

<u>MEETING</u> WEST AREA PLANNING SUB-COMMITTEE
<u>DATE AND TIME</u> Thursday 6 October 2011 AT 7.00PM
<u>VENUE</u> HENDON TOWN HALL, THE BURROUGHS, HENDON NW4 4BG

TO: MEMBERS OF THE COMMITTEE (Quorum 3)

Chairman: Councillor Maureen Braun
Vice Chairman: Councillor Eva Greenspan

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.	MINUTES	-
2.	ABSENCE OF MEMBERS	-
3.	DECLARATION OF MEMBERS' PERSONAL AND PREJUDICIAL INTERESTS	-
4.	PUBLIC QUESTION TIME (If any)	-
5.	MEMBERS' ITEMS (If any)	-
6.	Applications for Planning Permission and Consent under the Advertisements Regulations	1 – 88
7.	ANY OTHER ITEMS THAT THE CHAIRMAN DECIDES ARE URGENT	

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LONDON BOROUGH OF BARNET

West Area Planning Sub-Committee

Thursday 06 October 2011

Agenda Item No. 6

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/02462/11

Childs Hill

Page 1 – 8

Durrisdeer House and Ballantrae House, Lyndale, London, NW2 2PA/2PB

Provision of new parking bays, traffic calming raised platforms, road markings. New retaining wall with a guardrail.

Approve Subject to Conditions

F/02975/11

Childs Hill

Page 9 – 13

116 Cricklewood Broadway, London, NW2 3EJ

Single storey rear extension with steps.

Approve Subject to Conditions

F/02407/11

Childs Hill

Page 14 – 18

861 Finchley Road, London, NW11 8LX

Retention of existing single storey building in rear garden for use as storage in conjunction with studios at 861 Finchley Road.

Approve Subject to Conditions

F/03463/11

Childs Hill

Page 19 – 23

14 Hodford Road, London, NW11 8NP

Erection of tree house at rear of dwelling.

Approve Subject to Conditions

F/02433/11

Finchley Church End

Page 24 – 38

Dukes House, 13 Dollis Avenue, London, N3 1UD

Erection of a 4 storey block of 7 flats with associated parking and refuse storage and bicycle storage at level 1, following demolition of existing block of 5 flats and garages.

Approve following completion of S106

F/02702/11

Finchley Church End

Page 39 – 55

115-117 Dollis Park, London, N3 1BT

Erection of a new two storey detached property split into 2 No. self contained flats on vacant site following demolition of existing side garage to no. 115.

Approve following completion of S106

F/02780/11

Golders Green

Page 56 – 60

40 Cumbrian Gardens, London, NW2 1EF

Retention of single storey out building with alteration to roof and retention of decking to garden.

Approve Subject to Conditions

H/01659/11

Hendon

Page 61 – 67

20 Green Lane, London, NW4 2NN

Retention of single storey outbuilding in rear garden, front and side brick boundary walls, and side extension with cat slide roof. Alterations to the front bay window and addition of the columned front porch

Approve Subject to Conditions

H/02486/11

Hendon

Page 68 – 73

64 Wykeham Road, London, NW4 2ST

Part single, part two storey rear extension. Roof extension including two rear dormer windows, one side dormer and rooflights on both sides and front elevation to accommodate loft conversion.

Approve Subject to Conditions

H/02716/11

Hendon

Page 74 – 81

117 Sunny Gardens Road, London, NW4 1SH

Extension to roof including rear dormer window, and roof lights to the rear elevation to facilitate a loft conversion. Demolition of existing rear extension. Internal alterations. Conversion of existing single family dwelling into 3 self-contained units.

Approve Subject to Conditions

H/03393/11

Hendon

Page 82 – 88

14 Raleigh Close, London, NW4 2TA

Demolition of existing dwelling and erection of replacement two storey dwelling including rooms in roofspace.

Approve Subject to Conditions

LOCATION: Durrisdeer House and Ballantrae House, Lyndale, London, NW2 2PA/2PB

REFERENCE: F/02462/11

Received: 13 June 2011

Accepted: 17 June 2011

WARD(S): Childs Hill

Expiry: 12 August 2011

Final Revisions:

APPLICANT: Barnet Homes Limited

PROPOSAL: Provision of new parking bays, traffic calming raised platforms, road markings. New retaining wall with a guardrail.

RECOMMENDATION: Approve Subject to Conditions

1 The development hereby permitted shall be carried out in accordance with the following approved plans: Location Plan - EA4624/LOC/01; Design & Access Statement; Background Information (Date Stamped 22 September 2011); Plan No's: EA4624/02H; EA4624/03; J451-R-001; J451-EX-151 Rev C3; J451-EX-150 Rev C3; J451-EX-151 Rev C3.

Reason:

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

2 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.

3 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.

4 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.

5 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.

6 No site works or works on this development shall be commenced before temporary tree protection has been erected around existing tree(s) in accordance with details to be submitted and approved in writing by the Local Planning Authority. This protection shall remain in position until after the development works are completed and no material or soil shall be stored within these fenced

areas.

Reason:

To safeguard the health of existing tree(s) which represent an important amenity feature.

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 2011 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, M10, M11, M12.

Core Strategy (Publication Stage) 2010: CS5, DM01

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

Having taken all material considerations into account, this application is in keeping with Council Policies and Guidelines.

2 For the avoidance of doubt the permission granted relates solely to the provision of new parking bays, traffic calming raised platforms, road markings, and a new retaining wall with a guardrail.

It does not grant advertisement consent for the following:

1. A new estate sign is proposed where indicated on Drawing No EA4624/02/H adjacent to the site entrance from Lyndale;

2. The signs proposed will be steel anti-vandal with anti-graffiti coating approximately 1200mm long with black lettering on silver background. Sign fixed to existing boundary wall;

3. New flat number signs to be fixed over each communal entrance. Steel anti-vandal with anti-graffiti coating approximately 185mm x 1400mm.

1. MATERIAL CONSIDERATIONS

National Planning Policy Guidance/ Statements:

The determination of planning applications is 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 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 July 2011:

The London Development Plan is the overall strategic plan for London, and it sets out a fully integrated economic, environmental, transport and social framework for the development of the capital to 2031. It forms part of the development plan for Greater London.

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.

Relevant policies to this case: GBEnv1, GBEnv2, D1, D2, M10, M11, M12.

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.

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: CS5 & DM01

Relevant Planning History:

1 - 18 Durrisdeer House, Lyndale, London, NW2 2PA
Application: Planning **Number:** C/07970/C/07
Validated: 30/10/2007 **Type:** APF
Status: DEC **Date:** 21/12/2007
Summary: APC **Case Officer:** Claire Thorley
Description: Replacement of existing windows with new UPVC windows.

Consultations and Views Expressed:

Neighbours Consulted: 103 Replies: 9
Neighbours Wishing To Speak 4

Please note that one of the replies is a petition with 30 signatures.

The objections raised may be summarised as follows:

1. No need for extra spaces
2. The proposal will come at a great cost for the occupants of the buildings and inconvenience to current home/car owners;
3. The works will mean that children will not be able to play on the grass during the constructions;
4. The proposal will result in the loss of green space;
5. The additional car parking spaces will prevent garage owners having easy access to their garages;
6. The speed bumps will cause noise and damage to cars;
7. The proposal isn't cost effective;
8. Impacts the character of the estate;
9. Misleading information introduced in the deign & access statement about the consultation process;
10. Too close to the building;
11. Effect on the conservation area;
12. Increase in pollution;
13. Overlooking and loss of privacy;
14. Not accessible for an ambulance through the driveway.

Internal /Other Consultations:

Traffic & Development -

No objections to the proposed amendments to the parking layout and the resulting small increase in parking spaces and the highway works.

Date of Site Notice: 30 June 2011

2. PLANNING APPRAISAL

Site Description and Surroundings:

Durisdeer House is a purpose built three storey block consisting of 18 flats, the block is located off Lyndale within Childs Hill Ward. To the rear of the site and sharing the same access is Ballantrae House, a block of flats of similar design. The site slopes from south east to North West. The site isn't in a conservation area.

The existing estate road is in very poor condition and according to the applicant's engineer investigations have shown it to be of an unsuitable construction for heavy vehicles, such as refuse trucks and for current general traffic volumes.

Parking provision on site is limited to the garages to the North East end and informal parking on the roadside. The informal parking gives rise to the access becoming restricted with resulting over running of kerbs and grassed areas.

Proposal:

It is proposed to rebuild the road for its entire length to the engineer's details and specification. A retaining wall is proposed to the northern corner to eliminate over running of the kerbs and grassed area which has previously become badly damaged. A guardrail is to be fitted at the top of the wall. This involves cutting into part of the grassed area within the centre of the site but introduce 'dense hedge' planting to screen headlights from the cars.

Whilst carrying out re-construction of the road, it is proposed to provide formal parking spaces, including 2 No disability parking spaces. The spaces will be located within the presently grassed areas, as indicated on Drawing No EA4624/02/H.

Designated parking spaces will also be marked out on the roadside at its widest point opposite the existing garages and on the eastern section of access road adjacent to Vernon Court.

Double yellow line markings will be included to the roadside to discourage restriction of the access by parked vehicles.

Traffic calming "speed bumps" are to be provided in the two locations shown on Drawing No EA4624/02/H.

The application was deferred from the September West Area Planning Sub-Committee meeting in order to allow Members to be provided with the

consultation process/information carried out by the applicant prior to submitting this application. Since the meeting, this information has been provided. It shows that:

First consultation - Informal consultation undertaken in August 2009 following an informal walkabout and a questionnaire. A letter was sent to residents giving feedback on 14 September 2009. The results were that 79% of residents were dissatisfied with the current condition of the roadway and 11% were satisfied. 32% of residents were dissatisfied with the current condition of the garages and 32% were satisfied. 11% were dissatisfied with the current estate lighting and 32% were satisfied; however, 53% thought that new signage should be installed. 58% of residents would welcome increased parking.

Second consultation - Meeting with residents on 12 May 2010 to present the applicant's proposals for discussion. On 21 June 2010 following this meeting letters were sent on to residents outlining the amendments to the proposed works. A questionnaire on controlled parking was sent out on 22 June 2010, 17 residents completed and returned the voting slip and a letter was sent to residents on 19 July 2010 stating the outcome of the letter. Based on resident's feedback, the applicant didn't introduce controlled parking.

Third consultation - A third survey was carried out in October 2010 which provided two options for the required works and allowed resident to put forward their own suggestions.

Fourth consultation - On 28 April 2011 the formal leasehold consultation commenced giving details of the proposed scheme.

Please note that the applicant received a petition against the proposal on 21 June 2010 from Cllr Monroe Palmer OBE with 32 signatures out of the total 39 units in both Durisdeer House & Ballantrae House.

The officer's recommendation remains as per the report referred to the September West Area Planning Sub-Committee.

Planning Considerations:

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.

The proposal would result very small alterations to the access road and car parking provision which is considered to be designed in a manner to ensure pedestrian and highway safety and wouldn't harm the appearance of the surroundings. It is not considered that the changes proposed would harm the character of the site or the area. It is also not considered that the proposals will have a detrimental impact on the amenities of the residents or users of the site.

As such the proposal 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.

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

Having taken all material considerations into account, this application is in keeping with Council Policies and Guidelines and is therefore recommended for **APPROVAL**.

