

<u>MEETING</u> WEST AREA PLANNING SUB-COMMITTEE
<u>DATE AND TIME</u> Monday 05 December 2011 AT 6.30PM
<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 – 100
7.	ANY OTHER ITEMS THAT THE CHAIRMAN DECIDES ARE URGENT	

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LONDON BOROUGH OF BARNET

West Area Planning Sub-Committee

Monday 05 December 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

H/03508/11

Edgware

Page 1 – 5

20 Campbell Croft, Edgware, Middx, HA8 8DS

Extension to roof including rear dormers and roof lights to the front to facilitate a loft conversion for first floor flat.

Approve Subject to Conditions

F/04316/11

Golders Green

Page 6 – 31

Carmelite Monastery, 119 Bridge Lane, London, NW11 9JT

Conversion of Monastery Building into 27 self-contained flats, alterations and extensions to roof including additional dormer windows to each elevation, retention of the Gatehouse; erection of 5 two storey (plus rooms in basement and roofspace) detached houses and erection of 2 x two storey (with rooms in the roofspace) detached buildings to provide a total of 13 self-contained flats. Provision of surface car-parking and cycle parking. Associated landscaping.

Approve Subject to S106

F/03498/11

Garden Suburb

Page 32 – 37

45 Hampstead Way, London, NW11 7DY

Conversion of garage into habitable room. Single storey rear extension, including new timber painted windows with leaded window lights. Replacement to side timber gate with new archway brickwork. Installation of new flat roof between existing garage and kitchen. Erection of new cantilevered lead roof canopy over front door. Alterations to rear fenestration.

Approve Subject to Conditions

F/03572/11

Garden Suburb

Page 38 – 49

Gaywoods, 29 Winnington Road, London, N2 0TP

Erection of a single family dwelling house comprising of basement, ground, first, second and third floor including rooms in roofspace. Associated parking.

Approve Subject to Conditions

F/03573/11

Garden Suburb

Page 50 – 56

Gaywoods, 29 Winnington Road, London, N2 0TP

Demolition of existing dwelling house.
CONSERVATION AREA CONSENT

Approve Subject to Conditions

F/04114/11

Garden Suburb

Page 57 – 65

60 Erskine Hill, London, NW11 6HG

Excavation of new basement area including associated lightwell to side.

Approve Subject to Conditions

F/04556/11

Garden Suburb

Page 66 – 72

16 Aylmer Road, London, N2 0BX

Submission of details of conditions 11 (Landscaping) & 17 (Turning Spaces and Car Parking) pursuant to planning permission C17308/07 dated 08/01/08.

Approve

H/04389/11

Hale

Page 73 – 78

12 Langley Park, London, NW7 2AA

Conversion of garage into habitable room ancillary to main house.

Approve Subject to Conditions

H/03479/11

Hendon

Page 79 – 85

33 Church Road, London, NW4 4EB

Retention of single storey rear extension for use as restaurant and store and flue.

Approve Subject to Conditions

H/03023/11

Hendon

Page 86 – 92

41 Church Road, London, NW4 4EB

Retention of single storey rear extension.

Approve Subject to Conditions

H/02882/11

West Hendon

Page 93 – 100

137 Station Road, London, NW4 4NJ

Conversion of property into 3 self-contained flats including roof extensions involving side and rear dormer windows to facilitate further rooms in roofspace.

Approve Subject to Conditions

LOCATION: 20 Campbell Croft, Edgware, Middx, HA8 8DS
REFERENCE: H/03508/11 **Received:** 18 August 2011
Accepted: 18 August 2011
WARD(S): Edgware **Expiry:** 13 October 2011
Final Revisions:

APPLICANT: R & S Investment Properties
PROPOSAL: Extension to roof including rear dormers and roof lights to the front to facilitate a loft conversion for first floor flat.

RECOMMENDATION: Approve Subject to Conditions

- 1 The development hereby permitted shall be carried out in accordance with the following approved plans: 11 1975/1 and 11 1975/2D.
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 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.
- 5 The use of the extension hereby permitted shall at all times be ancillary to and occupied in conjunction with the main flat and shall not at any time be occupied as a separate unit.
Reason:
To ensure that the development does not prejudice the character of the locality and the amenities of occupiers of adjoining residential properties.
- 6 Before the development hereby approved is commenced, sound insulation shall be installed in the floor of the living room which is above the ground floor bedroom of flat 19. As such, a copy of the Pre-completion Sound Insulation Test Certificate of Part E of the Building Regulations 2000 (or any subsequent amendment in force at the time of implementation of the permission) shall be submitted to the Local Planning Authority and shall indicate at least 3 decibels above the Performance Standard.
Reason:
To protect the amenities of future and neighbouring residential occupiers.

INFORMATIVE(S):

- 1 The reasons for this grant of planning permission or other planning related decision are as follows: -
 - i) The proposed development accords with strategic planning guidance and policies as set out in The 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 and H27 and

Design guidance note 5: Extensions to houses, and:

Core Strategy (Publication Stage) 2010: CS5

ii) The proposal is acceptable for the following reason(s): - The proposed development would have an acceptable impact on the amenities of the neighbouring occupiers and the appearance of the property and the street scene. It complies with all relevant council policy and design guidance.

1. MATERIAL CONSIDERATIONS

Relevant Unitary Development Plan Policies:

GBEnv1, GBEnv2, D1, D2, D5 and H27 and
Design guidance note 5: Extensions to houses

Core Strategy (Publication Stage) 2010

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

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

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

Relevant Core Strategy Policies: CS5

Development Management Policies: DM01

Relevant Planning History:

None

The dormer windows would be visible from Campbell Croft. The property directly to the south of the site, 21 Campbell Croft, also has front dormer windows. Given this context and given the appropriate size and design of the dormer windows, it is considered that there would be no undue impacts on the character of the street scene as a result of the proposal.

Impact on the neighbouring occupiers

It is considered that the occupiers of numbers 17, 18 and 19 Campbell Croft, within the block, would not be unduly affected by the proposal. The location of the dormer windows are such that there would be no loss of light to any occupier and the modest size of the dormer windows ensures that there would be no undue impacts on the visual amenities of the residents, nor would there be any loss of privacy caused.

No additional bedrooms are proposed and it is not anticipated that the development would provoke any undue additional noise and disturbance. Adequate sound proofing between the proposed living room at first floor and the bedroom below, secured by condition, would ensure that there would be no undue noise disturbance to the occupiers.

As no additional units are being created, it is not anticipated that the development would create any additional pressure on on-street parking in the area.

3. COMMENTS ON GROUNDS OF OBJECTIONS

Mainly addressed above.

The grant of planning permission is not an automatic right to built. Other consents, including landlords consent, may be required.

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: 20 Campbell Croft, Edgware, Middx, HA8 8DS

REFERENCE: H/03508/11



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LOCATION: Carmelite Monastery, 119 Bridge Lane, London, NW11 9JT
REFERENCE: F/04316/11 **Received:** 20 October 2011
Accepted: 20 October 2011
WARD(S): Golders Green **Expiry:** 19 January 2012

Final Revisions:

APPLICANT: Berkeley Homes (Three Valleys) c/o Savills
PROPOSAL: Conversion of Monastery Building into 27 self-contained flats, alterations and extensions to roof including additional dormer windows to each elevation, retention of the Gatehouse; erection of 5 two storey (plus rooms in basement and roofspace) detached houses and erection of 2 x two storey (with rooms in the roofspace) detached buildings to provide a total of 13 self-contained flats. Provision of surface car-parking and cycle parking. Associated landscaping.

RECOMMENDATION: Approve Subject to S106

Subject to a Section 106 Agreement

RECOMMENDATION I:

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

- 1 Paying the council's legal and professional costs of preparing the Agreement and any other enabling agreements;
- 2 All obligations listed below to become enforceable in accordance with a timetable to be agreed in writing with the Local Planning Authority;
- 3 **Education Facilities (excl. libraries) £200,113.00**
A contribution towards the provision of Education Facilities in the borough.
- 4 **Libraries (financial) £6,991.00**
A contribution towards Library Facilities and Resources in the borough
- 5 **Health £46,023.00**
A contribution towards Health Facilities and Resources in the borough
- 6 **Monitoring of the Agreement £4,563.00**
Contribution towards the Council's costs in monitoring the obligations of the agreement. (As this is a large contribution with a total between £250,001 to £500,000, a monitoring fee of 2% will be required in accordance with the adopted Supplementary Planning Document for "Planning Obligations")
- 7 **Affordable Housing (units) £0.00**
Provision of 13 affordable housing units on the site, split up into the following types:
 - i) Social Rented Accommodation:
 - 1 x 2 bedroom (4 person)
 - 6 x 3 bedroom (6 person)
 - 1 x 4 bedroom (8 person)
 - ii) Intermediate Accommodation:
 - 2 x 2 bedroom (4 person)
 - 3 x 3 bedroom (6 person)
- 8 **Highways Improvement (local to the site) £5,000.00**
A contribution towards local highway improvements within the vicinity of the development by carrying out consultation and implementation of waiting

- restrictions in Bridge Lane and Harmony Close.
- 9 Public Transport £10,000.00**
A contribution towards the cost of required changes / improvements to public transport provision within the borough.
- 10 Requirement to submit Travel Plan £5,000.00**
Requirement to submit a Travel Plan for approval by the Council prior to first occupation of the development and the obligation to provide a contribution towards the Council's costs of monitoring the implementation of a Travel Plan.
- 11 Improvements to Public Realm (local) £0.00**
The proposed works on Bridge Lane will need to be concluded and carried out under S278 of the Highways Act including any or all of the following:
i) Provision of Street Furniture (benches, wastebins...etc)
ii) Decluttering
iii) Lighting
iv) Signage
v) Flora
vi) Other 'Character' Enhancements
- 12 Link to another Legal Agreement £0.00**
"Commit to sign an agreement to tie this application with planning reference F/01579/09 that would be prevents harm being caused to the character and appearance of the area. This agreement should confirm that either the previous approval (F/01579/09) or that this current application shall be fully implemented and not a combination of both applications. If planning reference F/01579/09 is built out then this application could not be built. And if this proposal is built then planning reference F/01579/09 could not be built."

