelling as constructed, and as proposed. These are as follows:-

Original House - 1164 Cubic Metres
House as proposed - 1395 Cubic Metres

The proposal including existing alterations to the building has been calculated as a 19.8% increase above the volume of the original building. As a result the extension is considered to be proportionate addition above the size of the original building. It is considered that the proposed extension would not be inappropriate development within the green belt as it constitutes a proportionate addition above the original building as defined within PPG2.

Whether the proposal would fail to preserve or enhance the character of the Mill Hill Conservation Area and the streetscene and general locality

The proposed roof alterations would for the most part only be visible from The Vicarage and to a lesser extent from the front and rear gardens of the site property. The property at the Vicarage has its garden sited to the west and south of the property. The property at the Vicarage has its roof level at a similar level than the site property with a large pitched roof. The property to the south has a gable wall facing the site.

The proposed extension to roof would raise the height of the roof by a maximum of 0.3m and infill the area between the hipped ends of the roof. Roofs in the area are varied and the pitch of the roof as extended would be no steeper than that existing. It is considered that the proposed design of the roof is appropriate in this sensitive location. It would not appear unduly bulky or prominent in this location. It would preserve the character and appearance of the Mill Hill Conservation Area.

Whether the proposal would harm neighbouring residential or visual amenity

No fenestration is proposed on the side of the property facing The Vicarage. A

condition could be attached to ensure that no rooflights are inserted within the roof on this side to prevent loss of privacy to the occupiers of The Vicarage. Windows have already been inserted in the side of the roof facing 1 Buckland Close and this would not change as part of the proposal.

Subject to such a condition it is not considered that there would be harmful loss of privacy to neighbouring occupiers.

The garden of The Vicarage is located to the south and west of the property. It is not considered that an increase in the roof height of 0.3m or increased massing of the roof would cause harmful loss of light or outlook to the garden or windows of The Vicarage. Furthermore, it is not considered that the increase in height would harm the visual or residential amenities of surrounding residential properties to the south and west.

It is not considered that the roof extensions would appear overbearing or be harmful to the visual or residential amenities of any neighbouring occupiers.

3. COMMENTS ON GROUNDS OF OBJECTIONS

- This application is an amendment to an existing planning approval and states in the design and access statement that “the amendment application relates to an overall lowering of the main roof profile local to the rear elevation and provides an improved skyline profile of the building as seen from the Vicarage residence”. On examination, the plans show that this is not the case and we suggest the statement is misleading. - *There is a partial increase and decrease to the scheme approved under reference H/03336/10, this is acknowledged.*
- The proposed plan has a higher ridge line than the existing, permitted scheme. The local 'lowering' if anything, is merely retaining a short portion at, or marginally below the existing level. - *The proposed plans have always shown an increase to the height of the roof by approximately 250mm and this was a feature of the approved scheme under reference H/03336/10.*
- The second attachment shows the section lined up with the elevations. It looks as though the top of the steel frame is reaching the level of the existing ridge. Using the scale bar on the drawings, the ridge will be about 250mm higher. If the steelwork is already erected, then unless the roof structure can be amended to sit between the main beams, instead of on top of them, as shown on the drawing, it would be in contravention of the existing permission. - *The proposed plans have always shown an increase to the height of the roof by approximately 250mm and this was a feature of the approved scheme under reference H/03336/10.*
- Quite apart from this contradiction between the statement and the drawings, there needs to be some reassurance that the heights given in the drawings will be complied with in reality. We do have photographs of the roof prior to the work, so will be able to make comparisons. - *Planning permission cannot be refused on the grounds that approved drawings might not be complied with.*
- In our opinion, the amended plans would cause additional loss of amenity to the neighbouring vicarage and would not provide “an improved skyline profile

of the building from the vicarage” as reported in the design and access statement, but would in fact be of further detriment to the vicarage. Moreover, we believe that the stepped roofline would be an unattractive feature. - *It is considered that the impact as perceived from the Vicarage would be neutral compared to the previously approved application and would not be materially harmful in terms of its impact on the living conditions of the occupiers of The Vicarage.*