**SITE LOCATION PLAN: Durrisdeer House and Ballantrae House,
Lyndale, London, NW2 2PA/2PB**

REFERENCE: F/02462/11



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LOCATION: 116 Cricklewood Broadway, London, NW2 3EJ
REFERENCE: F/02975/11 **Received:** 15 July 2011
Accepted: 15 July 2011
WARD(S): Childs Hill **Expiry:** 09 September 2011
Final Revisions:

APPLICANT: Mr Toman
PROPOSAL: Single storey rear extension with steps.

RECOMMENDATION: Approve Subject to Conditions

- 1 The development hereby permitted shall be carried out in accordance with the following approved plans: Site plan; 417/007; 417/008.

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 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.

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 Mayor's London Plan: July 2011 and the Adopted Barnet Unitary Development Plan (2006).

In particular the following policies are relevant:

Adopted Barnet Unitary Development Plan (2006): GBEnv1, D1, D2, D5.

Core Strategy (Publication Stage) 2010:

DM01, DM02, 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.

1. MATERIAL CONSIDERATIONS

Relevant Unitary Development Plan Policies:

GBEnv1, D1, D2, D5.

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.

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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:

DM01, DM02, CS5.

Relevant Planning History: None relevant

Consultations and Views Expressed:

Neighbours Consulted:	69	Replies:	4 (3 objections, 1 support)
Neighbours Wishing To Speak	0		

The objections raised may be summarised as follows:

- Extension would interfere with present exist and agrees we hold to our garage and store and workshops.
- Safety issue, if the extension at 116 went ahead this would completely shut off any view of the approach.
- Not in keeping with the other buildings in the alleyway.
- Restrict light.
- Area is unsafe and extension will not improve this.

Internal /Other Consultations:

- Traffic & Development - No objections
- London Borough of Camden - No objections

Date of Site Notice: 04 August 2011

2. PLANNING APPRAISAL

Site Description and Surroundings:

The application property is a terraced building comprising of commercial on ground floor and residential above. The property backs on to a small service road. The property falls within the primary retail frontage of Cricklewood.

Proposal:

The application relates to a rear extension with new access steps to the first floor flat. The extension will have a depth of 10.89m with a flat roof to a height of 2.71m. The application has been amended since first being submitted with the steps relocated close to the rear wall of the house.

Planning Considerations:

The proposal would therefore not look out of context within its surroundings the extension is in keeping with the character and appearance of the area and is not considered to be disproportionate addition to this property. The proposal would represent an acceptable and appropriate form of development. The site is considered large enough to accommodate the extension proposed without resulting in overdevelopment.

The extension will not result in any harm to the neighbouring properties, the proposed single storey rear extension will project 10.89m, this is considered acceptable as both neighbouring properties have benefited from significant rear extensions. The neighbouring extension at no.118 does not have any side windows in the rear extension that will be affected by the development.

It is acknowledged that there are side windows in the extension of no.114, however, these do not serve habitable residential accommodation. Furthermore, there is a gap of 2.3m between the proposed extension and the neighbouring property and as a result there is not considered to be any loss of amenity.

Access to the flat above will be via a new staircase to the side of the extension, the new staircase will not give rise to any new sense of overlooking or loss of privacy than currently exists.

The proposed extension is not considered to give rise to any new security and safety concerns that currently exists in the area.

3. COMMENTS ON GROUNDS OF OBJECTIONS

All planning related matters are considered to be covered in the above appraisal.

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, 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: 116 Cricklewood Broadway, London, NW2 3EJ

REFERENCE: F/02975/11



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LOCATION: 861 Finchley Road, London, NW11 8LX
REFERENCE: F/02407/11 **Received:** 07 June 2011
Accepted: 28 July 2011
WARD(S): Childs Hill **Expiry:** 22 September 2011
Final Revisions:
APPLICANT: Mr D Davila
PROPOSAL: Retention of existing single storey building in rear garden for use as storage in conjunction with studios at 861 Finchley Road.

RECOMMENDATION: Approve Subject to Conditions

- 1 The use of the extension hereby permitted shall at all times be ancillary to and occupied in conjunction with the studios at 861 Finchley Road 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.

- 2 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 any elevation, of the outbuilding hereby approved, without the prior specific permission of 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 Mayor's London Plan: July 2011 and the Adopted Barnet Unitary Development Plan (UDP) (2006).

In particular the following policies are relevant:

Adopted Barnet Unitary Development Plan (2006): GBEnv1, D1, D2, D5, H17, H18.

Core Strategy (Publication Stage) 2010:

Relevant policies: CS5

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

The proposed outbuilding is in keeping with Council Policies that seek to preserve the character of areas and individual properties. It is not considered that the proposal would have an impact on the amenity of neighbouring occupiers.

- 2 The plans accompanying this application are:-
Existing plans and elevations - 861/SH/700; Location Plan - 861/SH/701

1. MATERIAL CONSIDERATIONS

Relevant Unitary Development Plan Policies:

GBEnv1, GBEnv2, D1, D2, D5, H27.

Supplementary Planning Guidance:
Barnet Design Guidance Note 5

Core Strategy (Publication Stage) 2010

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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, DM01

Relevant Planning History:

Application:	Planning	Number:	F/00679/11
Validated:	22/03/2011	Type:	APF
Status:	DEC	Date:	17/05/2011
Summary:	APC	Case Officer:	Robert Marchant
Description:	Retention of conversion of dwelling into 9 self contained units with proposed extension to flat 6. Associated off street parking.		
Application:	Planning	Number:	F/00752/10
Validated:	09/03/2010	Type:	192
Status:	DEC	Date:	04/05/2010
Summary:	ULW	Case Officer:	Robert Marchant
Description:	Single storey rear extension. Extension to roof involving wrap around dormer and two rear dormer windows.		
Application:	Planning	Number:	F/02030/10
Validated:	27/06/2010	Type:	192
Status:	DEC	Date:	01/07/2010
Summary:	LW	Case Officer:	Robert Marchant
Description:	Single storey rear extension. Extension to roof involving wrap around dormer and two rear dormer windows.		
Application:	Planning	Number:	F/02956/10
Validated:	21/07/2010	Type:	APO
Status:	DEC	Date:	15/09/2010

Summary: APC **Case Officer:** Robert Marchant
Description: Conversion of existing property into 9no self-contained flats including off-street parking. Associated single storey front extension including new front entrance, and first floor rear extension (OUTLINE APPLICATION).

Consultations and Views Expressed:

Neighbours Consulted: 8 Replies: 4
Neighbours Wishing To Speak 2

The objections raised may be summarised as follows:

- The use of the outbuilding will be used for residential
- The building would appear out of character with the surrounding area
- Unacceptable living conditions of occupants of the units.

2. PLANNING APPRAISAL

Site Description and Surroundings:

The application site is a detached property located on Finchley Road in Childs Hill. The main property has recently been granted planning permission for the use of the property as 9 studio flats.

Proposal:

The application relates to the retention of part of an existing single storey building in the rear garden. An extant area of the building is located on the rear boundary with 1a Rodborough Road. This application relates to the area of outbuilding that is located East of this area, towards the main property.

Planning Considerations:

The proposed part of the outbuilding is located in the area towards the main property. This has a width of 9m, a depth of 3.5m and a height of 3m with a flat roof.

The area of proposed outbuilding is located at the same height as the extant shed. The extant shed shields the area of proposed outbuilding from the occupiers at 1a Rodborough Road and it would not therefore have any significant overbearing impact or sense of enclosure to the neighbouring occupiers at this property.

The use of the building is proposed to be as a storage/shed. It is noted that there is enforcement history relating to the building being used as separate accommodation. An inspection of the inside of the outbuilding has confirmed that it is currently being used as a storage area and not as separate living accommodation. A condition has been attached to the decision in order to ensure that the building is used as ancillary to the studios at 861 Finchley Road and that it is not converted for use as a separate unit in future.

The outbuilding still allows sufficient space for users of the main property to use the garden area and the footprint of the outbuilding does not appear significantly disproportionate in relation to the area of the site. The floor area of the outbuilding is

considered to appear relatively subordinate in relation to the garden and would not result in the garden appearing overdeveloped.

The height of 3m with a flat roof ensures that it is not highly noticeable to properties beyond the application site and it is not considered that it appears significantly out of character with the general surroundings. The proposal respects the constraints of the site to accommodate development and is not considered to significantly harm the character of the area or have a significant impact on the amenities of neighbouring occupiers, thus complying with Barnet Design Guidance Note 5 – Extensions to Houses and policies that are set out within the Barnet UDP such as D1, D2, D4, D5 and H27.

3. COMMENTS ON GROUNDS OF OBJECTIONS

- The building would appear out of character with the surrounding area

This has been addressed in the officer report

- The use of the outbuilding will be used for residential

- Unacceptable living conditions of occupants of the units

The outbuilding is not currently used for residential purposes and the Council have made it clear that this is an unacceptable use of the building. Conditions have been attached to the decision in order to ensure that the property is not converted in future.

4. EQUALITIES AND DIVERSITY ISSUES

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

5. CONCLUSION

The proposed outbuilding is in keeping with Council Policies that seek to preserve the character of areas and individual properties. It is not considered that the proposal would have an impact on the amenity of neighbouring occupiers. The proposal is therefore recommended for **APPROVAL**.

SITE LOCATION PLAN: 861 Finchley Road, London, NW11 8LX

REFERENCE: F/02407/11



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LOCATION: 14 Hodford Road, London, NW11 8NP
REFERENCE: F/03463/11 **Received:** 16 August 2011
Accepted: 16 August 2011
WARD(S): Childs Hill **Expiry:** 11 October 2011
Final Revisions:

APPLICANT: Mr Y Janowski
PROPOSAL: Erection of tree house at rear of dwelling.

RECOMMENDATION: Approve Subject to Conditions

1 The development hereby permitted shall be carried out in accordance with the following approved plans: Site location plan, Proposed elevations.

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.

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 Mayor's London Plan: July 2011 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), D5 and:

Core Strategy (Publication Stage) 2010_relevant policies: CS5, DM01

ii) The proposal is acceptable for the following reason(s): The proposed tree house would not harm the character of this part of Childs Hill and result in a suitable addition to the garden of the house and would not significantly harm the residential amenity of neighbouring occupiers.

1. MATERIAL CONSIDERATIONS

National Planning Policy Guidance/ Statements: PPS1

The Mayor's London Plan: July 2011: Policy 7.6

Relevant Unitary Development Plan Policies: GBEnv1, D1, D2, D5, H27.

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: CS05

Development Management Policies: DM01

Relevant Planning History:

Site Address: 14 Hodford Road London NW118NP
Application Number: C17456/08
Application Type: Section 192
Decision: Lawful Development
Decision Date: 27/02/2008
Appeal Decision: No Appeal Decision Applies
Appeal Decision Date: No Appeal Decision Date exists
Proposal: **Alterations to roof including rear dormer to facilitate a loft conversion. Single storey ground floor rear extension.**
Case Officer: Fabien Gaudin

Site Address: 14 HODFORD ROAD, LONDON, NW11 8NP
Application Number: F/01925/08
Application Type: Full Application
Decision: Approve with conditions
Decision Date: 08/08/2008
Appeal Decision: No Appeal Decision Applies
Appeal Decision Date: No Appeal Decision Date exists
Proposal: **Proposed single storey side extension and two storey rear extension to a single family house.**
Case Officer: Junior C. Moka

Consultations and Views Expressed:

Neighbours Consulted: 6 Replies: 5
Neighbours Wishing To Speak 2

2 letters of support and 3 objections were received.

The 3 objections raised may be summarised as follows:

- overlooking
- eyesore
- loss of light
- security risk

- noise and disturbance

2. PLANNING APPRAISAL

Site Description and Surroundings:

The application site is a semi-detached dwellinghouse on Hodford Road in the Childs Hill ward.