RECOMMENDATION II:

That upon completion of the agreement the Assistant Director of Planning and Development Management approve the planning application reference: F/04316/11 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 - 3432.200; Planning Statement - October 2011; Design & Access Statement - September 2011; Addendum Transport Statement - Issue 3: 10 October 2011; Ecological Assessment - September 2011; Bat Survey - September 2011; Heritage Statement - 7 October 2011; Arboricultural Impact Assessment - 26 September 2011; Sustainability Statement - Revision A, October 2011; Plan No's: 2432.201H; 2432.206; 2432.207; 2432.208; 2432.209; 2432.210; 2432.211; 2432.212; 2432.213; 2432.214; 2432.215; 2432.216A; 2432.217A; 2432.218A; 2432.219A; 2432.220A; 2432.221A; 2432.222A; 2432.223A; 2432.224A; 2432.225A; 2432.226A; 2432.227A; 2432.228A; 2432.229A; 2432.230; 2432.231; Site Survey - 119BRIDGELANE-B.DWG.
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 this development is commenced, details of the levels of houses 1 to 5,

affordable blocks 1 and 2, roads, footpaths and amenity areas in relation to adjoining land and highways 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.

- 4 Before the development hereby permitted commences, details of the materials to be used for the external surfaces of houses 1 to 5, affordable blocks A and B and any other buildings hereby permitted 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 Before the works hereby permitted commence on site, the following details shall be submitted to and approved in writing by the Local Planning Authority:

- a) Facing materials (including sample panels of brickwork to be provided)
- b) Roofing materials
- c) Windows, including surrounds
- d) Dormer windows
- e) Rooflights
- f) Chimneys, rainwater goods, external doors
- g) Ventilation and extraction equipment, flues or other terminals
- h) Refuse storage
- i) Lift enclosure
- j) Basement vents
- k) Hard and soft landscaping, including surface treatment
- l) Entrance gates and piers
- m) Walls, fences and railings
- n) Details of boundary treatment between individual houses

The approved details shall be implemented and retained as such thereafter.

Reason: To control the quality of materials and detailing the proposal and ensure that they are a suitable quality to protect or enhance the character of the area.

- 6 The materials to be used in the external surfaces of the monastery building shall match those used in the existing building unless otherwise agreed in writing by the local planning authority.

Reason:

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

- 7 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.

- 8 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.

- 9 Before the residential units hereby permitted are occupied the following windows 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:
- First floor side elevation kitchen window of affordable block A facing house 2;
 - First and second floor windows of affordable block A facing Princes Park Avenue;
 - All first and second floor side elevation windows of houses 1, 2, 3, 4 and 5;
 - All windows facing the courtyard in monastery flats M7, M8, M16 and M17.

Reason:

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

- 10 Notwithstanding the provisions of any development order made under Section 59 of the Town and Country Planning Act 1990 (or any order revoking and re-enacting that Order) the building(s) hereby permitted shall not be altered or extended in any manner whatsoever without the prior specific permission of the Local Planning Authority.

Reason:

To ensure that the development does not prejudice the character of the locality and the enjoyment by existing and/or neighbouring occupiers of their properties.

- 11 Notwithstanding the provisions of any development order made under Section 59 of the Town and Country Planning Act 1990 (or any Order revoking and re-enacting that Order), the following operation(s) shall not be undertaken without the prior specific permission of the Local Planning Authority involving the erection of fences and sheds onto any part of the site.

Reason:

To ensure that the development does not prejudice the character of the locality.

- 12 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.

- 13 Part 1

Before development commences other than for investigative work:

- a. A desktop study shall be carried out which shall include the identification of previous uses, potential contaminants that might be expected, given those uses, and other relevant information. Using this information, a diagrammatical representation (Conceptual Model) for the site of all potential contaminant sources, pathways and receptors shall be produced. The

desktop study and Conceptual Model shall be submitted to the Local Planning Authority. If the desktop study and Conceptual Model indicate no risk of harm, development shall not commence until approved in writing by the Local Planning Authority.-

- b. If the desktop study and Conceptual Model indicate any risk of harm, a site investigation shall be designed for the site using information obtained from the desktop study and Conceptual Model. This shall be submitted to, and approved in writing by, the Local Planning Authority prior to that investigation being carried out on site. The investigation must be comprehensive enough to enable:-
- a risk assessment to be undertaken,
 - refinement of the Conceptual Model, and
 - the development of a Method Statement detailing the remediation requirements.

The risk assessment and refined Conceptual Model shall be submitted, along with the site investigation report, to the Local Planning Authority.

- c. If the risk assessment and refined Conceptual Model indicate any risk of harm, a Method Statement detailing the remediation requirements, using the information obtained from the site investigation, and also detailing any post remedial monitoring shall be submitted to, and approved in writing by, the Local Planning Authority prior to that remediation being carried out on site.

Part 2

Where remediation of contamination on the site is required completion of the remediation detailed in the method statement shall be carried out and a report that provides verification that the required works have been carried out, shall be submitted to, and approved in writing by the Local Planning Authority before the development is occupied.

Reason:

To ensure the development can be implemented and occupied with adequate regard for environmental and public safety.

- 14 Before the development hereby permitted commences on site, details of all extraction and ventilation equipment shall be submitted to and approved by the Local Planning Authority and implemented in accordance with agreed details before the use is commenced.

Reason:

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

- 15 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.

- 16 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.

- 17 Before this development is commenced details of the location, extent and depth of all excavations for drainage and other services in relation to trees on the site

shall be submitted and approved in writing by the Local Planning Authority and the development carried out in accordance with such approval.

Reason:

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

- 18 No site works or works on this development shall be commenced before temporary fencing has been erected around existing tree(s) in accordance with details to be submitted and approved in writing by the Local Planning Authority. This fencing 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.

- 19 No siteworks or works on this development shall be commenced before a method statement detailing precautions to minimise damage to trees in accordance with Section 7 of British Standard BS5837: 2005 *Trees in relation to construction - Recommendations* expanding on the principles set out in the Tim Moya Associates Arboricultural Impact Assessment and Appendices 270913-PD-01a April 2009 (as amended) 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.

- 20 No development or other operations shall commence on site in connection with the demolition and development hereby approved until a detailed tree felling / pruning specification has been submitted to and approved in writing by the local planning authority and all tree felling and pruning works shall be carried out in full accordance with the approved specification and the British Standard 3998: 1989 *Recommendation for Tree Works* (or as amended).

Reason:

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

- 21 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.

- 22 The level of noise emitted from any plant hereby approved shall be at least 5dB(A) below the background level, as measured from any point 1 metre outside the window of any room of a neighbouring residential property.

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

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

- 23 Before development commences, a report should be carried out by a competent acoustic consultant and submitted to the Local Planning Authority for approval,

that assesses the likely noise impacts from the development of the ventilation/extraction plant. The report shall also clearly outline mitigation measures for the development to reduce these noise impacts to acceptable levels.

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

Reason:

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

- 24 The dwelling(s) shall achieve a Code Level 4 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 4 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).

- 25 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 within the monastery building.

Reason:

To protect the amenities of future and neighbouring residential occupiers.

- 26 Before the development hereby permitted is occupied, details of eight visitors car parking spaces shall be provided and marked out within the site in accordance with a scheme to be submitted to and approved in writing by the Local Planning Authority and that these areas shall not thereafter be used for any purpose other than for the parking of visitors' vehicles.

Reason:

To ensure that parking and associated works are provided in accordance with the council's standards in the interests of pedestrian and highway safety and the free flow of traffic.

- 27 Before the development hereby permitted is occupied the parking spaces shown on Drawing PL(03)1001 Rev. C, PL(03)1002 Rev. A shall be provided and shall not be used for any purpose other than parking of vehicles in connection with the approved development.

Reason:

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

- 28 Before the development is occupied the Travel Plan shall be submitted to and approved by the Local Planning Authority. This should include the appointment of a Travel Plan coordinator. The Travel plan should be reviewed annually in

accordance with the target set out in the Travel Plan.

Reason:

To encourage the use of sustainable forms of transport to the site in accordance with policies GSD and M3 of the London Borough of Barnet Adopted Unitary Development Plan 2006.

- 29 No site works or works on this development including demolition or construction work, shall commence until a Construction and Traffic Management Plan have been submitted to and approved in writing by the Local Planning Authority. All works must be carried out in full accordance with the approved details 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.

- 30 Prior to occupations the highway improvement works to facilitate the development shall be completed in accordance with the details agreed and approved by the highway authority and the works shall be concluded under Section 278 of the highways Act 1980.

Reason:

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

- 31 No siteworks or works on this development shall be commenced before a Landscape Management Plan for all landscaped areas for a minimum period of 10 years, including details of long term design objectives, management responsibilities, maintenance schedules, and replacement planting provisions for existing retained trees and trees or shrubs to be planted as part of the approved landscaping scheme, is submitted to and approved in writing by the Local Planning Authority and the development shall be carried out in accordance with such approval.

Reason:

To ensure a satisfactory appearance to the development.

- 32 Before any of the residential units hereby approved are occupied, a site management scheme including details of refuse collection shall be submitted to and approved in writing by the Local Planning Authority.

Reason:

To ensure that the impact of the development on the character of the area and amenity remains acceptable.

- 33 The basements approved as part of the houses shall at all times be ancillary to and occupied in conjunction with the main houses 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 (2006).

In particular the following polices are relevant:

Adopted Barnet Unitary Development Plan (2006): GSD, GBEnv1, GBEnv2,

GBEnv3, GParking, GH3, Env13, D1, D2, D3, D4, D5, D11, D13, HC15, M4, M5, M7, M10, M11, M12, M13, M14, H2, H5, H16, H17, H18, H20, H21, O17, CS2, CS8, CS13, IMP1 & IMP2.