4. EQUALITIES AND DIVERSITY ISSUES

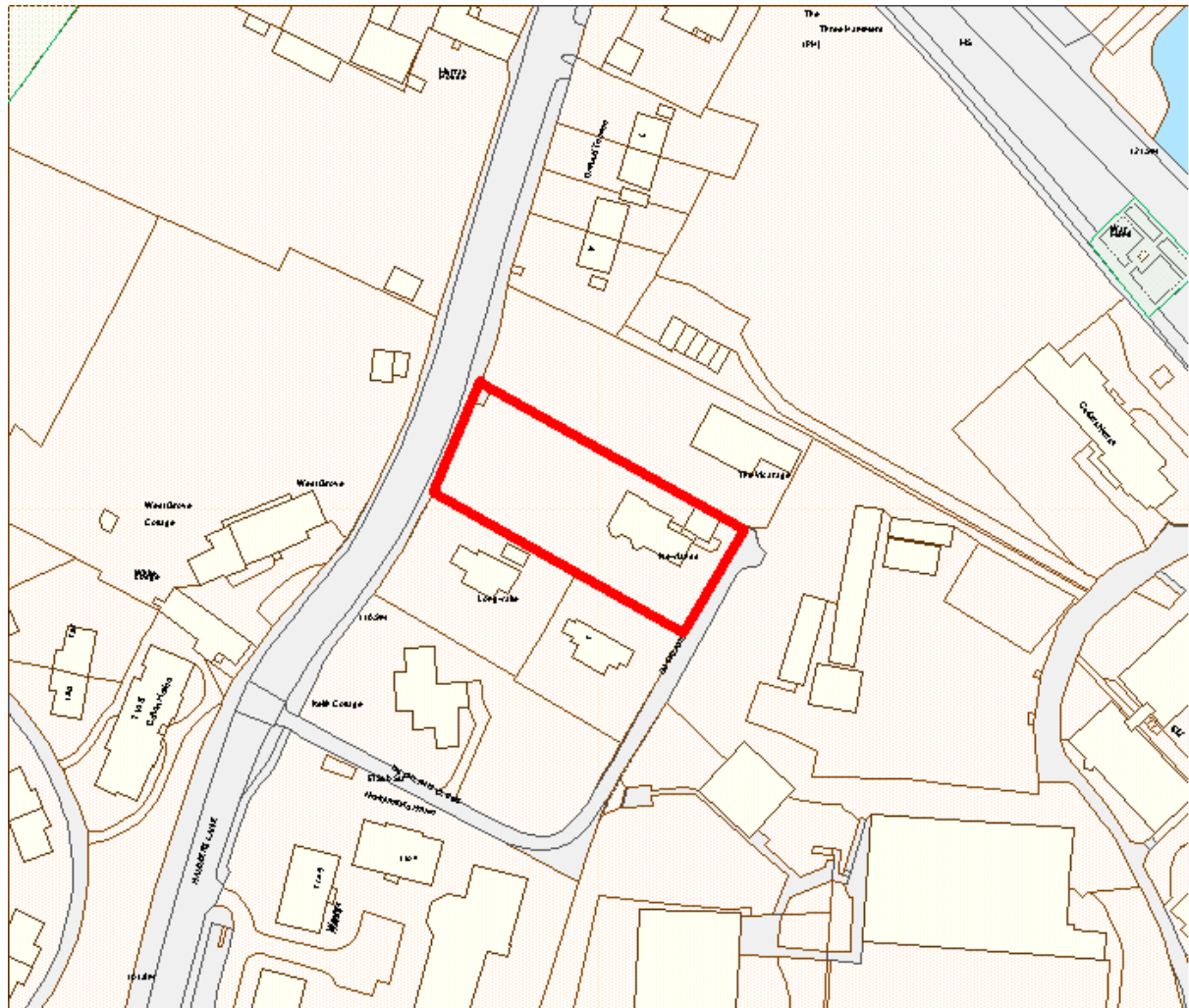
The proposals do not conflict with either Barnet Council’s Equalities Policy or the commitments set in our Equality Scheme and supports the council in meeting its statutory equality responsibilities.

5. CONCLUSION

The application is recommended for **APPROVAL**.

SITE LOCATION PLAN: Newlands, Hammers Lane, London, NW7 4EA

REFERENCE: H/02168/11



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LOCATION: Land to the rear of 181 West Hendon Broadway, London, NW9 7DD

REFERENCE: H/01705/11

Received: 19 April 2011

Accepted: 20 May 2011

WARD(S): West Hendon

Expiry: 15 July 2011

Final Revisions:

APPLICANT: Mr G Gasar

PROPOSAL: Temporary change of use to car wash including erection of two timber sheds and replacement boundary treatment.