Proposal:

The proposals relates to the erection of a tree house in the rear garden. The platform and a guardrail have already been built.

The original proposals consisted of the platform with guardrails around. Following a visit to the site by officers, the applicant was advised that panels should be added to the tree house on its elevations facing 16 Hodford Road and the rear gardens of Wycombe Gardens.

Planning Considerations:

Character and appearance

Policies D1 and D2 aim to ensure compatibility with the established character and architectural identity of existing and adjoining properties and the general locality in terms of size and design. There are examples of outbuildings in this part of Hodford Road and it is considered that the addition of a timber structure as proposed would not look out of character or cause significant harm to the character of this part of Hodford Road or Wycombe Gardens. The tree house would not be visible from any public spaces.

It is considered that the tree house would be in keeping with the character of the property and the area. There is in fact an existing tree house of a similar size at the neighbouring house (12 Hodford Road) albeit mostly hidden by evergreen dense vegetation.

Impact on the neighbouring occupiers

Policy D5 requires new development to be designed to allow for adequate daylight, sunlight, privacy and outlook for adjoining occupiers. The raised platform as built (which would be the base of the tree house as proposed) currently offers views across neighbouring gardens. The amended proposals however consist of a partly enclosed house which would prevent direct overlooking of gardens on Wycombe Gardens and 16 Hodford Road. The house would overlook the applicant's own garden. A degree of overlooking exists already between the application site and neighbouring gardens. The lateral views of gardens at 12 and 16 Hodford Road from the platform are no different to the views from the existing first floor windows on the house. The tree house is far enough from the rear elevation of the neighbouring houses (25 metres) not to result in unacceptable overlooking to habitable rooms. It is considered that taking into account the size of the house (large enough for 1 or two

children), its proposed enclosure as amended and the existing degree of overlooking between the site and its neighbours, on balance the proposals are acceptable.

3. COMMENTS ON GROUNDS OF OBJECTIONS

Planning matters are considered to have been covered in the above appraisal.

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 tree house would not harm the character of this part of Childs Hill and result in a suitable addition to the garden of the house and would not significantly harm the residential amenity of neighbouring occupiers. **APPROVAL** is recommended.

SITE LOCATION PLAN: 14 Hodford Road, London, NW11 8NP

REFERENCE: F/03463/11



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LOCATION: Dukes House, 13 Dollis Avenue, London, N3 1UD
REFERENCE: F/02433/11 **Received:** 09 June 2011
WARD(S): Finchley Church End **Accepted:** 09 June 2011
APPLICANT: Gaiapa Ltd **Expiry:** 04 August 2011
PROPOSAL: Erection of a 4 storey block of 7 flats with associated parking and refuse storage and bicycle storage at level 1, following demolition of existing block of 5 flats and garages.
Final Revisions:

RECOMMENDATION: Approve following completion of S106

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 (inc. libraries) £15,598.00**
A contribution towards Education Facilities and Library Facilities in the borough.
- 4 **Libraries (financial) £278.00**
A contribution towards Library Facilities and Resources in the borough
- 5 **Health £3,364.00**
A contribution towards Health Facilities and Resources in the borough
- 6 **Monitoring of the Agreement £962.00**
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/02433/11 under delegated powers subject to the following conditions: -

- 1 The development hereby permitted shall be carried out in accordance with the following approved plans: Location Plan; 11/733/P01A; 11/733/P02A; 11/733/P03; 11/733/P04B; 11/733/P05C; 11/733/P06C; 11/733/P07B; 11/733/P08A; 11/733/P09A; 11/733/P10A; 11/733/P12C; 11/733/P14A; 11/733/P16; 11/733/P17B; 11/733/P18B; 11/733/P19B; 11/733/P20; TCC/1104/24/TPP 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 A 'Demolition and Construction Management Plan' must be submitted to and approved by the Local Planning Authority prior to commencing any construction or demolition works. 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.

- 4 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.

- 5 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.

- 6 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.

- 7 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.

- 8 No siteworks or works on this development shall be commenced before a method statement detailing precautions to minimise damage to trees with Tree Preservation Orders within the adjoining rear gardens to the application site (Reference: TPO-FI-3) and the front garden area of the application site (Reference: TPO-CA70) in accordance with Section 7 of British Standard BS5837: 2005 *Trees in relation to construction - Recommendations* is submitted to and approved in writing by the LPA and the development shall be carried out in accordance with such approval. This document should expanding on the principle of the points made within the arboricultural method statement as shown on TCC/1104/24/TPP Rev B. date stamped 19 September 2011.

Reason: To safeguard the health of existing trees which represent an important amenity feature.

- 9 No site works or works on this development shall be commenced before temporary tree protection has been erected around existing tree(s) in accordance with details to be submitted and approved in writing by the Local Planning Authority. This protection shall remain in position until after the development works are completed and no material or soil shall be stored within these fenced areas.

Reason:

To safeguard the health of existing tree(s) which represent an important amenity feature.

- 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 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.

- 13 Before the building hereby permitted is occupied the proposed refuse enclosures for recycling containers and wheeled refuse bins shown on Plan 11/733 P17B shall be provided and retained, unless otherwise agreed in writing by the Local Planning Authority.

Reason:

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

- 14 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.

- 15 Before the development hereby permitted is occupied the parking spaces shown on Plan 11/733 P17B 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.

- 16 Before the building hereby permitted is occupied the proposed windows in the side elevations facing Holmwood, Dollis Avenue & 15 Dollis 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.

- 17 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.

- 18 Before development commences, a scheme of proposed air pollution 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 protected from the poor air quality in the vicinity.

- 19 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.

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 Mayor's London Plan: July 2011 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, D4, D5, H1, H2, H16, M11, M13, M14, CS2, CS8, CS13, IMP1 and IMP2.

Core Strategy (Publication Stage) 2010:

Relevant policies: CS4, CS5, DM01, DM06, DM14.

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. The proposed development as amended is not considered to have a detrimental impact on the residential amenities of neighbouring developments.

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

- 3 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.

- 4 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 Crossover Team in Environment and Operations Directorate, Building 4, North London Business Park (NLBP), Oakleigh Road South, London N11 1NP.
- 5 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.

RECOMMENDATION III

That if an agreement has not been completed by 04/11/2011, that unless otherwise agreed in writing, the Assistant Director of Planning and Development Management should REFUSE the application F/02433/11 under delegated powers for the following reasons:

1. The development would require a Section 106 agreement and no formal undertaking is given to the Council, as a result the proposed development would, by reason of the developer not meeting identified additional education, health and library facilities, and the associated monitoring costs which would be incurred by the community as a result of the development, contrary to Policy 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".

1. MATERIAL CONSIDERATIONS

National Planning Policy Guidance/ Statements:

The determination of planning applications is 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 July 2011:

The London Development Plan is the overall strategic plan for London, and it sets out a fully integrated economic, environmental, transport and social framework for the development of the capital to 2031. It forms part of the development plan for Greater London.

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.

Relevant policies: GBEnv1, GBEnv2, D1, D2, D3, D4, D5, D11, D13, H1, H2, H16, M11, M13, M14, CS2, CS8, CS13, IMP1 and IMP2.

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: CS4, CS5, DM01, DM06, DM14.

Relevant Planning History:

19 Dollis Avenue, London, N3 1DA

Application:	Planning	Number:	F/02524/11
Validated:	17/06/2011	Type:	APF
Status:	DEC	Date:	26/09/2011
Summary:	APC	Case Officer:	Junior C. Moka
Description:	Conversion of existing detached dwelling into 3No. self contained flats.		

14 Dollis Avenue London N3 1TX

Application:	Planning	Number:	F/01970/11
Validated:	16/05/2011	Type:	APF
Status:	DEC	Date:	13/07/2011
Summary:	APC	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.		

14 Dollis Avenue London N3 1TX

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.		

14 Dollis Avenue London N3 1TX

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)

14 Dollis Avenue London N3 1TX

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.

14 Dollis Avenue London N3 1TX

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.

Consultations and Views Expressed:

Neighbours Consulted: 22 Replies: 18
Neighbours Wishing To Speak 4

The objections raised may be summarised as follows:

1. Missing existing information within the submission;
2. The policy wouldn't comply with Barnet's policies;
3. Out of with properties in the street;
4. Unacceptable scale, bulk, massing and design;
5. The reference to sustainability has been provided with this application;
6. No evidence has been provided showing that there is an impact on daylight and sunlight;
7. Car Parking doesn't meet the UDP standards;
8. Impact on street parking;
9. Effect on traffic in the area;
10. Loss of privacy and overlooking of neighbouring properties;
11. Damage to properties;
12. Noise and disturbance resulting from its use;
13. Inappropriate use of the area;
14. 100% increase in footprint;

15. Deep excavation is not in character with the area.

Internal /Other Consultations:

Traffic & Development -

The application is recommended for approval on highways grounds subject to conditions and informatives.

Date of Site Notice: 23 June 2011

2. PLANNING APPRAISAL

Site Description and Surroundings:

Dollis Avenue is an attractive tree lined road in a well established residential area, consisting mainly of two or sometimes three storey, medium to large sized houses, the density of the frontage is offset by the depth and size of both front and rear gardens and vegetation, particularly trees, within and around them. There are four purpose built blocks of flats in the road (including Georgian Court, Laxi Court, Brunswick House and The Lintons) and converted dwellings including (no's. 23, 33, 52, recent approval at 19) with the majority of properties of a similar architectural style.

13 Dollis Avenue is a large detached converted property located within the Finchley Church End Ward. The property is set back from the common front building line of the majority of properties on this side of Dollis Avenue. There are a number of trees with Tree Preservation Orders within the adjoining rear gardens to the application site (Reference: TPO-FI-3) and the front garden area of the application site (Reference: TPO-CA70).

The existing property is made up of 3x 3 bedroom flats and 2x 2 bedroom flats.

Proposal:

The proposal relates to the erection of a 4 storey block of 7 flats with associated parking and refuse storage and bicycle storage, following demolition of existing block of 5 flats and garages.

Planning Considerations:

The immediate surroundings are characterised by purpose-built flats and 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. Some surrounding sites have or are being re-developed for higher densities. The design and built form in relation to the size of the plot from that originally submitted has been reduced.

The main issues are considered to be:

1. Whether harm would be caused to the character and appearance of the area and

- street scene;
2. The living conditions of future residents having regard to the provision of amenity space;
 3. Amendment to Planning Policy Statement 3: Housing (PPS3);
 4. Tress & Landscaping;
 5. Parking, Access and Vehicle Movements;
 6. Whether the proposal would result in the community incurring extra educational costs that should be met by the developer;
 7. Whether the proposal would increase pressures on the services provided by libraries incurring additional costs that should be met by the developer;
 8. 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 proposed footprint would respect the character and pattern of buildings in this part of Dollis Avenue and allow for sufficient gaps in between the site and surrounding buildings. The front building line has been moved 7.6 metres forward and 4.6 metres to the rear to align with the rearward projection to the of the existing two storey wing. The ridge of the building again aligns with that of existing in the main. The only exception is the over the lift shaft and stairwell areas.

In light of this increase it is considered that the proposed footprint would relate well to surrounding dwellings in position and form. Overall, it is considered that the size, height, mass and appearance of the building would be harmonious with and not over dominate the scale or adversely affect the character of adjacent development.

The proposal would have a minimal impact on the residential amenity of neighbouring occupiers. The proposal as amended is considered to result in a proposed bulk and siting of the building that would not detrimentally impact on the amenity of neighbouring occupiers or result in a significant loss of light to surrounding habitable room windows.