Core Strategy (Publication Stage) 2010:

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

The Community Infrastructure Levy Regulations 2010

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

Having taken all material considerations into account, the residential use is appropriate for the building and will restore this building to a high architectural quality. This provision is considered acceptable and is secured through the section 106 agreement. The number of units proposed is the result of achieving a good amount of affordable units on site whilst balancing the issues of conservation on site. Subject to a number of conditions to control the quality of materials and detailing the proposal would preserve the character of the conservation area. The character of the main locally listed building will be preserved. The proposed development partly due to the high quality of the landscaped areas would provide sufficiently high standards of amenity for future occupiers of the site. The proposals are acceptable on highways grounds. The proposed building would meet the council's sustainable objectives.

2 A Planning Obligation under Section 106 of the Town & Country Planning Act 1990 (as amended) relates to this permission.

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 If it is considered necessary for refuse vehicles to enter the site then the development access road will need to be designed and constructed to adoptable standards to allow refuse vehicles to enter and turn around within the site.

Unrestricted access must be available to the refuse collection team on the day of the collection. Any issues regarding refuse collection should be referred to the Cleansing Department.

5 If the development is carried out it will be necessary for any existing redundant vehicular crossover(s) to be reinstated to footway by the Highway Authority at the applicant's expense. You may obtain an estimate for this work from the Chief Highways Officer, Building 4, North London Business Park (NLBP), Oakleigh Road South, London N11 1NP.

6 LB Barnet is promoting the use of Online Travel Plan Builder.

Barnet Travel Plan Builder is Online package. It is easy to use and will help you construct your travel plan efficiently. All you have to do is input the information

when you are prompted and at the end you will have your site specific travel plan. The travel plan is broken down into manageable chunks and progress is saved in incremental stages.

It can also be reviewed and modified at any stage up until it's submitted. Submission can be done on-line or Traffic & Development Section, Building 4, North London Business Park (NLBP), Oakleigh Road South, London N11 1NP.

- 7 You are advised that the Metropolitan Police made the following comments:
Lighting: The entire development should be lit to BS 5489. Good lighting provision will influence potential criminal behaviour and should reduce any fear of crime experienced by both residents and visitors alike. The following areas must be illuminated: The main vehicular and pedestrian entrances areas, all footpaths, roads, car parking spaces (surface and basement) and all amenity spaces.

All lighting should be automatically controlled by photo-electric cells or timer switches. Fittings and wiring should be vandal resistant.

Doors & Windows: All of the doors (which include all external, communal and final exit doors of each apartment) and windows used within the new development sections should be designed and manufactured to a high standard in terms of security. The police preferred standard for doors is: PAS 24: 2007. The police preferred standard for windows is BS 7950: 1997. Both standards refer to `enhanced security` features and if installed correctly will reduce the risk of forced entry. All of the glazing panels in both the doors and windows of all units at ground floor level and those above ground floor that are easily accessible should preferably be Laminated glass. Laminated glass is a security glass and is more resistant to forced intrusion than the more commonly used toughened glass.

Some general points that should be considered to reduce criminal opportunity: All of the perimeter / boundary features within the entire development, (including the individual side / rear gardens of the 5 detached houses) i.e. walls, railings or fencing, should be built to a height of at least 1.8 m. This should deter and reduce the risk of easy access by intruders. The addition of 300-400mm high wooden trellis along the top of any fencing or wall would improve security even more. The provision of the cycle storage areas on site is a good feature given the high incidence of cycle theft throughout the borough. The racks or other anchorage points provided should be of a robust design so as to encourage the use of these facilities and reduce the risk of theft. Access into the basement car park should be controlled by either a barrier or gate which should be strictly controlled by only those authorised to use this facility.

Both pedestrian and vehicular access into the development from Harmony Close should be controlled. The principle of defensible space should be considered in reference to the ground floor apartments within the actual monastery building. The semi public space of the amenity areas should not directly abut the private space of the apartments. Poor design here will increase the risk of crime, particularly burglary.

Finally the main principles of the Association of Chief Police Officers crime reduction scheme: Secured By Design should be considered here as in all built environments across Barnet borough. All interested parties involved in this development may obtain full details of the scheme at: www.securedbydesign.com

- 8 In complying with the contaminated land condition parts 1 and 2:

a) Reference should be made at all stages to appropriate current guidance and codes of practice at January 2006 this would include:

1) The Environment Agency CLR Guidance documents; 2) Planning Policy Statement 23 Planning and Pollution Control; 3) PPS23 Annex 2 Development On Land Affected By Contamination; 4) BS10175:2001 Investigation of potentially contaminated sites – Code of Practice; 5) The Environment Agency (2001) Secondary Model Procedure for the Development of Appropriate Soil Sampling Strategies for Land Contamination; 6) Guidance for the safe development of housing on land affected by contamination, Environment Agency R&D Publication 66.

b) Clear site maps should be included in the reports showing previous and future layouts of the site, potential sources of contamination, the locations of all sampling points, the pattern of contamination on site, and to illustrate the remediation strategy.

c) All raw data should be provided in a form that can be easily audited and assessed by the council. (e.g. trial pit logs and complete laboratory analysis reports)

d) Details as to reasoning, how conclusions were arrived at and an explanation of the decisions made should be included. (e.g. the reasons for the choice of sampling locations and depths).

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

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

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

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

- 10 For the avoidance of doubt, the supporting documents graded planning permission only relates solely to the information text and not plans included within these documents which differ from the approved planning numbers following amendments being received for this proposal.

RECOMMENDATION III

That if an agreement has not been completed by 19/01/2012, that unless otherwise agreed in writing, the Assistant Director of Planning and Development Management should REFUSE the application F/04316/11 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".

2. No undertaking has been given by the developer to address the required levels of affordable housing to be provided on site, contrary to policy H5 of the Barnet Adopted Unitary Development Plan (2006) and Adopted Supplementary Planning Document on Affordable Housing (2007).
3. The Development would require works to improve and adapt the highway in the vicinity of the site and no formal undertaking has been given to meet the costs of these works to the detriment of highway and pedestrian safety and the free flow of traffic contrary to policies M7, M10, M11, M12, M13, IMP1 and IMP2 of Barnet's Adopted Unitary Development Plan 2006.

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 Community Infrastructure Levy Regulations 2010

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: GSD, GBEnv1, GBEnv2, GBEnv3, GParking, GH3, Env13, D1, D2, D3, D4, D5, D11, D13, HC15, M4, M5, M7, M10, M11, M12, M13, M14, H2, H5, H16, H17, H18, H20, H21, O17, CS2, CS8, CS13, IMP1 & 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.

Supplementary Planning Document for Affordable housing (February 2007), was adopted following public consultation.

The Council 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, DM02, DM03, DM04, DM08, DM10, DM14, DM17.

Relevant Planning History:

Site Address: Carmelite Monastery, 119 Bridge Lane, London, NW11 9JT
Application Number: F/00546/09
Application Type: Full Application
Decision: Withdrawn
Decision Date: 23/04/2009
Appeal Decision: No Appeal Decision Applies
Appeal Decision Date: No Appeal Decision Date exists
Proposal: **Conversion of Monastery Building into 29 self-contained flats, including a three storey extension within the courtyard area, alterations and extensions to roof including additional dormer windows to each elevation. Erection of 5 two storey (plus rooms in basement and roofspace) detached houses and erection of 2 x two storey (with rooms in the roofspace) detached buildings to provide a total of 13 self-contained flats. Provision of basement and surface car-parking, basement cycle parking. Associated landscaping. Demolition of lodge building.**
Case Officer: Fabien Gaudin

Site Address: The Lodge Cottage, Carmelite Monastery, 119 Bridge Lane, London, NW11 9JT
Application Number: F/00550/09
Application Type: Conservation Area Consent
Decision: Withdrawn
Decision Date: 23/04/2009
Appeal Decision: No Appeal Decision Applies
Appeal Decision Date: No Appeal Decision Date exists
Proposal: **Demolition of gatekeepers lodge.**
Case Officer: Fabien Gaudin

Site Address: The Lodge Cottage, Carmelite Monastery, 119 Bridge Lane, London, NW11 9JT
Application Number: F/01580/09
Application Type: Conservation Area Consent
Decision: Approve with conditions
Decision Date: 02/07/2009
Appeal Decision: No Appeal Decision Applies
Appeal Decision Date: No Appeal Decision Date exists
Proposal: **Demolition of gatekeepers lodge.**
Case Officer: Fabien Gaudin

Site Address: Carmelite Monastery, 119 Bridge Lane, London, NW11 9JT
Application Number: F/01579/09
Application Type: Full Application
Decision: Migrated Code
Decision Date: 23/07/2009
Appeal Decision: No Appeal Decision Applies
Appeal Decision Date: No Appeal Decision Date exists
Proposal: **Conversion of Monastery Building into 27 self-contained flats, alterations and extensions to roof including additional dormer windows to each elevation. Erection of 5 two storey (plus rooms in basement and roofspace) detached houses and erection of 2 x two**

storey (with rooms in the roofspace) detached buildings to provide a total of 13 self-contained flats. Provision of basement and surface car-parking, basement cycle parking. Associated landscaping. Demolition of lodge building.

Case Officer: Fabien Gaudin

Site Address: Carmelite Monastery, 119 Bridge Lane, London, NW11 9JT

Application Number: F/03410/09

Application Type: Conditions Application

Decision: Approve

Decision Date: 11/11/2009

Appeal Decision: No Appeal Decision Applies

Appeal Decision Date: No Appeal Decision Date exists

Proposal: **Submission of details of Condition 20 (Tree Works - Detailed Specification) pursuant to planning permission F/01579/09.**

Case Officer: Fabien Gaudin

Consultations and Views Expressed:

Neighbours Consulted: 301 Replies: 3
Neighbours Wishing To Speak 1

The objections raised may be summarised as follows:

1. Impact on parking and increased traffic
2. Highways safety and dangerous access road
3. Excessive density of development
4. Loss of amenity including overlooking
5. Noise and disturbance resulting from the number of residential units proposed
6. Insufficient levels of outdoor amenity space for future occupiers
7. Loss of trees
8. Health & safety concerns

Internal /Other Consultations:

Traffic & Development -

The revised proposal is acceptable on highways grounds subject to the highways conditions, informatives, and a total section 106 contribution of £20,000 as shown below is required to facilitate the development.