RECOMMENDATION: Approve Subject to Conditions

1 The development hereby permitted shall be carried out in accordance with the following approved plans: Design and Access Statement; Proposed Sheds; 1108_L_001; 1108_L_011; 1108_L_021 rev A; Palisade Fencing.

Reason:

For the avoidance of doubt and in the interests of proper planning.

2 The hardsurfacing as indicated on drawing no.1108_L_021 rev A shall be implemented in accordance with the details provided stating Mastertint Sustainable Urban Drainage system and coloured green.

Reason

To ensure the development has a sustainable drainage system.

3 The use hereby permitted shall be for a limited period only, expiring on 14 July 2012 when the use shall be discontinued.

Reason:

To enable the Local Planning Authority to monitor the impact of the use in order to protect the amenities of the area and to ensure the development does not prejudice the West Hendon regeneration project.

4 The use as approved, shall be for hand car wash purposes only.

Reason:

To protect the residential amenities of neighbouring occupiers

5 The use hereby permitted shall not be open to customers before 8am or after 6pm on weekdays and Saturdays or before 10am or after 4pm on Sundays and Public Holidays.

Reason:

To safeguard the amenities of occupiers of adjoining residential properties.

INFORMATIVE(S):

1 The reasons for this grant of planning permission or other planning related decision are as follows: -

i) The proposed development accords with strategic planning guidance and policies as set out in the consultation draft replacement London Plan 2009 and the Adopted Barnet Unitary Development Plan (2006).

In particular the following policies are relevant:

Adopted Barnet Unitary Development Plan (2006):GWaste, GBEnv1, GBEnv2, GBEnv3, D1, D2, D5, D11, GRoadNet, GParking, ENV12, M11, M12, M13, C1(A).

Core Strategy (Publication Stage) 2010:CS5, CS8.

ii) The proposal is acceptable for the following reason(s): -

The proposed development is considered to have an acceptable impact on the character and appearance of the site, wider locality and would not harm the visual or residential amenities of any neighbouring occupier. The proposal

would not be prejudicial to highway conditions, harm the free flow of traffic or detrimental to pedestrian and highway safety.

- 2 The information supporting this application are:- Shed details; Mastertint sustainable urban drainage system details; Palisade fencing details.
- 3 A Trade Effluent Consent will be required for any Effluent discharge other than a 'Domestic Discharge'. Any discharge without this consent is illegal and may result in prosecution. (Domestic usage for example includes - toilets, showers, washbasins, baths and canteens). Typical Trade Effluent processes include: - Laundrette/Laundry, PCB manufacture, photographic/printing, food preparation, abattoir, farm wastes, vehicle washing, metal plating/finishing, cattle market wash down, chemical manufacture, treated cooling water and any other process which produces contaminated water. Pre-treatment, separate metering, sampling access etc, may be required before the Company can give its consent. Applications should be made to Waste Water Quality, Crossness STW, Belvedere Road, Abbeywood, London. SE2 9AQ. Telephone: 020 8507 4321. Thames Water would recommend that petrol / oil interceptors be fitted in all car parking/washing/repair facilities. Failure to enforce the effective use of petrol / oil interceptors could result in oil-polluted discharges entering local watercourses.

1. MATERIAL CONSIDERATIONS

National Planning Policy Guidance/ Statements:

PPS 1 - Delivering Sustainable Development

PPS 4 - Planning for Sustainable Economic Growth

PPG 13 - Transport

PPG 24 - Planning and Noise

The Mayor's London Plan: Consultation draft replacement plan 2009:

1.1, 5.3, 5.13, 6.13, 7.1, 7.4.

Relevant Unitary Development Plan Policies:

GWaste, GBEnv1, GBEnv2, GBEnv3, D1, D2, D5, D11, GRoadNet, GParking, ENV12, M11, M12, M13, C1(A).

Sustainable Design and Construction Manuel

Core Strategy (Publication Stage) 2010

The Planning and Compulsory Purchase Act 2004 reformed the development plan system replacing the Unitary Development Plan (UDP) with the Local Development Framework (LDF). The LDF will be made up of a suite of documents including the Core Strategy and Development Management Policies Development Plan Documents (DPD). Until the LDF is complete, 183 policies within the adopted UDP remain. The replacement of these 183 policies is set out in both the Core Strategy and Development Management Policies DPD.