The proposed design replicates elements from the existing and the neighbouring dwellings and as such respects the general proportions of the surrounding urban fabric.

Amenity of existing/future occupiers:

All proposed units would provide adequate internal space and therefore comply with policies H16 of the Adopted UDP (2006) as well as the Policy 3.5 (table 3.3) of the London Plan July 2011. The stacking of flats/rooms is generally acceptable.

The proposed development also provides sufficient amounts of usable outdoor space for the enjoyment of future occupiers. The current scheme proposes a communal garden to the rear and additional private space in the form of enclosed balconies and terraces which is in line with policy. The communal garden would provide an acceptable quality of outdoor amenity space. A detailed landscaping with details of planting types and heights are to be required by condition.

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

Amendment to Planning Policy Statement 3: Housing (PPS3):

The Government has amended PPS3 with the following changes:

1. private residential gardens are now excluded from the definition of previously developed land in Annex B;
2. the national indicative minimum density of 30 dwellings per hectare is deleted from paragraph 47.

These changes are material considerations to be taken into account, where relevant, in determining planning applications.

As the site is considered to be front garden land to 13 Dollis Avenue it no longer falls within the definition of previously developed land. Thus the provisions of PPS3 on previously developed land no longer relate to it. However, in itself that does not necessarily preclude development on the site. The site is in a sustainable location and development of it would conform with the requirement in PPS3 that the planning system should deliver, amongst other things, housing development in suitable locations which offer good access to a range of facilities.

Trees & Landscaping

The trees in this road are an important part of the character of the street and their retention is critical to any development. The trees on the street also offer a relief from the buildings and act as a screen for the buildings.

The site and surrounding sites has a number of trees that are protected by Tree Preservation Orders. The proposed scheme has to take account of the trees and be in accordance with BS5837:2005. Even if a scheme were shown on plan to not encroach onto the Root Protection Areas of the trees etc, there is a concern as to how a scheme of this nature could actually be built given the limited working space etc; without harming the trees. A Demolition and Construction Management Plan and arboricultural method statement will be required expanding on the principle of the points made within the arboricultural method statement as shown on TCC/1104/24/TPP Rev B. date stamped 19 September 2011.

Parking, Access and Vehicle Movements

There are 5 existing parking spaces on site. A total of 8 car parking spaces are being provided. The parking provision is in accordance with the Parking Standards set out in the Unitary Development Plan 2006 and there are no highways objections.

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 7 residential units (net increase of 2x 3 bedroom units) would require a contribution of £15,598 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.

To accord with UDP Policy CS2 and the SPD the proposed scheme would require a contribution of £278 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 £3,364 and a monitoring fee of 5%.

The education, library services & health facilities contributions will be required to be secured by Section 106 Agreement.

3. COMMENTS ON GROUNDS OF OBJECTIONS

Having received amendments to this application and having attached conditions to this recommendation, 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 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'.

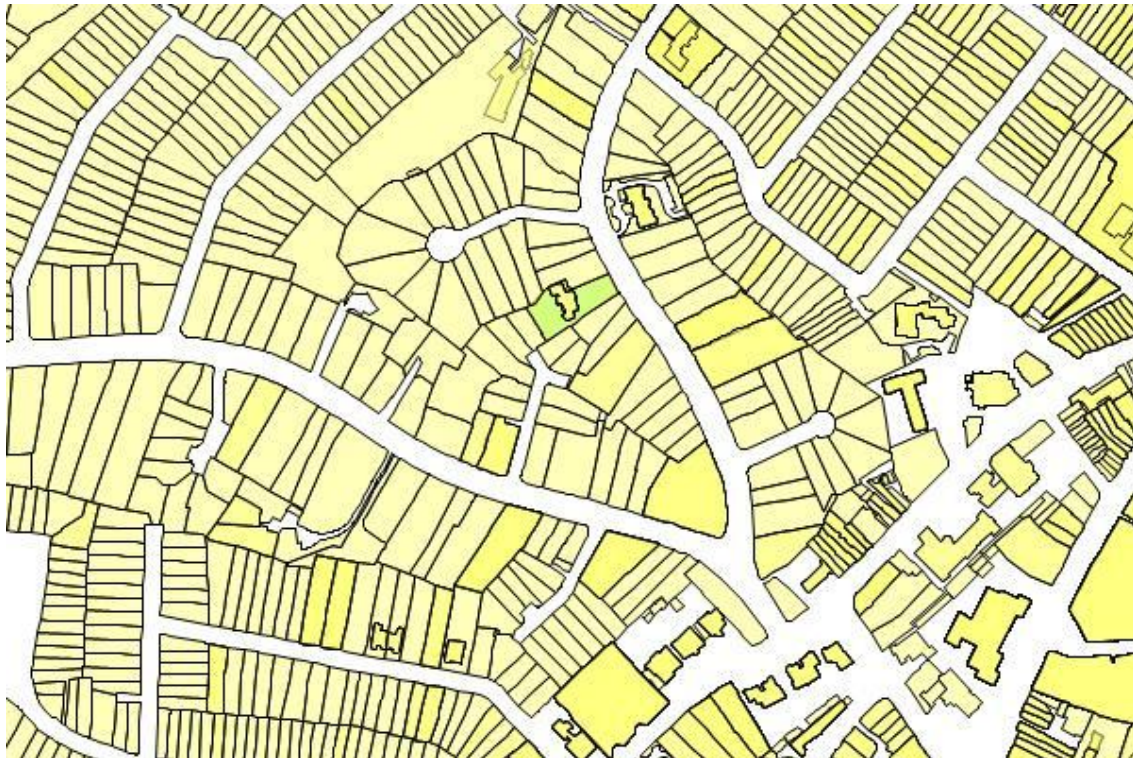
Having taken all material considerations into account, the proposed development would be in keeping with the character and appearance of the surrounding area and in a design which is considered to be in keeping with neighbouring dwellings. The proposed development is not considered to have a detrimental 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: Dukes House, 13 Dollis Avenue, London, N3 1UD

REFERENCE: F/02433/11

SITE LOCATION PLAN: Dukes House, 13 Dollis Avenue, London, N3 1UD

REFERENCE: F/02433/11



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LOCATION: 115-117 Dollis Park, London, N3 1BT
REFERENCE: F/02702/11 **Received:** 28 June 2011
Accepted: 15 July 2011
WARD(S): Finchley Church End **Expiry:** 09 September 2011
Final Revisions:
APPLICANT: Mrs C Gentro
PROPOSAL: Erection of a new two storey detached property split into 2 No. self contained flats on vacant site following demolition of existing side garage to no. 115.

RECOMMENDATION: Approve Subject to S106

- 1 The development hereby permitted shall be carried out in accordance with the following approved plans: Location Plan; Design & Access Statement; D1108/1A; D1108/2A; D1108/3A; D1108/4; D1108/5; D1108/6; D1108/7A; D1108/8A.
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 shown on Plan D1108/7A 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 The levels shall be implemented in accordance with the proposed levels as shown on drawing D1108/7A unless previously agreed in writing by the Local Planning Authority.
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 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 building hereby permitted is occupied the proposed refuse enclosures for recycling containers and wheeled refuse bins shown on Plan D1108/7A shall be provided and retained, unless otherwise agreed in writing by the Local Planning Authority.

Reason:

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

- 8 The flat roofs on this development 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.

- 9 Before the building hereby permitted is occupied the proposed windows in the side elevation facing 119 Dollis Park and the dormer windows in the roof facing 115 Dollis Park shall be glazed with obscure glass only and shall be permanently fixed shut with only a fanlight opening; the proposed side windows at first floor level facing 115 Dollis Park shall be glazed with obscure glass only up to 1.8 metres from the room/floor level and shall be glazed with obscure glass only 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.

- 10 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.

- 11 Before the building hereby permitted is occupied the proposed scheme of hard and soft landscaping shown on Plan D1108/7A shall be provided and retained, unless otherwise agreed in writing by the Local Planning Authority.

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 No siteworks or works on this development shall be commenced before a method statement detailing precautions to minimise damage to tree street tree in accordance with Section 7 of British Standard BS5837: 2005 *Trees in relation to construction - Recommendations* is submitted to and approved in writing by the LPA and the development shall be carried out in accordance with such approval.
Reason: To safeguard the health of existing trees which represent an important amenity feature.
 - 15 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.
 - 16 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).
 - 17 A 'Demolition and Construction Management Plan' must be submitted to and approved by the Local Planning Authority prior to commencing any construction or demolition works. 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.
 - 18 Before development commences, a scheme of proposed air pollution 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 protected from the poor air quality in the vicinity.
 - 19 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

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 Mayor's London Plan: July 2011 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, D4, D5, D6, H16, H17, H18, M11, M13, CS2, CS8, CS13, IMP1 and IMP2.

Core Strategy (Publication Stage) 2010:

Relevant policies: CS4, CS5, DM01, DM06, DM14.

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. The proposed development as amended is not considered to have a detrimental impact on the residential amenities of neighbouring developments.

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

3 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.

4 The Air Quality Stage 4 Review and Assessment for the London Borough of Barnet has highlighted that this area currently experiences or is likely to experience exceedances of Government set health-based air quality standards. A list of possible options for mitigating poor air quality is as follows: 1) Use of passive or active air conditioning; 2) Use of acoustic ventilators; 3) Altering lay out – habitable rooms away from source of poor air quality; 4) Non residential usage of lower floors; 5) Altering footprint – setting further away from source of poor air quality.

For developments that require an Air Quality report; the report should have regard to the air quality predictions and monitoring results from the Stage Four of the Authority's Review and Assessment available from the LPA web site and the London Air Quality Network. The report should be written in accordance with the following guidance: 1) NSCA Guidance: Development Control: Planning for Air Quality and the Planning Policy Statement 23: Planning and Pollution Control; 2) Environment Act 1995 Air Quality Regulations, Planning Policy Statement 23: Planning and Pollution Control, Annex 1: Pollution Control, Air and Water Quality; 3) Local Air Quality Management Technical Guidance LAQM.TG(03); 4) London Councils Air Quality and Planning Guidance, revised version January 2007

- 5 Any amendments to the crossover will be subject to detailed survey by the Crossover Team in Highways Group as part of the application for crossover under the Highways Act 1980 and would be carried out at the applicant's expense. An estimate for this work could be obtained from London Borough of Barnet, Environment, Planning and Regeneration Directorate, NLBP, Building 4, 2nd Floor, Oakleigh Road South, London N11 1NP.
- 6 For the applicant's information the maximum crossover widths allowed is 4.8 metres.

RECOMMENDATION III

That if an agreement has not been completed by 04/11/2011, that unless otherwise agreed in writing, the Assistant Director of Planning and Development Management should REFUSE the application F/02702/11 under delegated powers for the following reasons:

1. The development would require a Section 106 agreement and no formal undertaking is given to the Council, as a result the proposed development would, by reason of the developer not meeting identified additional education, health and library facilities, and the associated monitoring costs which would be incurred by the community as a result of the development, contrary to Policy 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".

1. MATERIAL CONSIDERATIONS

National Planning Policy Guidance/ Statements:

The determination of planning applications is 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 July 2011:

The London Development Plan is the overall strategic plan for London, and it sets out a fully integrated economic, environmental, transport and social framework for the development of the capital to 2031. It forms part of the development plan for Greater London.

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.

Relevant policies: GBEnv1, GBEnv2, D1, D2, D3, D4, D5, D6, H16, H17, H18, M11, M13, CS2, CS8, CS13, IMP1 and IMP2.