- A sum of £5,000 is required to carryout consultation and implementation of waiting restrictions in Bridge Lane and Harmony Close;
- A contribution of £10,000 is required towards public transport improvements;
- A sum of £5,000 will be required towards the monitoring of the Proposed Travel Plan;
- The proposed works on Bridge Lane will need to be concluded and carried out under S278 of the Highways Act.

Urban Design & Heritage -

No objection following receiving amendments.

Environmental Health -

No objection

Thames Water Devt Control -
No objection

Metropolitan Police Service (F&GG) -
No objection

Date of Site Notice: 27 October 2011

2. PLANNING APPRAISAL

Site Description and Surroundings:

The application site consists of the Carmelite Monastery and its substantial grounds and is located on and accessed by the western side of Bridge Lane in the Golders Green ward. The site has an additional access from Harmony Close although this is not currently in use. The site has an area of 1.1595 hectare.

The site contains the Carmelite Monastery, founded in 1908. The frontage of the monastery is set-back from Bridge Lane, behind a brick boundary wall with iron gates. The site also contains a two-storey, detached house in stock brick with a slate roof, located close to the main entrance (referred to as the lodge building). A tall, stock brick wall, with substantial buttresses encloses the site. The area around the building is now predominantly residential, although when built the monastery would have been surrounded by open farmland.

Until its closure, the building was one of a small number of remaining Carmelite convents in England. The Carmelite Order has its origins in the early 12th Century centred in on Mount Carmel, Israel. In the mid 15th Century, a formal order of nuns was established, with a constitution providing for a life of prayer, solitude, silence and penance. The late 19th Century saw the beginning of a new wave of Carmels in Britain founded from Paris, the first of which was built in 1878 on a site in Charles Square, Notting Hill, known as the Carmelite Monastery of The Most Holy Trinity. Other Carmels were established in the 20th Century, of which twenty survive and 15 are in England. Unlike Notting Hill, the monastery in Golders Green was founded in 1908 from Lyons. It served a community of Catholics that had been growing in England throughout the 19th Century. The Carmelite nuns were living alongside the Jewish community of Golders Green since 1908.

The monastery building is partially screened from Bridge Lane and from the surrounding housing by a tall brick wall, which provided privacy, whilst creating a sense of tranquillity and serenity for the nuns. The nuns had homeless people come to their door for food on a daily basis, but they did not leave the convent other than for medical reasons. Food and other necessities were delivered to them. The nuns took a vow of silence and only spoke to each other when necessary. The site was vacated by the nuns in 2007, having been purchased by a developer, although it has remained vacant other than for site security staff.

The monastery was designed by D. Powell in the Gothic Revival style. It is built in London stock brick with red brick and stone dressings, with a slate roof. It consists of four ranges built around a central courtyard and has a bell tower in the south-east

corner. Around the courtyard is a stone flagged corridor with large, pointed segmental-arch windows, creating an indoor cloister. The interior of the building is plainly detailed, as might be expected, however, most rooms have original panelled doors, parquet floors, and window shutters. The refectory walls are panelled to dado height and the chapter room has beams across the ceiling supported by carved stone corbels. The chapel is more decorative and has contrasting red brick walls with stone surrounds to the doors, bands of stone on the walls and dark timber roof trusses rising from stone corbels. The stained glass windows in the chapel are later replacements, although the original polished timber floors and benches in the nun's choir survive.

The building appears today, much as it was originally intended and despite some uPVC window alterations, the architectural integrity of the building remains intact and in good order, externally and internally. The building is locally listed

In 2008, the Council designated the site as a conservation area known as the Bridge Lane Conservation Area, however, a High Court decision out ruled this designation.

There are a number of trees protected by Tree Preservation Orders within the site.

Proposal:

The proposal relates to the conversion of the Monastery Building into 27 self-contained flats following alterations and extensions to roof including additional dormer windows to each elevation.

The proposal also includes the retention of the gatehouse to the front of the site by Bridge Lane; and the erection of 5 two-storey (plus rooms in basement and roofspace) detached houses and erection of 2 two-storey (with rooms in the roofspace) detached buildings to provide a total of 13 self-contained flats within the rear of the site.

There will be associated landscaping and it is proposed that the car and cycle parking provision will be provided on the surface.

This application follows the approval of planning permission F/01579/09. This current application differs from the previous approval as follows:

1. changes in the internal conversion of the monastery (whilst retaining the approved number of units at 27)
2. retention of the gatehouse and associated changes to the landscaping at the front of the site resulting in the loss of tree
3. omission of the underground parking and associated access ramp and replacement with surface parking
4. changes to the fenestration to all elevations of the Monastery including the rearrangement of dormer windows and rooflights.

Planning Considerations:

Planning Policy Statement 3 (PPS3) on Housing sets out the Government's strategic

housing policy objectives of creating sustainable, inclusive, mixed communities. Paragraph 20 states that key characteristics of a mixed community are a variety of housing, particularly in terms of a mix of different households such as families with children, single person households and older people. In terms of developing housing density policies, paragraph 46 states that Local Authorities should have regard to the level of housing demand and need in their area, current and future level and capacity of infrastructure, services and facilities, desirability of using land efficiently, current and future levels of accessibility particularly public transport accessibility, the characteristics of the area, and the desirability of achieving high quality, well-designed housing.

Paragraph 50 highlights that “the density of existing development should not dictate that of new housing. If done well, imaginative design and layout of new development can lead to a more efficient use of land without compromising the quality of the local environment”. It states that good design is fundamental to using land efficiently and that good design is facilitated by identifying the distinctive features that define the character of a particular local area. Paragraph 49 however points out that in areas which involve the intensification of the existing urban fabric, careful attention to design is particularly important as more intensive development is not always appropriate.

High quality inclusive design is also a key objective of PPS 1. Other guidance on delivering high quality design includes the 2000 DETR/CABE publication ‘By Design: Urban Design in the Planning System: Towards Better Practice’.

In terms of density, paragraph 8.3.3.16 of the UDP states that “large redevelopment sites, because of their size, can in some locations dictate their own character. However, any development proposal must be acceptable in terms of its impact upon surrounding existing development in terms of its character, design, parking, the street scene and residential amenity.”

The London Plan density matrix, Table 3.2 within the Mayor's London Plan July 2011 provides guidance on appropriate residential densities based on local character and accessibility to public transport (PTAL rating).

The Government is committed to maximising the re-use of previously developed land and empty properties to minimise the amount of green field land being taken for development. The chief objective of Planning Policy Statement 3: Housing (PPS3) is to provide sufficient housing for future needs, ensuring that as many of the new homes as possible are built on previously developed land. The site is a partially previously developed site and on this basis the redevelopment of the site for residential purposes is considered to accord with national, strategic and local planning policy.

PPS3 advocates that local planning authorities should avoid developments which make inefficient use of land (those of less than 30 dwellings per hectare); encourage housing development which makes more efficient use of land (between 30 and 50 dwellings per hectare) and seek greater intensity of development at places with good public transport accessibility such as town, district and local centres. The application site would equate to 38.8 units per hectare.

The proposal would therefore represent an efficient use of partially previously developed land in accordance with national legislation, the London Plan and policy H21 of the adopted UDP.

The density of development has been determined by creating a balance of meeting the requirement of PPS3 and respecting the sensitive setting of the site.

The main issues are considered to be:

1. Change of use and restoration of the monastery building;
2. Whether harm would be caused to the character and appearance of the area and street scene as result of the amendments to planning permission F/01579/09;
3. Impact on the amenity of adjoining properties and future occupiers;
4. Whether the proposal would result in the community incurring extra educational costs that should be met by the developer;
5. Whether the proposal would increase pressures on the services provided by libraries incurring additional costs that should be met by the developer;
6. Whether the proposal would increase the demand for health care facilities incurring extra costs that should be met by the developer.

Change of Use:

It has been established that the lawful use of the site is for the purposes of a monastery which is Sui Generis. This was formally confirmed by the issuing of a certificate of lawfulness by the Council in November 2008 (planning reference F/03677/08). As established within the previously approved application, there are no council or national policies that warrant the retention of such uses and the change of use to residential is not therefore objectionable on the grounds of the loss of a monastery. Also as previously concluded, it is considered that a residential use is appropriate for the building and will restore this building to a high architectural quality and secure the substantial grounds and setting and character of the area.

Amendments to F/01579/09:

Planning Policy Statement 1 (PSS1) makes it clear 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 (paragraph 34). The statement also points out that policies should concentrate on guiding the overall scale, density, massing and height of new development in relation to neighbouring buildings and the local area more generally. It is clear from these points that Central Government views design as a key issue in the assessment of proposals and that the relationship between proposed buildings and existing buildings and spaces is a particularly important aspect of design.

Policy D2 states that the council will encourage development proposals which are based on an understanding of local characteristics, preserve or enhance local character and respect the appearance, scale, bulk, height and pattern of surrounding buildings, surrounding street patterns and the overall character and quality of the area.

The scheme has been devised so that the new buildings are appropriately sited in order to maintain views of the main monastery building. There is a central communal vista that will allow views of the locally listed building to be maintained.

A number of relatively minor revisions have been carried out to the number of rooflights on all elevations on the main monastery building following Local Planning Authority comments. These proposed alterations are now considered appropriate in terms of their design and location.

The proposed houses, which have been designed in a Gothic style to complement the architecture of the monastery, are considered appropriate in terms of their design and size for this sensitive setting. They do not differ from the previously approved houses.

The proposed blocks A and B, as previously advised although still generously sized are considered to be acceptable. They do not differ from the previously approved blocks.

The gatehouse will be retained and its refurbishment together with the increased amount of surface car and cycle parking is considered acceptable.