The Core Strategy will contribute to achieving the vision and objectives of Barnet's Sustainable Community Strategy and will help our partners and other organisations to deliver relevant parts of their programmes. It will cover the physical aspects of

location and land use traditionally covered by planning. It also addresses other factors that make places attractive and distinctive as well as sustainable and successful.

The Council published its LDF Core Strategy Publication Stage document in September 2010. The document has been subject to three rounds of public consultation and is in general conformity with the London Plan: therefore weight can be given to it as a material consideration in the determination of planning applications.

Relevant Core Strategy Policies:

CS5, CS8.

Relevant Planning History:

H/01105/10 – Use of land for car wash and tyre centre – withdrawn dated 15/6/2010

Consultations and Views Expressed:

Neighbours Consulted:	256	Replies:	4
Neighbours Wishing To Speak	0		

The objections raised may be summarised as follows:

- There are already enough car repair depots
- Traffic congestion
- Access is on a blind spot
- Dangerous highway conditions
- Existing poor drainage
- Health and safety issues
- Vermin issues
- West Hendon Regeneration scheme to be considered

West Hendon Residents Association object to the scheme and re-iterate the comments made on the previously withdrawn application (H/01105/10) -

- Already enough similar businesses close by
- Concerns that business will include tyre changing
- Concerns of waste disposal
- Traffic congestion
- Temporary may become permanent

Internal /Other Consultations:

- Traffic & Development - No objection, comments summarised in main report
- Regeneration - No objection on the basis that the lease is short term

Date of Site Notice: 02 June 2011

2. PLANNING APPRAISAL

Site Description and Surroundings:

Application site is a parcel of land to the rear of 181 West Hendon Broadway. The site is accessed from Perryfield Way which is a one way system which loops behind the properties fronting West Hendon Broadway.

Proposal:

Proposal is for a temporary change of use for hand car wash operation, including the erection of two timber sheds and replacement of existing boundary treatment. The timber sheds would be 2.1m in height, 3.2m in width and 3.7m in depth.

Planning Considerations:

The proposed development has been considered mindful of local, regional and national planning policy and considered to be acceptable.

The application site is currently overgrown and has been vacant for many years. To the north of the site is a Council car park and to the east is an access way serving the rear of the West Hendon Broadway terraced properties, which have commercial units at ground floor with residential areas above.

The proposal is for hand car wash use only with no machinery to be used on site. The new timber stores would be sensitively sized and sited to the north east corner and would have no appreciable impact on the character or context of the local area.

Plans have been amended to reduce the amount of hard surfacing proposed and the provision of additional planting along the western boundary of the site. The proposed surface will consist of a mastertint porous and sustainable urban drainage system which allows rainwater to drain through and will be painted green to improve its visual appearance.

The existing boundary treatment consists of wire fencing and posts which are in a state of disrepair. The proposal involves removing the existing boundary fencing and replacing with a 1.8m high palisade steel fence to be painted green

Access to the site will be from Perryfield Way, which is a one way system leading behind West Hendon Broadway properties. The site would be able to accommodate all vehicles associated with the use at any one time and it is not expected that vehicles will have to wait on the highway. Waiting restrictions are in operation along Perryfield Way between 7am-9pm Monday to Saturday which prevents vehicles from parking. Vehicles emerging from the site only need vehicular sightlines towards oncoming traffic from the left and this access and egress point would allow for acceptable visibility when entering or leaving the premises.

It is considered that mindful of the nature of the business, the proposal would not result in any injudicious highway movements that would be detrimental to the free flow of traffic or harm highway safety.

Mindful that the proposal is for temporary planning permission and the proposed car wash operation would be run on a short lease, the application does not compromise

the realisation of the West Hendon Regeneration project.

Overall the proposed temporary use of the land for car wash purposes is considered to have an acceptable impact on the character and appearance of the area and would not result in any appreciable impact to the visual or residential amenities of any neighbouring occupier.

3. COMMENTS ON GROUNDS OF OBJECTIONS

The comments received have been carefully considered and are largely addressed within the body of the main report.

Vermin issues are not material planning considerations and are governed under Environmental Health legislation.

4. EQUALITIES AND DIVERSITY ISSUES

The proposals do not conflict with either Barnet Council's Equalities Policy or the commitments set in our Equality Scheme and supports the council in meeting its statutory equality responsibilities.

5. CONCLUSION

Approval is recommended

SITE LOCATION PLAN:
London, NW9 7DD

Land to the rear of 181 West Hendon Broadway,

REFERENCE:

H/01705/11



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