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: CS4, CS5, DM01, DM06, DM14.

Relevant Planning History:

Site Address: 115-117 Dollis Park, London, N3 1BT
Application Number: F/00142/09
Application Type: Outline Application
Decision: Withdrawn
Decision Date: 09/02/2009
Appeal Decision: No Appeal Decision Applies
Appeal Decision Date: No Appeal Decision Date exists
Proposal: **Erection of a two storey residential block (plus rooms in roof space) to provide 3No. self contained flats on vacant site. Outline Application.**
Case Officer: Neil Goldberg

Site Address: 115-117 Dollis Park, London, N3 1BT
Application Number: F/01031/09
Application Type: Outline Application
Decision: Withdrawn
Decision Date: 29/04/2009
Appeal Decision: No Appeal Decision Applies
Appeal Decision Date: No Appeal Decision Date exists
Proposal: **Detached property split into 3 no self-contained flats on vacant site (outline application)**
Case Officer: Junior C. Moka

Site Address: 115-117 Dollis Park, London, N3 1BT
Application Number: F/02065/09
Application Type: Outline Application
Decision: Approve with conditions
Decision Date: 24/07/2009
Appeal Decision: No Appeal Decision Applies
Appeal Decision Date: No Appeal Decision Date exists
Proposal: **Detached property split into 3 no self-contained flats on vacant site (outline application)**
Case Officer: Junior C. Moka

Site Address: 115-117 Dollis Park, London, N3 1BT
Application Number: F/01891/10
Application Type: Details Application
Decision: Withdrawn
Decision Date: 18/06/2010
Appeal Decision: No Appeal Decision Applies
Appeal Decision Date: No Appeal Decision Date exists
Proposal: **Reserved matters application seeking approval of details relating to; siting, design and external appearance of the building(s), the means of access thereto and the landscaping of the site, pursuant to Condition 1 & 2 of outline planning permission reference F/02065/09 dated 21/07/09.**
Case Officer: Junior C. Moka

Site Address: 115-117 Dollis Park, London, N3 1BT
Application Number: F/01936/10
Application Type: Conditions Application
Decision: Withdrawn
Decision Date: 01/07/2010
Appeal Decision: No Appeal Decision Applies
Appeal Decision Date: No Appeal Decision Date exists
Proposal: **Submission of details of Condition 5 (Levels), 6 (Materials), 8 (Refuse), 11 (Trees - Landscaping Maintenance), 18 (Cycle Parking), 21 (Landscaping) & 22 (Trees - Outline Permissions) pursuant to outline planning permission F/02065/09 dated 21/07/09.**
Case Officer: Junior C. Moka

Consultations and Views Expressed:

Neighbours Consulted: 57 Replies: 7
Neighbours Wishing To Speak 0

The objections raised may be summarised as follows:

1. Scale and height, the proposed building, and its proximity to the neighbouring buildings will significantly obstruct light to these properties;
2. Overbearing visually;
3. Loss of privacy both front and back;
4. The proposed development could impact on ongoing but manageable problem of subsidence to neighbouring properties;
5. Increased traffic and noise from creating 2 sets of new neighbours;
6. Two parking spaces are not sufficient for two new dwellings of this size;
7. The site is situated on a junction. It faces a narrow entrance to a cul-de-sac where careless parking can totally block access. Daily traffic movement and temporary parking requirements associated with the School in the cul-de-sac already cause problems. Traffic chaos in the immediate surroundings is a dangerous combination with primary school children;
8. Open land for surface drainage would also be significantly decreased;
9. Higher density housing than the rest of the street represents an over-development, dominant and obtrusive;
10. The site is on a hill, but the proposed roof-line will be considerable higher than its uphill neighbour 115, and possibly also of 119 downhill;
11. The loss of trees, mature shrubs and open space will also degrade the appearance and nature of the street-scene, removing almost all of a mature and beautiful garden, and crowding the surroundings;
12. Disruption during construction – the end of Dollis Park where this house is located is constricted. Construction will further increase this constriction and will cause added hazards for the school and children going to and from the school;
13. Infrastructure – the existing infrastructure is at its limit;
14. Pressure on other amenities such as water pressure, drainage and sewage.
15. Proposal sets a precedent for other dwellings;
16. Out of character with the area.

Internal /Other Consultations:

Dollis Park and District Residents Association -
No comments received.

Environmental Health -

The application is recommended for approval subject to environmental health conditions and informatives.

Traffic & Development -

The application is recommended for approval on highways grounds subject to highway conditions and informatives.

Date of Site Notice: 04 August 2011

2. PLANNING APPRAISAL

Site Description and Surroundings:

115 - 117 Dollis Park is located close to the junction of Dollis Park and Lyndhurst Gardens. This is a residential area of detached, semi-detached properties, and terrace town houses and in close proximity to the Finchley Church End Town Centre. There comprises of a mix of converted dwellings and single family dwellings.

Proposal:

This application relates to full planning permission for the erection of a new two storey detached property (including accommodation in the roof) which will be split into 2 No. self contained flats on vacant site following the demolition of the existing side garage to no. 115.

The proposed front boundary to this plot would have a width of 10.7 metres and the proposed curtilage would have a depth of approximately 48 metres. The detailed on the plans submitted would leave approximately 371m² of amenity space within the curtilage of the site and would be situated approximately 32 metres from the rear boundary.

The proposal includes a ground floor 81m² three bedroom unit and a 127m² duplex flat four bedroom (with a small study) occupying the first floor and loft space. Both units appear to have access to the rear garden in the form of a communal garden area enclosed.

This application follows the approved outline application for the erection of a new detached property split into three self-contained flats to the side of the existing property at 115 Dollis Park (F/02065/09). At that stage the Council was only being asked to consider the principle of locating a new property at this site.

Planning Considerations:

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 main issues are considered to be:

1. Policy Context;
2. Principle of redevelopment and whether harm would be caused to the character and appearance of the area and street scene;
3. Design of the new dwelling;
4. The living conditions of existing & future residents having regard to the provision of amenity space and overlooking;
5. The Government amendment to Planning Policy Statement 3: Housing (PPS3);
6. Parking, Access and Vehicle Movements;
7. Whether the proposal would result in the community incurring extra educational costs that should be met by the developer;
8. Whether the proposal would increase pressures on the services provided by libraries incurring additional costs that should be met by the developer;
9. Whether the proposal would increase the demand for health care facilities incurring extra costs that should be met by the developer.

Policy Context

The proposed development is considered to be compliant with national policy of PPS1 and PPS3 and local policy within the UDP. PPS1 advises that Local Planning Authorities should enable the provision of good quality new homes in suitable locations. PPS3 advocates that LPA's should make efficient use of land in particular by the re-use of brown field sites to preserve the greenbelt.

Principle of Redevelopment and Character

The location of this proposed dwellinghouse would be in keeping with Planning Policy Guidance and Regional Policy Guidance recommending the need for the effective use of land within urban areas and the use of previously developed land as far as possible to protect Greenfield sites. Additionally, recommendations are made for the location of new residential development in close proximity to public transport. The location of this site within a residential area, on a sufficiently big plot and in close proximity to the Finchley Church End Town Centre and public transport provision would make this application in keeping with Council Policies relating to new developments.

Council Policies state that new residential developments must harmonise with and respect the character of the area. Whilst this property would be located on a plot similar in size to that at no. 115 and other surrounding properties, and thus it is considered to be in keeping with the character of the area and would adhere to policies recommending the infill of sites in residential areas.

Design

PPS1 states that design which is inappropriate in its context or which fails to take the opportunities available for improving the character and quality of an area should not be accepted, this is reinforced by Policies D1, D2, D3, D4, D5 and D6 of the Adopted UDP (2006).

This part of Dollis Park and Lyndhurst Gardens are characterised by a mix of properties, including town houses, semi and detached properties. This application in respect to the design of the proposed building is of a consistent style/design with these existing neighbouring properties. The introduction of a mixture of a traditional design with modern design concepts and the proportion of the proposal is considered to be acceptable.

The Unitary Development Plan recognises at paragraph 4.3.1.3 that sensitively designed, modern, innovative development can fit well into many settings, and such development therefore need not slavishly follow traditional or dominant architectural styles in order to be acceptable. Nevertheless UDP paragraph 4.3.1.4 states that it is important that all designs respect local character.

The design of the new building is considered to reflect the constraints of the neighbouring sites and is considered to be acceptable and would sit comfortably in the streetscene.

Amenity

Policy H17 of the Adopted Unitary Development Plan (2006) requires a minimum distance of 21 metres in new developments between facing windows to habitable rooms and 10.5 metres to a neighbouring garden, to avoid overlooking - the proposed building accords with this policy.

The sitting of the building isn't considered to result in unacceptable loss of light and increased sense of enclosure as perceived from no's. 115 and 119 and thus complies with policy D5.

The proposed windows on the side elevation facing no. 119 will be conditioned to be obscure glazed and so will the roofspace windows in the side elevation facing no. 115 as these are secondary windows to bedrooms. However, considering all material considerations the Local Planning Authority consider it acceptable that the first floor windows facing no. 115 are obscure glazed only up to 1.8 metres from the room/floor level as these windows are primary windows to habitable rooms. It is not considered that there is a need to obscure glaze the ground floor windows facing no. 115 as there is no concern regarding possible overlooking towards this property from this level.

The proposed units would provide adequate internal space and therefore comply with policies H16 of the Adopted UDP (2006) as well as the Policy 3.5 (table 3.3) of the London Plan July 2011.

Drawing no. D1108/7A showing an area to the front of the site housing a 1.1 metre

high timber bin enclosure (1.05 metre in depth by 2.9 metres in width). It is considered that this location and the collection point for domestic waste indicated, is adequately screened so as not to become a dominant feature, and to avoid loss of amenity with a collection point in accordance with Council Guidelines (within a maximum pull distance from the pavement of 10 metres), it is considered acceptable.

Council Policy H18 refers to minimum amenity space standards. The following standard, with the emphasis being on 'usable amenity space' for flats:

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

The proposed development provides sufficient amounts of usable outdoor space for the enjoyment of all future occupiers to both flats. The current scheme proposes a communal garden area which is in line with policy. This provision would provide acceptable quality of outdoor amenity space with access using the side passage by the boundary with no. 119.

The proposed intensification of use from a vacant site to 2 flats is not expected to result in a detrimental loss of amenity for occupiers of this part of Dollis Park or future occupiers of the surrounding dwelling.

Amendment to Planning Policy Statement 3: Housing (PPS3):

The Government has amended PPS3 with the following changes:

1. private residential gardens are now excluded from the definition of previously developed land in Annex B;
2. the national indicative minimum density of 30 dwellings per hectare is deleted from paragraph 47.

These changes are material considerations to be taken into account, where relevant, in determining planning applications.

As the site is considered to be garden land to 115 Dollis Park it no longer falls within the definition of previously developed land. Thus the provisions of PPS3 on previously developed land no longer relate to it. However, in itself that does not necessarily preclude development on the site. The site is in a sustainable location and development of it would conform with the requirement in PPS3 that the planning system should deliver, amongst other things, housing development in suitable locations which offer good access to a range of facilities.

Parking, Access and Vehicle Movements 2 parking spaces are proposed in total for the new units. The parking provision is considered to be in accordance with the parking standards set out in the UDP 2006.

Sustainability

Sustainable development is a key priority of Central Government and the Council. Any new residential development in Barnet is expected to meet the 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 Code for Sustainable Homes condition.)