Since the previous approved application as stated above, the site is no longer the Bridge Lane Conservation Area. In consideration this, the proposed amendments in terms of their design and siting are of a very high standard in line with what would be expected within a conservation area. The amendments would enhance the character and appearance of this part of the Golders Green ward. The achievement of a high quality development will, however, nevertheless be dependent on the use of good quality materials and attention to detail. Consequently, relevant conditions will need to be attached as previously, including submission of details of the facing materials (including sample panels of brickwork to be provided, roofing materials, windows, dormer windows, rooflights, chimneys, rainwater goods, external doors, ventilation and extraction equipment, flues or other terminals, refuse storage, lift enclosure, basement vents, hard and soft landscaping, including surface treatment, entrance gates and piers, walls and railings and details of boundary treatment between individual house.

It must also be acknowledged that since the previous approval, the London Plan July 2011 has been formally adopted and it is considered that the development complies with the plan. The proposed units would all 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.

Impact on the Grounds, Trees and Landscaping:

The London Borough of Barnet (Carmelite Monastery, Bridge Lane and 99 Princes Park Avenue, NW11) Tree Preservation Order 1975 was made on 7th October 1975 and confirmed without modification on 5th March 1976. The Order, which included 13 individual trees and 6 groups (41 trees in total), was made in the light of proposed development at 99 Princes Park Avenue and the monastery land to the rear. Not all of the trees at the former Monastery site were included in the TPO - e.g. the rows of pollarded Poplars around the boundaries were excluded because of their condition

and previous treatment; the orchard was not included because of the exemption provisions applicable at that time in respect of fruit trees.

Since the Tree Preservation Order (TPO) was made, Harmony Close and Meta Worms Court (a block of sheltered residential accommodation) have been developed on the southern part of the former Monastery site, with road access through part of 99 Princes Park Avenue.

In January 2008 planning enforcement investigation was undertaken following a complaint about tree removals at the site. The trees and shrubs that had been removed were not protected (i.e. they had not been included in the TPO) so no Council consent would have been required for their treatment. At the time of investigation, it was also apparent that the formal garden had been partially destroyed - but, again, the Council has no powers of control over such activities. In the circumstances, no further action could be taken by the planning enforcement team in respect of removal of vegetation and damage to the garden.

The garden of the Carmelite Monastery is integral to the character and appearance of the monastery - with the formal garden leading down to the orchard. However, neither the shrubs in the formal garden nor the orchard could be included in a TPO because they did not comprise 'trees' to which TPO protection could apply.

The Carmelite Monastery / Convent is sited on land that in part was known as Grove Wood, and was shown as such on Ordnance Survey maps from 1865 - 94 and 1896 - 1898. The form of the slightly convoluted footpath along the eastern boundary of the Wood / Monastery site is maintained today. It appears from their size and age that some of the Oaks in the grounds may originate from Grove Wood.

The Ordnance Survey extracts from 1912 - 1915 and 1932 - 41 show a terraced area of some 38 metres (125 foot) immediately to the south of the Monastery building without trees, beyond which the grounds are shown with stylised deciduous trees. However, the 1951 - 1971; 1950 - 1965; and 1954 - 1988 Ordnance Survey extracts differentiate more clearly between areas of Orchard and Non Coniferous Trees, there is also a section of grounds in the south-west of the site (on which Meta Worms Court, Harmony Close is now located) on which no trees are shown. The terraced area is shown on the 1951 - 1971; 1950 - 1965; and 1954 - 1988 Ordnance Survey extracts as being laid out with paths - which correspond with the layout set with rose beds, formal pond, sundial, and lawn that existed until January 2008.

Various measures have been outlined to minimise potential tree damage and details have been included in the application documents including no dig construction techniques and sheet piling.

The main alteration from the previous approval involves the loss of the TPO tree to the front of the site to allow of access on to the site and the planting of a replacement tree by the boundary to 117 Bridge Lane with will be conditioned together with a landscaping condition. This loss is regrettable but has to be balanced against the benefits of other changes proposed as part of the application. It is considered that, on balance, the loss of the tree does not warrant refusal for the application.

Sustainability:

The Sustainable Design and Construction SPD states that proposals for such developments need to demonstrate compliance with both the broader sustainable design principles and the specified environmental minimum requirements. Where an applicant considers that certain minimum requirements are not viable or deliverable, they will be expected to demonstrate this through design and feasibility studies.

Like the previously approved application, the applicant has again highlighted their sustainability strategy in this submission as part of an environmental performance statement.

The Council expects that proposals for such developments show how they fully embrace the principles, guidance and minimum requirements set out in the SPD. Any aspect of a proposal which does not fully comply with what is set out in this SPD will need to be fully explained and justified through appropriate feasibility studies.

Sustainable development is a key priority of Central Government and the council. The council's adopted Supplementary Planning Document on Sustainable Design and Construction requires all Major and Large Scale Developments to deliver a minimum of 20% reduction in carbon emissions from total energy needs (heat, cooling and power (including power consumption through occupation)) of the development through on-site generation of renewable energy, together with a commitment to build to Code Level 4 performance against the Code for Sustainable Homes.

Within the previously approved application, the applicant indicated that the requirements for the reduction in Carbon emissions can be met by using a Combined Heat and Power system. The system together with design features would ensure that the scheme meets the council's objectives and requirements. This approved development would achieve a 31% reduction in Carbon emissions. However, within this submission, the applicant has indicated that this current proposal will achieve a 25% reduction in Carbon emissions from all dwellings as stated within the 'Sustainability Statement - Revision A, October 2011'.

it is to be conditioned that this development achieve the Code Level 4 rating of the Code for Sustainable Homes in line with Policy 5.2 of the London Plan July 2011.

Environmental Health Issues:

Following the original comments for the previously approved application there are two changes to the conditions that the Environmental Health team would apply to this application regarding air quality and biomass boilers.

Following further software modelling on the air quality at the site in 2009, the site does not now need mitigation measures for poor air quality.

The Environmental Health team note also that biomass is not being considered for the site (page 8, Sustainability Statement - Revision A, October 2011 refers to the sole use of gas boilers across the site). Therefore, there is no need for a biomass air quality report.

Therefore, the main concern for the site is ground contamination which will need to be addressed through conditions. With regards to noise, there is a relatively low background noise level from traffic, therefore no conditions have been included to cover this except for a condition any site plant.

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 £46,023 and a monitoring fee of 2%.

The highways, education, library services, health facilities & monitoring fee of 2% contributions and the number of a will be required to be secured by Section 106 Agreement. The contributions are necessary, directly relevant and fairly and reasonably related in scale and kind to the development, in accordance with Regulation 122 of The Community Infrastructure Levy Regulations 2010.

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 as the principle of the development has already been approved.

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 residential use is

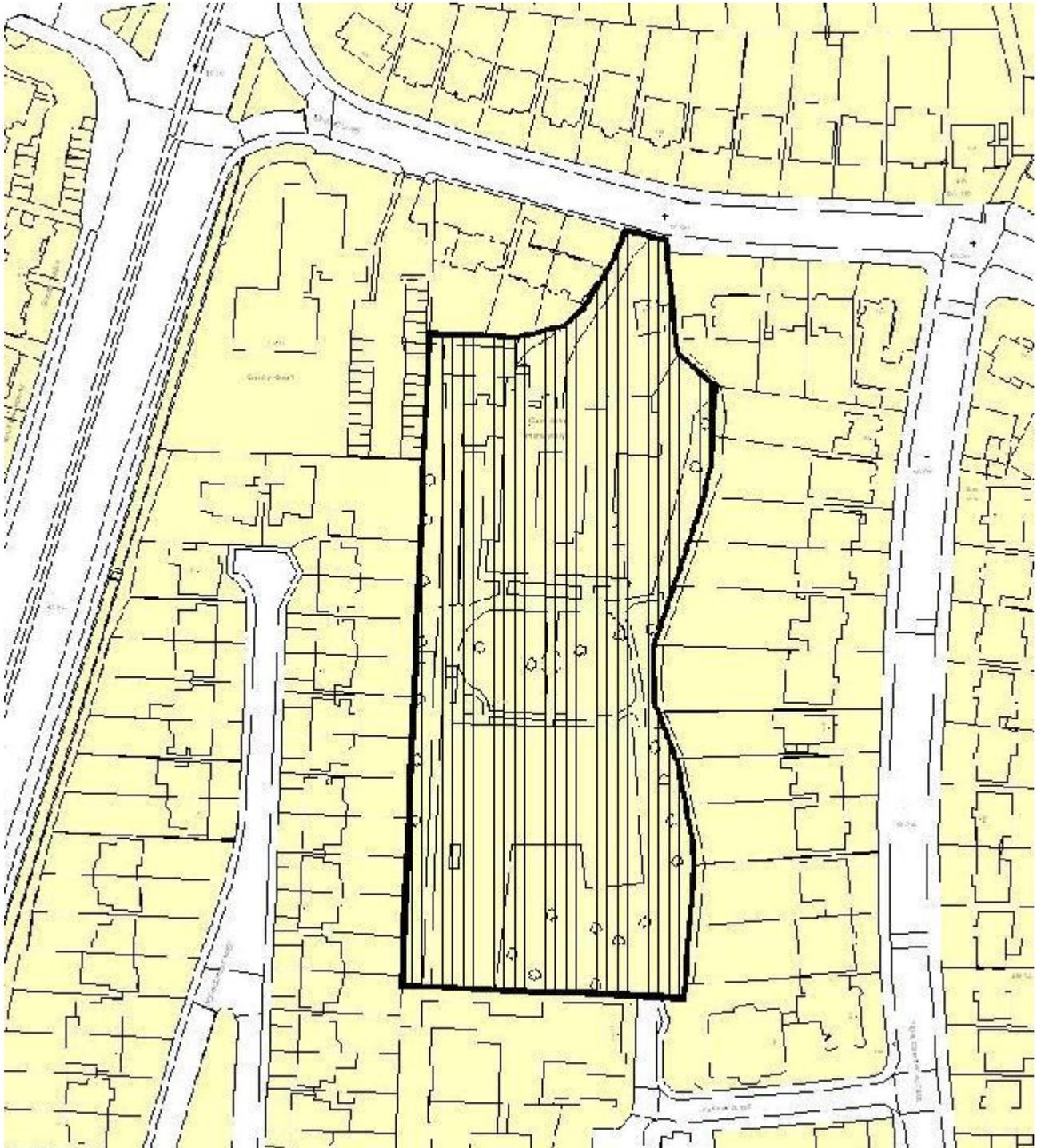
appropriate for the building and will restore this building to a high architectural quality. This provision is considered acceptable and is secured through the section 106 agreement. The number of units proposed is the result of achieving a good amount of affordable units on site whilst balancing the issues of conservation on site. Subject to a number of conditions to control the quality of materials and detailing the proposal would preserve the character of the conservation area. The character of the main locally listed building will be preserved. The proposed development partly due to the high quality of the landscaped areas would provide sufficiently high standards of amenity for future occupiers of the site. The proposals are acceptable on highways grounds. The proposed building would meet the council's sustainable objectives. **APPROVAL** is recommended.