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 4 bedroom dwelling would require a contribution of £19,748 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.

To accord with UDP Policy CS2 and the SPD the proposed scheme would require a contribution of £278 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 £3,698 and a monitoring fee of 5%.

The education, library services & health facilities contributions are to be secured by Section 106 Agreement.

3. COMMENTS ON GROUNDS OF OBJECTIONS

In relation to points referring to the height, bulk and design it is considered that this to reflect the character of the area.

In relation to points referring to the position and layout of the proposal, it is considered that this arrangement has been designed effectively to respect the amenities of neighbouring occupiers.

In relation to points 4, 8 and 14, it is advised that these matters are not controlled under the Town and Country Planning Act.

In relation to points 5, 6 and 7, it is considered to have been addressed by the Highways Group which have confirmed that the proposal is acceptable on highways grounds subject to conditions.

In relation to point 9 it is considered that the use of the site for two self contained units within a detached dwelling on a large plot would not cause any demonstrable harm. It is considered that a development of this density proposed would be acceptable. Different types of tenure do not necessarily make bad neighbours and it is considered that, as conditioned, the proposal would have an acceptable impact on the amenity of neighbouring occupiers.

It must be advised that in the event that there is a loss of trees and mature shrubs to the front, side and rear of 115 – 117 Dollis Park, these are not covered under Tree Preservation Orders.

In relation to the reminding points, having received amendments to this application, 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 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'.

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: 115-117 Dollis Park, London, N3 1BT

REFERENCE: F/02702/11

SITE LOCATION PLAN: 115-117 Dollis Park, London, N3 1BT

REFERENCE: F/02702/11



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LOCATION: 40 Cumbrian Gardens, London, NW2 1EF
REFERENCE: F/02780/11 **Received:** 04 July 2011
WARD(S): Golders Green **Accepted:** 12 July 2011
Final Revisions: **Expiry:** 06 September 2011
APPLICANT: Mr Ringim
PROPOSAL: Retention of single storey out building with alteration to roof and retention of decking to garden.

RECOMMENDATION: Approve Subject to Conditions

1 The development hereby permitted shall be carried out in accordance with the following approved plans: PL01; PL04; PL05;

Reason:

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

2 The use of the outbuilding 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 Mayor's London Plan: July 2011 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, D5, H27

Supplementary Planning Guidance:

Barnet Design Guidance Note 5 - Extensions

Core Strategy (Publication Stage) 2010:

Relevant policies: CS5

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

The proposal would comply with council policies that seek to preserve the character of areas and individual properties. The size, siting and design of the proposal is such that it would not have a detrimental impact on the amenity of neighbouring occupiers

2 You are advised to implement the proposal within a period of 3 months from the date of this approval notice. Failure to do so may result in formal enforcement action.

1. MATERIAL CONSIDERATIONS

Relevant Unitary Development Plan Policies:

GBEnv1, GBEnv2, D1, D2, D5, 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:

CS5, DM01

Relevant Planning History: None relevant

Consultations and Views Expressed:

Neighbours Consulted:	8	Replies:	4
Neighbours Wishing To Speak	0		

The objections may be summarised as follows:

- Built without planning permission
- Height is unacceptable
- Overshadowing and out of character
- Loss of light

2. PLANNING APPRAISAL

Site Description and Surroundings:

The application site is a semi-detached property located on Cumbrian Gardens in Golders Green.

Proposal:

The application relates to alterations to the roof of an existing outbuilding and the retention of decking to the rear garden.

The existing outbuilding currently has outstanding enforcement action relating to it

and this application aims to resolve these matters.

Planning Considerations:

The existing outbuilding has a mono pitched roof that slopes up towards the rear boundary. The eaves of the outbuilding has a height of 2.4m and this slopes up to a maximum height of 3m. The alterations to the roof of the outbuilding would flatten the pitch of the roof and would result in the outbuilding having a maximum height of 2.4m.

The rear of the outbuilding is located on the shared boundary with the adjoining neighbour at number 69 Pennine Drive. It is considered that the reduction in height of the outbuilding would significantly improve the overbearing and enclosing nature of the development on the neighbouring occupiers at this property.

The boundary treatment between these two properties consists of a timber boarded fence, which has a height of 1.45m on the shared boundary. Although the height of the boundary treatment does not completely screen the outbuilding, its height is considered to be acceptable and would also fit into the specifications of Class E of the Town and Country Planning (General Permitted Development Order) 2008.

The footprint of the outbuilding has a width of 4.5m and depth of 4m. The floor area of the outbuilding is considered to appear relatively subordinate in relation to the garden and would not result in the garden appearing overdeveloped. The development still allows a significant proportion of garden space to the occupants of the property.

There are a number of outbuildings in the local area and it is not considered that it would appear significantly out of character with the general surroundings. A condition has been attached to the decision in order to ensure that the outbuilding is used as ancillary to the main dwelling and not as a separate unit.

In order to satisfy the outstanding enforcement proceedings, the applicant is advised by informative that the development is carried out within a period of 3 months, so that the existing roof pitch can be rectified.

The raised terrace has a height of 40cm and is located to the rear of an existing extension and to the side of the property. It is considered that there is sufficient boundary screening in order to prevent significant overlooking, considering the height of the raised area.

3. COMMENTS ON GROUNDS OF OBJECTIONS

It is considered that the objections raised have been addressed by the amended plans that were received by the applicant, indicating the adjustment in the roof.

4. EQUALITIES AND DIVERSITY ISSUES

The proposals do not conflict with either Barnet Councils 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 size, siting and design of the proposal is such that it would not have a detrimental impact on the amenity of neighbouring occupiers. The proposal is therefore recommended for **Approval**.

SITE LOCATION PLAN: 40 Cumbrian Gardens, London, NW2 1EF

REFERENCE: F/02780/11



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LOCATION: 20 Green Lane, London, NW4 2NN
REFERENCE: H/01659/11 **Received:** 12 April 2011
Accepted: 18 May 2011
WARD(S): Hendon **Expiry:** 13 July 2011
Final Revisions:

APPLICANT: Mr Aharon
PROPOSAL: Retention of single storey outbuilding in rear garden, front and side brick boundary walls, and side extension with cat slide roof. Alterations to the front bay window and addition of the columned front porch

RECOMMENDATION: Approve Subject to Conditions

- 1 The development hereby permitted shall be carried out in accordance with the following approved plans: PL-01-B.
Reason:
For the avoidance of doubt and in the interests of proper planning.
- 2 The existing boundary wall and brick piers fronting Green Lane must be reduced in height in accordance with Drawing No. PL-01-B within three months from the date of this permission.
Reason:
To comply with Section 51 of the Planning and Compulsory Purchase Act, 2004 and to ensure that the proposed works are completed within a reasonable timescale .
- 3 The use of the outbuilding hereby permitted shall at all times be used for purposes incidental to the enjoyment of the main house 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):

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 development is acceptable for the following reason: -The development is considered to be consistent with Council policies and guidelines and can be accommodated without undue impact on the character or appearance of the locality or the residential amenities of occupiers of adjoining properties.

1. MATERIAL CONSIDERATIONS

National Planning Policy Guidance/ Statements:
PPS1 - Delivering Sustainable Development

The Mayor's London Plan:
5.3, 7.6

Relevant Unitary Development Plan Policies:
GBEnv1, GBEnv2, D1, D2, D5, H27
Supplementary Design Guidance 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 Development Management Policies: DM01

Relevant Planning History:

Site Address:	20 Green Lane London NW4 2NP
Application Number:	W15884B/08
Application Type:	Full Application
Decision:	Approve with conditions
Decision Date:	11/04/2008
Appeal Decision:	No Appeal Decision Applies
Appeal Decision Date:	No Appeal Decision Date exists
Proposal:	Demolition of existing house. Creation of two-storey residential building plus basement and rooms in roof space to provide four self-contained units. Formation of four parking spaces.

Site Address:	20 Green Lane London NW4 2NP
Application Number:	W15884A/07

Application Type: Full Application
Decision: Refuse
Decision Date: 19/11/2007
Appeal Decision: No Appeal Decision Applies
Appeal Decision Date: No Appeal Decision Date exists
Proposal: **Demolition of existing house. Creation of two-storey residential building plus basement and rooms in roof space to provide four self-contained units. Formation of four parking spaces.**

Site Address: 20 Green Lane, London, NW4 2NP
Application Number: H/04308/10
Application Type: Retention/ Contin. Use
Decision: Withdrawn
Decision Date: 21/12/2010
Appeal Decision: No Appeal Decision Applies
Appeal Decision Date: No Appeal Decision Date exists
Proposal: **Retention of single storey outbuilding in rear garden and front and side brick boundary walls.**

Consultations and Views Expressed:

Neighbours Consulted: 13 Replies: 8
Neighbours Wishing To Speak 0

The objections raised may be summarised as follows:

- The outbuilding is clearly designed and designated for residential use with its own separate access to the side road
- Outbuilding is not suitable for residential use as it backs onto private gardens and will lead to disturbance and nuisance
- will create further parking pressure
- scale and impact of the new boundary walls are out of keeping with the surrounding area due to their excessive height
- Proximity of the outbuilding to boundary and the height are in breach of planning regulations
- Scale and appearance of the outbuilding is unacceptable and has an adverse impact on the surrounding area
- the developers have also attached a wooden framework to my property without consent which indicates an intention to add to the outbuilding
- Expect that planning laws will be protected and demolition order made for the outbuilding
- Planning permission was granted for the development of 4 self contained flats subject to the condition that no structure exceeding 1.05m in height shall be placed on both sides of the vehicular accesses. The walls are in breach of this condition and present a clear danger
- walls substantially impacts on the visual and residential amenities of occupiers of surrounding properties
- request that a demolition order be made for the walls
- appears that the property is being developed as a number of self contained units
- Request that the planning committee intervene to ensure that the development is adjusted to meet the requirements of the Law and be in keeping with the character and appearance of the area
- the addition to the bay does not match the houses in the vicinity

- Any addition to the columned front porch will directly result in loss of light
- the front wall is too high and as a disabled driver I am unable to see pedestrians which is an obvious danger

Internal /Other Consultations:

- Traffic & Development - No highway objections are raised to the application.

Date of Site Notice:

2. PLANNING APPRAISAL

Site Description and Surroundings:

The application site is a two storey detached dwelling house on the eastern side of Green Lane. The site is bounded by residential properties on Holmdale Gardens, Green Lane and Danescroft Avenue to the rear. The immediate area of Green Lane is predominantly made up of detached and semi detached single family houses with some forms of flatted development in the near vicinity in a variety of architectural styles and designs.

The house has been substantially extended within the roof space. These works were constructed under 'permitted development' and did not require the grant of planning permission.

Proposal:

The application relates to the retention of the single storey outbuilding erected in the rear garden; the side extension with cat slide roof; the columned front entrance porch; the alterations to the front bay window and the side boundary wall. Following negotiations with the applicant's agent, it is proposed that the existing front boundary wall and pillars be reduced in height to match the height of the walls and pillars at no. 16 Green Lane.

Planning Considerations:

The outbuilding has been constructed at the end of the rear garden approx 1.2m from the rear boundary. The rear garden boundary of no. 20 abuts a triple garage block to the rear of 2 Danescroft Avenue. The outbuilding has a height of 3m's and, due to the gradient of the return frontage along Holmdale Gardens, marginally projects above the height of the adjoining garages. The submitted plan indicates the use of the outbuilding as a playroom and for storage. The outbuilding is sited approx 10m's from the rear of the house, 8.5m long and 5m's deep, reducing to 4.5m in depth on the boundary with no 18. Following negotiations with the agent, the door to the outbuilding has been resited from the south elevation fronting Holmdale Gardens, to the west elevation facing the rear of the dwelling.