SITE LOCATION PLAN:
NW11 9JT

Carmelite Monastery, 119 Bridge Lane, London,

REFERENCE:

F/04316/11



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LOCATION: 45 Hampstead Way, London, NW11 7DY
REFERENCE: F/03498/11 **Received:** 15 August 2011
Accepted: 15 August 2011
WARD(S): Garden Suburb **Expiry:** 10 October 2011

Final Revisions:

APPLICANT: Trustees of the Lloyd Dorfman Settlement
PROPOSAL: Conversion of garage into habitable room. Single storey rear extension, including new timber painted windows with leaded window lights. Replacement to side timber gate with new archway brickwork. Installation of new flat roof between existing garage and kitchen. Erection of new cantilevered lead roof canopy over front door. Alterations to rear fenestration.

RECOMMENDATION: Approve Subject to Conditions

1 The development hereby permitted shall be carried out in accordance with the following approved plans: A151 Rev: A, A152 Rev: A, A153 Rev: A, A91 Rev: A, A101, A102, A103, A104, A105, Existing Location and Site Plan, Existing North West Elevation, Existing North East Elevation, Existing South West and South East Elevations, Existing Ground Floor Plan, Existing First Floor Plan, Existing Second Floor Plan, Existing Loft Plan and a Design and Access Statement.

Reason:

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

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

Reason:

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

3 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 hereby approved windows shall match the original windows in material and style and be single glazed.

Reason:

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

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: PPS1 and PPS5.

Adopted Barnet Unitary Development Plan (2006): GBEnv1 (Character), GBEnv2 (Design), D1 (Design), D2 (Built Environment / Character), D5 (Outlook), HC1 (Conservation Areas), HC5 (Area of Special Character) and H27 (Extensions to Houses and Detached Buildings). Design Guidance Note 5 - Extensions to houses is also relevant here.

Core Strategy (Publication Stage) 2010:

Relevant policies: CS5, DM01, DM02 and DM06

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

1. MATERIAL CONSIDERATIONS

National Planning Policy Guidance/ Statements: PPS1 and PPS5.

Relevant Unitary Development Plan Policies: GBEnv1 (Character), GBEnv2 (Design), D1 (Design), D2 (Built Environment / Character), D5 (Outlook), HC1 (Conservation Areas) and H27 (Extensions to Houses and Detached Buildings). Design Guidance Note 5 - Extensions to houses is also relevant here.

Core Strategy (Publication Stage) 2010

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

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

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

Relevant Core Strategy Policies: CS 5, DM01, DM02 and DM06.

Relevant Planning History:

Application:	Planning	Number:	F/02539/09
Validated:	16/07/2009	Type:	APF
Status:	DEC	Date:	09/09/2009
Summary:	APC	Case Officer:	David Campbell
Description:	New door and windows to garage. Replacement glazing to loggia. Rear extension to garage linking property to garage. New window to rear of property. Removal of garden shed. Addition of bay window to rear.		

Consultations and Views Expressed:

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

The objections raised may be summarised as follows:

- Reduction in the amount of garden space
- Overlooking and loss of amenity to neighbours
- Not in keeping with the existing building or conservation area
- The resultant building will be too large
- Impact on wildlife
- The plans do not show where the additional cameras will go.
- Loss of the loggia.
- Traffic, access and parking
- Impact on the listed buildings of Reynolds Close
- Loss of the garage

Internal /Other Consultations:

The HGS CAAC have objected to the application for the following reasons:

- Loss of the garage.
- The rear extension is over fenestrated.
- The archway to the side should match the neighbour.
- The canopy over the front door should be lower.

The application was deferred from the November 2011 West Area Planning Sub-Committee in order for Members of the committee to undertake a site visit.

2. PLANNING APPRAISAL

Site Description and Surroundings: The property is a single family residential dwelling house in the Hampstead Garden Suburb Conservation Area.

Proposal: The application seeks consent for the conversion of garage into habitable room, a single storey rear extension, including new timber painted windows with leaded window lights, replacement to side timber gate with new archway brickwork, installation of new flat roof between existing garage and kitchen, erection of new cantilevered lead roof canopy over front door and alterations to rear fenestration.

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

The differences between the current and previously approved applications are as follows:

- The rear infill extension
- Removal of the rear bay window
- Alterations to the glazing
- The proposed extension to the front
- The new archway and side gate
- The new canopy

It is considered that the rear extension linking the main property to the garage is acceptable and will be in keeping the character of the property, the conservation area and will not give rise to any loss of amenity to any neighbouring property. The extension at the front linking the garage to the main property is also considered to be acceptable. The proposed extensions respect the dimensions and general principles set in the HGS Design Guidance and would result in a subordinate additions to the application site.

The new doors and windows, replacement of the new archway, side timber gate and new canopy of the front door are all also considered to be acceptable, as they are considered to be compatible with neighbouring properties. The CCTV cameras have been removed from the application. The glazing on the application are in place of existing glazing or previously approved glazing. It is not therefore considered that the application could be refused on the grounds of overlooking.

The application has been amended since it was first submitted to address the comments made by CAAC. It is considered that the amendments are acceptable and can be approved. The CCTV cameras have been removed from the application. It is not considered that the application could be refused on loss of the garage as this was previously approved under application F/02539/09.

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

3. COMMENTS ON GROUNDS OF OBJECTIONS

Most of the grounds of objection have been addressed in the main report. the others have been addressed below:

- It is not considered that the reduction in the amount of garden space or impact on wildlife are reasons to refuse the application.
- It is also not considered that the application will prejudice highway safety or convenience.
- It is not considered that the application will negatively impact the listed buildings of Reynolds Close.

4. EQUALITIES AND DIVERSITY ISSUES

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

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

5. CONCLUSION

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

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

SITE LOCATION PLAN: 45 Hampstead Way, London, NW11 7DY

REFERENCE: F/03498/11



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LOCATION: Gaywoods, 29 Winnington Road, London, N2 0TP
REFERENCE: F/03572/11 **Received:** 19 August 2011
Accepted: 19 August 2011
WARD(S): Garden Suburb **Expiry:** 14 October 2011
Final Revisions:

APPLICANT: Mr C Lewisohn
PROPOSAL: Erection of a single family dwelling house comprising of basement, ground, first, second and third floor including rooms in roofspace. Associated parking.

RECOMMENDATION: Approve Subject to Conditions

- 1 The development hereby permitted shall be carried out in accordance with the following approved plans: Drawings 1225/3/p001, 1225/3/p002, 1225/3/p003, 1225/3/p004, 1225/3/p005, 1225/3/p006, 1225/3/p007, 1225/3/p008, 1225/3/p009, 1225/3/d001, 1225/3/d002, 1225/3/d003, a site plan, archive drawings, a Tree Survey, Protective Fencing Details, Method Statement - to demonstrate avoidance of service trenching at rear produced by Broadhurst Clarke Architects and Method Statement - avoidance of disturbance and compaction to root protection zones by Broadhurst Clarke Architects.
Reason:
For the avoidance of doubt and in the interests of proper planning.
- 2 This development must be begun within three years from the date of this permission.
Reason:
To comply with Section 51 of the Planning and Compulsory Purchase Act, 2004.
- 3 Before the development hereby permitted commences, details of the materials to be used for the external surfaces of the building(s) and hard surfaced areas shall be submitted to and approved in writing by the Local Planning Authority. The development shall be implemented in accordance with such details as approved.
Reason:
To safeguard the visual amenities of the locality.
- 4 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.
- 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 commences on site, details of all

extraction and ventilation equipment shall be submitted to and approved by the Local Planning Authority and implemented in accordance with agreed details before the use is commenced.

Reason:

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

- 7 A scheme of hard and soft landscaping, including details of the proposed species and exact planting size and aftercare (maintenance) of the "new semi mature specimen tree" to be planted at the front of the site and existing trees to be retained, shall be submitted to and agreed in writing by the Local Planning Authority before the development, hereby permitted, is commenced.

Reason:

To ensure a satisfactory appearance to the development.

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

Reason:

To ensure a satisfactory appearance to the development.

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

Reason:

To ensure a satisfactory appearance to the development.

- 10 Detailed drawings of all windows, dormer windows, external doors including surrounds, garage doors, eaves, quoins, chimneys and balustrading to the rear basement well/bay window shall be submitted at a scale of 1:10 scale, 1:1 for glazing bars, and approved in writing by the Local Planning Authority before any development hereby permitted is commenced. Development shall be carried out in accordance with the approved plans.

Reason:

To preserve the special character and appearance of the conservation area.

- 11 Detailed drawings of boundary treatment to be used in the development hereby approved shall be submitted to and approved in writing by the Local Planning Authority before any development hereby permitted is commenced.

Development shall be carried out in accordance with the approved details.

Reason:

To preserve the special character and appearance of the conservation area.

- 12 Details of all flues, extract vents, CCTV cameras or air conditioning equipment to be used in the development hereby approved shall be submitted to and approved in writing by the Local Planning Authority before any development hereby permitted is commenced. Development shall be carried out in accordance with the approved details.

Reason:

To preserve the special character and appearance of the conservation area.

- 13 All rainwater goods to be used on the development hereby permitted shall be made of cast iron.