It is considered that the outbuilding as constructed is in keeping with the neighbouring outbuildings and, due to its siting 5m from the flank boundary, would not be unduly dominant in the street scene. Further the outbuilding does not unduly

detract from the visual amenities of the neighbouring occupiers.

It is recommended that a condition be attached to ensure that the outbuilding is used ancillary to, and in conjunction with, the main dwelling and is at no time used as a self contained dwelling.

The side extension, sited approx 1.3m from the boundary with the unattached neighbour no 18 (reducing to 0.7m at the rear due to the tapering site boundary) is 3.4m in height to eaves, 7.5m high to the ridge of the cat slide roof. It is considered that the side addition, with columned front entrance porch to front, does not detract from the appearance of the house, or the character of the area in this mixed street scene. Further, the side extension and porch do not unduly compromise the visual amenities or living conditions enjoyed by the occupiers of the neighbouring house, no 18.

The introduction of the glazed pitch roof to the 1st floor bay window is a relatively minor alteration to the property and does not detract from its appearance.

The road is characterised by a mix of boundary treatment, including brick piers, walls and railings at no 16 Green Lane. Amended plans have been submitted indicating that the existing walls and piers would be reduced to match those at no 16, with gates to the carriage drive 2.1m in height, and railings in between.

It is recommended that a condition should be attached requiring that the existing boundary treatment fronting Green Lane be replaced with that proposed within 3 months of the date of the permission. The 1.7m high boundary wall to the return frontage, along Holmdale Gardens, is not considered to be so out of keeping in the surrounding street scene as to warrant refusal of the application.

3. COMMENTS ON GROUNDS OF OBJECTIONS

Largely addressed in the planning appraisal.

- The outbuilding is to be used as a play/ store room. The side access gate is located just to the rear of the main house. If the outbuilding is used as an independent dwelling unit a Breach of Condition Notice may be served against which there is no right of appeal.
- The Traffic and Development Engineers have raised no objection to the boundary walls and railings in respect of highway safety
- In assessing the application, the Case Officer made an internal inspection of the property. The house is laid out, in accordance with the submitted plans, as a single family house. The property has not been sub-divided into flats
- the application includes the retention of the existing columned porch. No further additions to the porch are proposed.

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 development is considered to be largely consistent with Council policies and guidelines and can be accommodated without undue impact on the character or appearance of the locality or the residential amenities of occupiers of adjoining properties. The application is accordingly recommended for APPROVAL.

SITE LOCATION PLAN: 20 Green Lane, London, NW4 2NN

REFERENCE: H/01659/11



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LOCATION: 64 Wykeham Road, London, NW4 2ST
REFERENCE: H/02486/11 **Received:** 10 June 2011
WARD(S): Hendon **Accepted:** 15 June 2011
APPLICANT: Mr PERAH **Expiry:** 10 August 2011
PROPOSAL: Part single, part two storey rear extension. Roof extension including two rear dormer windows, one side dormer and rooflights on both sides and front elevation to accommodate 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: WR64-1001D, WR64-1002C.
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 building hereby permitted is occupied the proposed window(s) in the side elevation facing 62 Wykeham 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.
- 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) no windows, other than those expressly authorised by this permission, shall be placed at any time in the side elevation(s), of the extension(s) hereby approved, facing 62 or 66 Wykeham Road without the prior specific permission of 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 (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 development is considered to be consistent with Council policies and guidelines and can be accommodated without undue impact on the character or appearance of the locality or the residential amenities of occupiers of adjoining properties.

1. MATERIAL CONSIDERATIONS

National Planning Policy Guidance/ Statements:
PPS1 - Delivering Sustainable Development

The Mayor's London Plan:
5.3, 7.6

Relevant Unitary Development Plan Policies:
GBEnv1, GBEnv2, D1, D2, D5, H27
Supplementary Design Guidance 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 Development Management Policies: DM01

Relevant Planning History:

Application:	Planning	Number:	W/01446/A/07
Validated:	16/03/2007	Type:	192
Status:	DEC	Date:	30/03/2007
Summary:	LW	Case Officer:	Deirdre Jackman
Description:	Conversion of garage into habitable room including external alterations.		

Consultations and Views Expressed:

Neighbours Consulted: 6 Replies: 4
Neighbours Wishing To Speak 1

The objections raised may be summarised as follows:

- loss of light, privacy and outlook to kitchen and bedroom windows on adjoining house
- overbearing impact on neighbours, as well as loss of light and privacy
- works already commenced
- excessive number of windows in flank wall - these must be obscure glazed and fixed
- overlooking of adjoining gardens
- overdevelopment of house, inappropriate in area
- concern about damage from trees in garden

2. PLANNING APPRAISAL

The application was deferred from the last meeting of the Sub-Committee to enable Members to undertake a site visit.

Site Description and Surroundings:

Property is a semi-detached house on the western side of Wykeham Road, just north of the junction with Prothero Gardens.

Proposal:

Proposal involves a 2 storey extension to the rear and roof extension with two rear and one side dormer window.

The extension would be the full width of the property and 4m deep at ground floor level. At first floor it would be set off the boundary with no. 66 to the north by 2.5m. The first floor extension has been amended so that it would be 3m deep on the side nearest no. 62, whilst extending to 4m in depth nearest to no. 66.

The extension would have a crown roof 6.6m high.

Two rear dormer windows are proposed together with a side dormer to facilitate the staircase access.

Planning Considerations:

Policy Context

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 in March 2010. 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.

Impact on the character and appearance of the property and wider locality

A number of properties in Wykeham Road have been extended to the rear in a similar manner to the application proposal.

The scale of the extensions is considered to relate satisfactorily to the existing house and they would remain subordinate to the original dwelling. The size of the dormers has been reduced slightly and it is considered that they can be accommodated within the roofslope.

The development is in accordance with the Council's design guidance.

Impact on the residential amenities of the adjoining occupiers

In relation to no. 66 Wykeham Road, the ground floor extension will be 4m deep along the shared boundary. At first floor the extension would be 2.5m from the boundary. The design of the properties is such however that the part of no. 66 nearest the boundary is the rear of the garage with bathroom above. It is not considered in this case that the relationship with that property would be unduly overbearing or result in significant loss of light.

In relation to no. 62 Wykeham Road, the main potential impact would be on windows in the elevation facing the application property.

No. 62 has it's principal elevation fronting Prothero Gardens. That house extends further rearwards than no. 64 and the proposed extensions would not extend any further rearward than the main 2 storey part of no. 62. The proposals have been amended to reduce the depth of the first floor extension to 3m on that side of the property. The flank of the extension is approximately 2m from the elevation of no. 62. There are secondary windows within the elevation of no. 62 facing the application site and the extensions would result in some loss of light to and outlook from those windows, particularly a ground floor kitchen. However, the windows are north facing and given that these are not principal windows, it is considered that any loss of light

or outlook to those windows would not be so significant as to justify refusal of planning permission.

A condition is proposed to ensure that all windows in the side elevation of the application property are obscure-glazed to avoid any adverse impact arising from possible overlooking.

There would be a distance of approximately 20m from the extension to the rear boundary and it is considered that there would be no undue overlooking to the adjoining property to the rear in Prothero Gardens.

The proposals are considered to have an acceptable impact on the residential amenities of occupiers of adjoining properties.

3. COMMENTS ON GROUNDS OF OBJECTIONS

Largely addressed in the planning appraisal.

Any works undertaken prior to the grant of planning permission are entirely at the owners risk.

Damage from existing trees to the rear of the garden has no bearing on this application but is a separate civil matter.

4. EQUALITIES AND DIVERSITY ISSUES

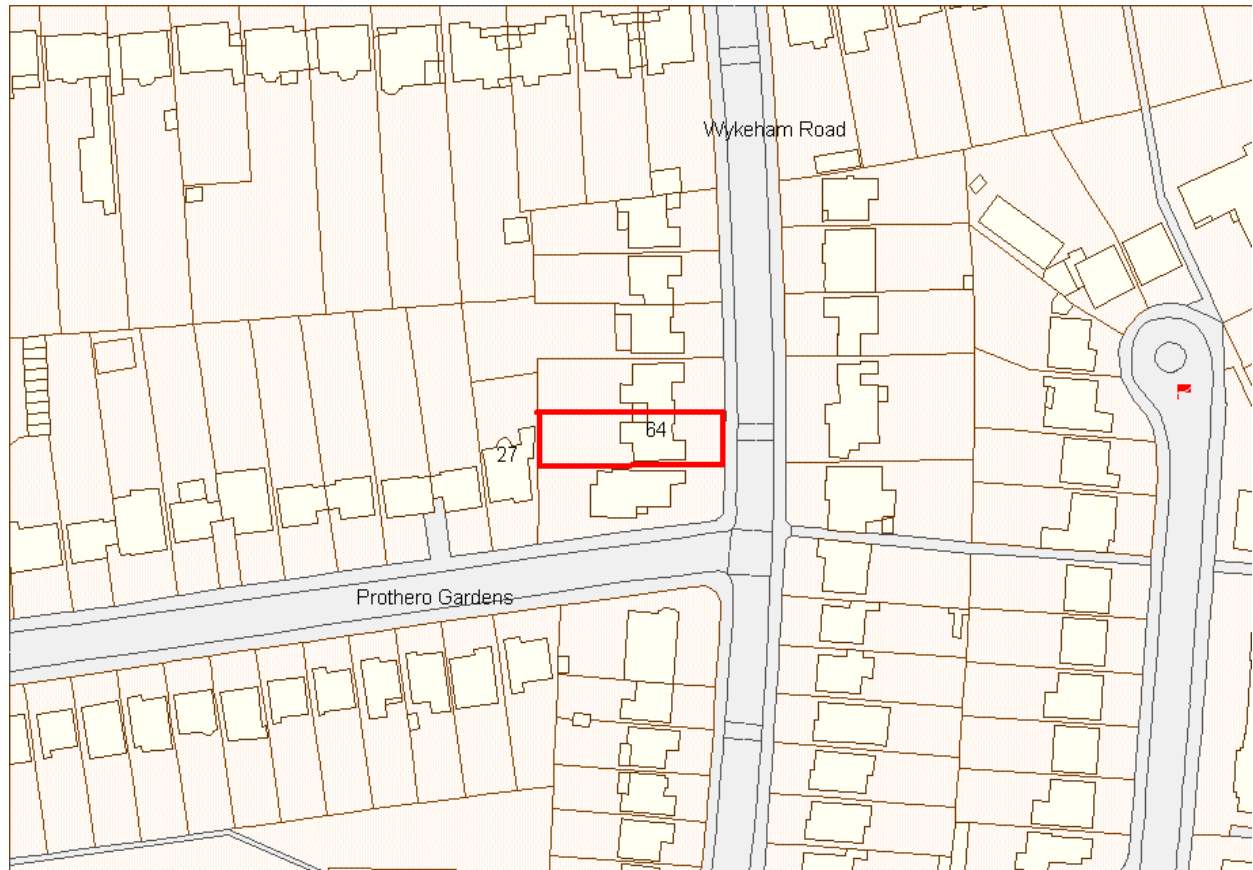
The proposals do not conflict with either Barnet Council's Equalities Policy or the commitments set in our Equality Scheme and supports the council in meeting its statutory equality responsibilities.