Reason:

- To preserve the special character and appearance of the conservation area.
- 14 All new windows, in the side elevations facing 27 and 31 Winnington 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.
- 15 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 shall be inserted into the new extensions hereby approved without the prior specific permission of the Local Planning Authority.
- Reason:
To protect the privacy and amenity of the adjoining property.
- 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 The level of noise emitted from the ventilation and extraction equipment plant approved under condition 12 shall be at least 5dB(A) below the background level, as measured from any point 1 metre outside the window of any room of a neighbouring residential property.
- If the noise emitted has a distinguishable, discrete continuous note (whine, hiss, screech, hum) and/or distinct impulse (bangs, clicks, clatters, thumps), then it shall be at least 10dB(A) below the background level, as measured from any point 1 metre outside the window of any room of a neighbouring residential property.
- Reason:
To ensure that the proposed development does not prejudice the amenities of occupiers of neighbouring properties.
- 18 No development shall take place until details of a construction management plan have been submitted to and approved in writing by the local planning authority.
- Reason:
To safeguard residential amenity.
- 19 Before the development hereby permitted is first occupied the basement parking for cars shown on Drawing Nos. 1225/3/p002 & 225/3/p003 shall be provided and this shall not be used for any other purpose other than the parking of vehicles in connection with the approved development.
- Reason: To ensure that adequate and satisfactory provision is made for the parking of vehicles in the interests of pedestrian and highway safety and the free flow of traffic in accordance with Policies M11, M13 and M14 of the London Borough of Barnet Adopted Unitary Development Plan 2006.

- 20 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.
- 21 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.
- 22 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 specified in figure 2 of the British Standard Trees in relation to construction - recommendations BS5837: 2005 and in the location shown on drawing 1225/3/p002 Rev: A unless otherwise submitted to 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.
- 23 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.
- 24 All new services shall be provided in accordance with the methods detailed in the Method Statement - to demonstrate avoidance of service trenching at rear produced by Broadhurst Clarke Architects unless otherwise agreed in writing by the Local Planning Authority and the development carried out in accordance with such approval.
Reason:
To safeguard the health of existing tree(s) which represent an important amenity feature.
- 25 The existing driveway surface shall be retained during construction of the development works hereby consented unless otherwise approved in writing by the Local Planning Authority.
Reason:
To safeguard the health of existing tree(s) which represent an important amenity feature.
- 26 No siteworks or works on this development shall be commenced before a method statement based on and expanding the principles contained in Method Statement - avoidance of disturbance and compaction to root protection zones

by Broadhurst Clarke Architects detailing precautions to minimise damage to trees 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.

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: PPS1, PPS3 and PPS5 Adopted Barnet Unitary Development Plan (2006): GBEnv1, GBEnv2, D1, D2, D3, D4, D5, D11, HC1, HC5, M11, M13, M14, H16, H17, H18, H21, CS2, CS8, CS13, IMP1 and IMP2.
Core Strategy (Publication Stage) 2010: CS4, CS5, DM01, DM02 and DM04.
 - ii) The proposal is acceptable for the following reason(s): - Having taken all material considerations into account, it is considered that subject to compliance with the attached conditions the proposed development would be in accordance with the Council's policies and guidelines, and would not cause unacceptable harm to the area, the existing building or the amenities of any neighbouring property.
- 2 You are advised to engage a qualified acoustic consultant to advise on the scheme, including the specifications of any materials, construction, fittings and equipment necessary to achieve satisfactory internal noise levels in this location. In addition to the noise control measures and details, the scheme needs to clearly set out the target noise levels for the habitable rooms, including for bedrooms at night, and the levels that the sound insulation scheme would achieve.
The details of acoustic consultants can be obtained from the following contacts:
a) Institute of Acoustics and b) Association of Noise Consultants.
The assessment and report on the noise impacts of a development should use methods of measurement, calculation, prediction and assessment of noise levels and impacts that comply with the following standards, where appropriate: 1) Department of Environment: PPG 24 (1994) Planning Policy Guidance - Planning and noise; 2) BS 7445 (1991) Pts 1, 2 & 3 (ISO 1996 pts 1-3) - Description and measurement of environmental noise; 3) BS 4142:1997 - Method of rating industrial noise affecting mixed residential and industrial areas; 4) BS 8223: 1999 - Sound insulation and noise reduction for buildings: code of practice; 5) Department of transport: Calculation of road traffic noise (1988); 6) Department of transport: Calculation of railway noise (1995); 7) Department of transport : Railway Noise and insulation of dwellings.
- 3 The applicant is advised that prior to any alteration to the public highway (including pavement) will require consent of the local highways authority. You may obtain an estimate for this work from the Chief Highways Officer, Building 4, North London Business Park (NLBP), Oakleigh Road South, London N11 1NP.
- 4 In the event that any alteration to the existing crossover or new crossovers is required then it 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. An estimate for this work could be obtained from London Borough of Barnet, Highways Group, NLBP, Building 4, 2nd Floor, 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.

1. MATERIAL CONSIDERATIONS

National Planning Policy Guidance/ Statements: PPS1, PPS3 and PPS5

Relevant Unitary Development Plan Policies: GBEEnv1, GBEEnv2, D1, D2, D3, D4, D5, D11, D13, HC1, HC5, M11, M13, M14, H16, H17, H18, H21, CS2, CS8, CS13, IMP1 and IMP2.

Core Strategy (Publication Stage) 2010

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

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

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

HGS Design Guidance (2010)

HGS Character Appraisal (2010)

Relevant Core Strategy Policies: CS4, CS5, DM01, DM02 and DM04.

Relevant Planning History:

Application:	Planning	Number:	F/01853/10
Validated:	16/06/2010	Type:	CAC
Status:	WDN	Date:	03/08/2010
Summary:	WIT	Case Officer:	David Campbell
Description:	Demolition of existing dwelling house. CONSERVATION AREA CONSENT		
Application:	Planning	Number:	F/01897/10
Validated:	16/06/2010	Type:	APF
Status:	WDN	Date:	03/08/2010
Summary:	WIT	Case Officer:	David Campbell
Description:	Erection of a single family dwelling house comprising of basement, ground, first, second and third floor including rooms in roofspace. Associated parking.		
Application:	Planning	Number:	F/04077/10
Validated:	07/10/2010	Type:	APF
Status:	WDN	Date:	02/12/2010
Summary:	WIT	Case Officer:	David Campbell
Description:	Demolition of existing house and erection of a single family dwelling house comprising of basement, ground, first and second floors including rooms in roofspace.		
Application:	Planning	Number:	F/04079/10
Validated:	07/10/2010	Type:	CAC
Status:	WDN	Date:	02/12/2010
Summary:	WIT	Case Officer:	David Campbell
Description:	Demolition of existing dwelling house. CONSERVATION AREA CONSENT		
Application:	Planning	Number:	F/05079/10
Validated:	06/01/2011	Type:	APF
Status:	WDN	Date:	03/03/2011
Summary:	WIT	Case Officer:	David Campbell
Description:	Erection of a single family dwelling house comprising of basement, ground, first and second floors including rooms in roofspace.		
Application:	Planning	Number:	F/05098/10
Validated:	06/01/2011	Type:	CAC
Status:	WDN	Date:	03/03/2011
Summary:	WIT	Case Officer:	David Campbell
Description:	Demolition of existing dwelling house. (CONSERVATION AREA CONSENT)		

Consultations and Views Expressed:

Neighbours Consulted: 26 Replies: 1
Neighbours Wishing To Speak 0

The objections raised may be summarised as follows:

- inaccurate/missing information submitted with the application
- loss of amenity due to increased sense of enclosure
- impact on trees
- development out of character with the area

Internal /Other Consultations:

- Traffic & Development - No objection subject to conditions.
- Trees and Landscape Team - No objection subject to conditions.
- Conservation and Design - No objection subject to conditions.
- HGS CAAC - objection

Date of Site Notice: 08 September 2011

The application is brought to committee at the request of Councillor John Marshal (Garden Suburb ward).

2. PLANNING APPRAISAL

Site Description and Surroundings:

The site is located within the Hampstead Garden Suburb Conservation Area, created in 1968 as one of the first five Conservation Areas in the Borough. The site is also within an Area of Special Character designated in the Greater London Development Plan of July 1976 and carried over in the adopted Unitary Development Plan of 2006. The Hampstead Garden Suburb is covered by an Article 4 Direction covering Schedule 2 Parts 1 and 2 of the Town and Country Planning Control of Development Regulations 1988. Trees in and around the site have Tree Preservation Orders (TPOs).

Winnington Road forms the eastern boundary of the Suburb south of Lyttelton Road. It curves down the gentle north facing slope of the hill running from Hampstead Lane in the south to Lyttelton Road in the north. This area was always designed for wealthy owner residents.

The houses are very large and usually have extensive gardens, particularly to the rear. Most properties were originally individually designed for wealthy clients. Many have since been extended to the side reducing the sense of space around each house and the views through to the rear gardens that were characteristic of the original layout.

Proposal:

The proposal is for the erection of a family dwelling house comprising basement, ground, first, second and third floor with 7 bedrooms. 3 parking spaces are provided. The access to the 2 car parking spaces in the basement is via a car lift and the car lift is housed with in a garage which doubles up as a third parking space.

The submission of the application follows a number of withdrawn applications (see planning history above) and extensive discussions between the applicant and officers including tree and conservation officers.

Planning Considerations:

Section 74 of the Planning Listed Buildings and Conservation Area Act controls the demolition of buildings within the Conservation Area. There is a general presumption in favour of retaining buildings which make a positive contribution. The demolition of

the house is considered acceptable subject to a suitable replacement. It is considered that the existing building makes a neutral contribution to the character and appearance of the conservation area in which it is situated.

Policy HC1 is a Historic Conservation policy stating that the Council will refuse planning permission for development proposals which fail to preserve or enhance the character or appearance of Conservation Areas. When considering development proposals the Council will give special consideration to advice provided within the Council's Conservation Area Character Appraisal Statements and other supplementary design guidance.

Policy HC5 is a Historic Conservation policy stating that the Council will refuse development proposals which fail to safeguard and enhance the landscape and townscape features which contribute to the identity of Areas of Special Character.