5. CONCLUSION

The proposals are considered to be consistent with Council policies and guidelines and can be accommodated without undue impact on the character or appearance of the locality or the residential amenities of occupiers of adjoining properties and are accordingly recommended for APPROVAL.

SITE LOCATION PLAN: 64 Wykeham Road, London, NW4 2ST

REFERENCE: H/02486/11



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LOCATION: 117 Sunny Gardens Road, London, NW4 1SH
REFERENCE: H/02716/11 **Received:** 28 June 2011
WARD(S): Hendon **Accepted:** 28 June 2011
APPLICANT: Mr Mendy Levy **Expiry:** 23 August 2011
PROPOSAL: Extension to roof including rear dormer window, and roof lights to the rear elevation to facilitate a loft conversion. Demolition of existing rear extension. Internal alterations. Conversion of existing single family dwelling into 3 self-contained units.
Final Revisions:

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, site plan, HD-OPT-1/101, HD-OPT-1/100, HD-OPT-1/201, HD-OPT-1/200, HD-OPT-1/202 and HD-OPT-1/203.
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 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.
- 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 Before the development hereby permitted is occupied the parking spaces/garages shown on Plan HD-OPT-1/203 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 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.

- 10 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.

- 11 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.

- 12 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 Education", "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 Mayor's London Plan: July 2011 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, M11, M12, M14, H23, H26, H27, CS2, 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.

ii) The proposal is acceptable for the following reason(s): - The proposed development would be in keeping with the character of the area and would have an acceptable impact on the amenities of the neighbouring occupier and the appearance of the property. It complies with all relevant council policies 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 Any alteration to the existing crossovers or 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 and would be carried out at the applicant's expense. Please note, reinstatement of redundant crossovers, any relocation of street furniture, lighting column or amendments to parking bays affected by the proposed works would be carried out under a rechargeable works agreement by the Council's term contractor for Highway Works. An estimate for this work could be obtained from London Borough of Barnet, Environment and operations Directorate, NLBP, Building 4, 2nd Floor, Oakleigh Road South, London N11 1NP.

1. MATERIAL CONSIDERATIONS

National Planning Policy Guidance/ Statements:

Planning Policy Statement 3: Housing

The Mayor's London Plan: July 2011

Policy 3.5

Relevant Unitary Development Plan Policies:

GBEnv1, GBEnv2, D1, D2, D5, M11, M12, M14, H23, H26, H27, CS2, 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: CS1, CS3 and CS5.
 development management policies: DM01 and DM08.

Relevant Planning History:

Application:	Planning	Number:	H/03448/11
Validated:	26/08/2011	Type:	S63
Status:	REGISTERED	Date:	
Summary:	DEL	Case Officer:	Sally Fraser
Description:	Retention of existing garage in rear garden and lower ground floor extension. Removal of basement windows to front elevation. Installation of a 2 meter fence following removal of existing fence.		

Application:	Planning	Number:	H/01092/11
Validated:	16/03/2011	Type:	192
Status:	DEC	Date:	28/04/2011
Summary:	LW	Case Officer:	Sally Fraser
Description:	Single storey rear extensions. Roof extension including rear dormer window and insertion of rooflights to front elevation.		

Application:	Planning	Number:	H/01157/08
Validated:	29/04/2008	Type:	APF
Status:	DEC	Date:	27/06/2008
Summary:	APC	Case Officer:	Sally Fraser
Description:	Removal of existing first floor structure to rear and erection of first floor rear extension.		

Application: Planning
Validated: 12/06/2009
Status: DEC
Summary: APC
Description: Erection of single storey detached garage to rear.

Number: H/02029/09
Type: APF
Date: 15/03/2010
Case Officer: Sally Fraser

Consultations and Views Expressed:

Neighbours Consulted: 79 Replies: 9 plus 1 petition with 46 signatories
Neighbours Wishing To Speak 2

The objections raised may be summarised as follows:

- traffic/ parking problems
- over intensification of the property
- contrary to the character of the road
- additional noise and disturbance
- use of the building to the rear

Internal /Other Consultations:

- Traffic & Development - no objection

Date of Site Notice: 07 July 2011

2. PLANNING APPRAISAL

Site Description and Surroundings:

The application site is a 2 storey single family semi detached dwelling house.

Proposal:

The applicant requests permission for the conversion of the property into 3 self contained flats, including the addition of a dormer window to the rear, roof lights to the front and the demolition of an existing single storey rear extension.

There would be a 2 bedroom flat on the ground floor, a 2 bedroom flat on the first floor and a 1 bedroom flat on the second floor.

Each flat would have access to garden area to the rear, accessed via a side passage.

The double garage to the rear of the garden would be used by the occupiers of the ground floor flat. There would be 3 parking spaces on the existing hardstanding to the front of the property.

The refuse storage would be located to the rear.

The proposed dormer window would be 1.4m wide and 1.3m high with a flat roof.

Planning Considerations:

Principle of flats

The immediate area contains a mix of single family houses and residential conversions. Number 127 Sunny Gardens Road is used as 3 flats and a number of properties in the immediate vicinity are used as 2 flats. In this context, the conversion of the property into 3 self contained flats is considered acceptable in planning terms and would not harm the character of the area.

The application provides additional residential accommodation, which accords with policy GH1 of the Adopted UDP (2006) as well as the SPD on Sustainable Design and Construction (2007), which indicates that the Council will seek the provision of additional homes through the redevelopment of existing sites.

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.

Concern has been raised over the use of the existing rear garage. The applicant has confirmed that this would be used as parking for the ground floor flat. The overall number of parking spaces proposed for the development is 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.

Policy H26 states that proposals for residential conversions must include suitably enclosed storage areas at the rear of the property. If it is not practical, storage areas at the front or side of the property should be adequately screened so as not to become a dominant feature, and to avoid loss of amenity. The application shows that there will be wheelie bins and recycling boxes which would be sited to the rear of the property.

Appearance of the extensions

The rear dormer window sits well within the roof slope and would not dominate it.

It is acceptable in size and design and complies with council design guidance.

Impact on the neighbouring occupiers

There would be no undue impact on the amenities of the neighbouring occupiers as a result of the extensions.

Whilst there would be some additional comings and goings associated with the

increased intensity of use, this is not uncharacteristic of the area and is not considered to cause undue harm to the neighbouring 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:

- Libraries: £173
- Health: £1,652
- Monitoring: £91.25

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: 117 Sunny Gardens Road, London, NW4 1SH

REFERENCE: H/02716/11



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LOCATION: 14 Raleigh Close, London, NW4 2TA
REFERENCE: H/03393/11 **Received:** 12 August 2011
WARD(S): Hendon **Accepted:** 22 August 2011
Final Revisions: **Expiry:** 17 October 2011
APPLICANT: Mr & Mrs Simons
PROPOSAL: Demolition of existing dwelling and erection of replacement two storey dwelling including rooms in roofspace.

RECOMMENDATION: Approve Subject to Conditions

- 1 The development hereby permitted shall be carried out in accordance with the following approved plans: 01, 02 revision B, 03 revision B, 04 revision B, 05 revision B, 06 Revision B, 12 Revision D, 13 Revision E, 14 Revision E, 15 Revision E, 16 Revision E, Design and Access Statement, 090/SK01, 090/SK02, 090/SK03, 090/SK04, SK_001.
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 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 Other than the first floor balcony to the master bedroom, the flat roof ground floor element 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 north or south 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, D5, H16.

Supplementary Planning Document: Sustainable Design and Construction.

Core Strategy (Publication Stage) 2010: CS5.

Development Management Policies: DM01

- 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.

- 2 If the development is carried out it will be necessary for a crossover to be formed on the footway by the Highway Authority at the applicant's expense and you may obtain an estimate for this work from the Highways Group, Building 4, North London Business Park, London, N11 1NP (telephone 020 8359 3018).

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:

3.5, 7.4 and 7.6.

Relevant Unitary Development Plan Policies:

GBEnv1, GBEnv2, D1, D2, D5, H16.

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 Development Management Policies: DM01

Relevant Planning History:

Site Address:	14 Raleigh Close, London, NW4 2TA
Application Number:	04534/09
Application Type:	Householder
Decision:	Approve with conditions
Decision Date:	25/01/2010
Appeal Decision:	No Appeal Decision Applies
Appeal Decision Date:	No Appeal Decision Date exists
Proposal:	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.
Case Officer:	Matthew Corcoran

Site Address: 14 Raleigh Close, London, NW4 2TA
Application Number: H/01912/11
Application Type: Full Application
Decision: Approve with conditions
Decision Date: 15/07/2011
Appeal Decision: No Appeal Decision Applies
Appeal Decision Date: No Appeal Decision Date exists
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.**
Case Officer: Matthew Corcoran

Consultations and Views Expressed:

Neighbours Consulted: 47 Replies: 7
Neighbours Wishing To Speak 0

The objections raised may be summarised as follows:

- House would be too big and bulky
- Loss of light
- Too close to fence
- Facing windows should be obscure glazed
- Should be re-built as a semi-detached house
- Fenestration would not match with neighbour
- Neighbouring residents are elderly, some are disabled and therefore are more likely to be impacted from the development
- Noise and disturbance during construction, encroachment from lorries

Internal /Other Consultations:

- Traffic & Development - No objection

Date of Site Notice: 25 August 2011

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:

The proposal is essentially the same as approved under reference H/01912/11 '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.' for except for the following amendments:

- The proposal would include demolition of the existing building
- Addition of rear balcony at first floor level with 1.8m high timber screens to either side.
- Addition of rooflight to single storey element nearest Cadogan Court
- Omission of ground floor window on the side of the property nearest Cadogan Court
- Revised siting of rear dormers and additional rooflight to rear elevation
- Alterations to front ground floor window and porch

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 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.

Impact on neighbouring amenity

The additional balcony would face rearwards towards the community centre. The balcony would be sited approximately 35m away from the community centre and would be flanked by timber screens to either side. It is not considered that it would result in a harmful level of overlooking of neighbouring occupiers.

The alterations to the fenestration are not considered to harmfully impact neighbouring visual or residential amenity. The additional rooflights are not

considered to harmfully impact neighbouring occupiers in terms of loss of privacy. The footprint of the building is the same as approved under previous application H/01912/11.

It is considered that the proposals would not harmfully impact neighbouring amenity.

Impact on character and appearance of the streetscene and general locality.

The application is similar to that approved under application H/01912/11. There are alterations to fenestration and the siting of dormers, however these are considered acceptable in terms of their impact on the appearance of the property.

It is not considered that the fact that the property would be demolished in itself would warrant refusal of the application.

Overall, the proposal is considered to have an acceptable impact on the character and appearance of the wider locality.

3. COMMENTS ON GROUNDS OF OBJECTIONS

Generally addressed in main report.

Facing windows should be obscure glazed

Should be re-built as a semi-detached house - This would be the case,

Fenestration would not match with neighbour - This is not considered reason to refuse the application.

Neighbouring residents are elderly, some are disabled and therefore are more likely to be impacted from the development - This is noted, whilst it is accepted that some residents may be disabled it is not considered that any impact on their living conditions from the development would be materially harmful.

Noise and disturbance during construction, encroachment from lorries - These are not material planning considerations

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.

It is noted that a number of neighbouring residents are elderly and/or disabled. It is noted that one resident has commented that they are partially sighted and more likely to be affected by loss of light. Whilst these comments are noted, having assessed the application, it is not considered that any of these groups would be significantly disadvantaged by the approval of the application.

5. CONCLUSION

APPROVAL is recommended.

SITE LOCATION PLAN: 14 Raleigh Close, London, NW4 2TA

REFERENCE: H/03393/11



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