Hampstead Garden Suburb is one of the best examples of town planning and domestic architecture on a large neighbourhood or community scale which Britain has produced in the last century. The value of the Suburb has been recognised by its inclusion in the Unitary Development Plan, as an "Area of Special Character". The Secretary of State for the Environment endorsed the importance of the Suburb by approving an Article 4 Direction covering the whole area. The Borough of Barnet designated the Suburb as a Conservation Area in 1968 and continues to bring forward measures which seek to preserve or enhance the character or appearance of the Conservation Area.

The proposed building lines are considered acceptable in that it would respect the building lines created by other houses on this part of Winnington Road. It is considered that the footprint of the proposed new dwelling respects the constraints of the site and is not significantly larger than the existing.

The overall size has been reduced from previous submission and is now more in keeping with the scale of neighbouring property.

The **proposed** dimensions are as follows:

Depth – 16.7m at 2-storey, 19.3m max'

Width – 15.5m plus 3.6m wide garage

Ridge – 11.3m

Eaves – 6.4m

The dimensions of the **existing** house are as follows:

Depth – 9.8m at 2-storey

Width – 14.4m plus 4.5m wide garage

Ridge – 9.3m

Eaves – 4.4m

The scale and mass of the replacement dwelling compliments the character of other properties within the immediate vicinity and poses no significant detriment to the setting of the nearby building. The proposed basement would not be visible from the road.

The proposed design is considered acceptable and has been the subject of a number of discussions and amendments since the application was submitted. Overall the proposed house would achieve an acceptable height/width relationship with the neighbouring houses and it is considered that it would enhance the character and appearance of this part of the conservation area.

It should be noted that the Local Planning Authority is currently dealing with a parallel application F/03574/11 for a similar development.

The significant difference between the two proposals relates to the rear of the building and the enlarged ground floor projection. On application F/03574/11 the ground floor projects around 1.2m from the main rear building line and spans the full width of the building and also includes the side garage (over 19m in total). This gives an uncomfortable horizontality to the house which jars with the verticality of the building. This application is still therefore being discussed by officers.

Application F/03572/11 (the application in front of committee) does not feature the rear projection and consequently appears much more satisfactory. The garage is also recessed slightly from the rear building line and therefore is less dominant. This application is fully supported by conservation officers.

Trees contribute significantly to the character and appearance of the Hampstead Garden Suburb Conservation Area.

As is self-evident from the name, trees and the landscape are of particular importance to the design and philosophy of the Hampstead Garden Suburb. In many of their writings, Parker and Unwin (the founding architects / planners of the Hampstead Garden Suburb) referred to the importance of trees, green spaces, and landscape, together with the critical relationship between site and design (e.g. *The Art of Building a Home* (1901) Longmans).

Wherever possible, in laying out the design for “the Garden Suburb” particular care was taken to align roads, paths, and dwellings to retain existing trees and views. Extensive tree planting and landscaping was considered important when designing road layouts in Hampstead Garden Suburb, such that Maxwell Fry, one of the pioneer modernists in British architecture, held that “Unwin more than any other single man, turned the soulless English byelaw street towards light, air, trees and flowers.”

It is accepted that Winnington Road was not within the area of the original Hampstead Garden Suburb Trust, but is part of the ‘new’ Suburb into which expansion took place in the interwar period. Winnington Road was laid out and developed following the Trust’s acquisition of the Finchley Leasehold Extension in the early 1930s.

Guidance for building in juxtaposition to trees is given in the British Standard: Trees in relation to construction - Recommendations. The British Standard recommends that in order to avoid damage to the roots or rooting environment of retained trees, a root protection area (RPA) of area equivalent to a circle with a radius 12 times the stem diameter (measured at 1.5m above ground level), should be left undisturbed

around each retained tree.

The applicant has provided a detailed Tree survey and arboricultural statement which has been carefully reviewed by tree officers. The proposed building would not encroach onto the root protection area (RPA) of surrounding trees including trees. It is considered that the construction of the house (subject to conditions recommended above) would not cause harm to protected trees.

3. COMMENTS ON GROUNDS OF OBJECTIONS

The objections are noted and mainly addressed in the above appraisal. Comments about inaccurate/missing information have been noted and the submitted information reviewed. The existing house is plotted accurately within the site on a scaled drawing and enables existing/proposed comparisons. In assessing the application, officers have taken references from the boundaries of the site and not the side walls of neighbouring buildings. Matters relating to drainage are not considered to be a planning consideration.

4. EQUALITIES AND DIVERSITY ISSUES

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

5. CONCLUSION

The proposals would not detrimentally impact on the qualities of the building and protect the character of this part of the Hampstead Garden Suburb Conservation Area. As conditioned, they would preserve the amenities of the occupiers of the neighbouring properties and the character and appearance of the individual property, street scene, trees, conservation area and area of special character. **APPROVAL** is recommended.

**SITE LOCATION PLAN:
0TP**

Gaywoods, 29 Winnington Road, London, N2

REFERENCE:

F/03572/11



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LOCATION: Gaywoods, 29 Winnington Road, London, N2 0TP
REFERENCE: F/03573/11 **Received:** 19 August 2011
Accepted: 19 August 2011
WARD(S): Garden Suburb **Expiry:** 14 October 2011
Final Revisions:
APPLICANT: Mr C Lewisohn
PROPOSAL: Demolition of existing dwelling house.
CONSERVATION AREA CONSENT

RECOMMENDATION: Approve Subject to Conditions

- 1 The development hereby permitted shall be carried out in accordance with the following approved plans: Site location plan, Site photos, Archive drawings, Drawing 1225/p001.
Reason:
For the avoidance of doubt and in the interests of proper planning.
- 2 This work must be begun not later than three years from the date of this consent.
Reason:
To comply with Section 18 of the Planning (Listed Buildings and Conservation Areas) Act 1990 (as amended).
- 3 The demolition works hereby permitted shall not be undertaken before a contract for the carrying out of the works of redevelopment of the site has been executed and planning permission has been granted for the redevelopment for which the contract provides. Evidence that this contract has been executed shall be submitted to the Local Planning Authority and approved in writing by the Local Planning Authority prior to any demolition works commencing.
Reason:
To preserve the established character of the Conservation Area pending satisfactory redevelopment of the site.
- 4 No siteworks or works on this development shall be commenced before a method statement based on and expanding the principles contained in Method Statement - avoidance of disturbance and compaction to root protection zones by Broadhurst Clarke Architects submitted as part of application F/03572/11 detailing precautions to minimise damage to trees 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.
- 5 The existing driveway surface shall be retained during construction of the development works hereby consented unless otherwise approved in writing by the Local Planning Authority.
Reason:
To safeguard the health of existing tree(s) which represent an important amenity feature.
- 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 specified in figure 2 of the British Standard Trees in relation to construction - recommendations BS5837: 2005 and in the location shown on drawing 1225/3/p002 Rev: A submitted as part of application F/03572/11 unless otherwise submitted to 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 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, D11, D13, HC1, HC5, M11, M13, M14, H16, H17, H18, H21, CS2, CS8, CS13, IMP1 and IMP2.
Core Strategy (Publication Stage) 2010: CS4, CS5, DM01, DM02 and DM04.
 - ii) The proposal is acceptable for the following reason(s): The existing dwelling holds no significant architectural merit and is not considered to either preserve or enhance the significance of the Conservation Area; at best it is a neutral building. The demolition of the house is considered acceptable subject to a suitable replacement.

1. MATERIAL CONSIDERATIONS

National Planning Policy Guidance/ Statements: PPS1, PPS3 and PPS5

Relevant Unitary Development Plan Policies: GBEnv1, GBEnv2, D1, D2, D3, D4, D5, D11, D13, HC1, HC5, M11, M13, M14, H16, H17, H18, H21, CS2, CS8, CS13, IMP1 and IMP2.

Core Strategy (Publication Stage) 2010

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

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

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

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

HGS Design Guidance (2010)

HGS Character Appraisal (2010)

Relevant Core Strategy Policies: CS4, CS5, DM01, DM02 and DM04.

Relevant Planning History:

Application:	Planning	Number:	F/01853/10
Validated:	16/06/2010	Type:	CAC
Status:	WDN	Date:	03/08/2010
Summary:	WIT	Case Officer:	David Campbell
Description:	Demolition of existing dwelling house. CONSERVATION AREA CONSENT		
Application:	Planning	Number:	F/01897/10
Validated:	16/06/2010	Type:	APF
Status:	WDN	Date:	03/08/2010
Summary:	WIT	Case Officer:	David Campbell
Description:	Erection of a single family dwelling house comprising of basement, ground, first, second and third floor including rooms in roofspace. Associated parking.		
Application:	Planning	Number:	F/04077/10
Validated:	07/10/2010	Type:	APF
Status:	WDN	Date:	02/12/2010
Summary:	WIT	Case Officer:	David Campbell
Description:	Demolition of existing house and erection of a single family dwelling house comprising of basement, ground, first and second floors including rooms in roofspace.		
Application:	Planning	Number:	F/04079/10
Validated:	07/10/2010	Type:	CAC
Status:	WDN	Date:	02/12/2010
Summary:	WIT	Case Officer:	David Campbell
Description:	Demolition of existing dwelling house. CONSERVATION AREA CONSENT		
Application:	Planning	Number:	F/05079/10
Validated:	06/01/2011	Type:	APF
Status:	WDN	Date:	03/03/2011
Summary:	WIT	Case Officer:	David Campbell
Description:	Erection of a single family dwelling house comprising of basement, ground, first and second floors including rooms in roofspace.		
Application:	Planning	Number:	F/05098/10
Validated:	06/01/2011	Type:	CAC
Status:	WDN	Date:	03/03/2011
Summary:	WIT	Case Officer:	David Campbell
Description:	Demolition of existing dwelling house. (CONSERVATION AREA CONSENT)		

Consultations and Views Expressed:

Neighbours Consulted: 0 Replies: 1

Neighbours Wishing To Speak 0

The objections raised may be summarised as follows:

- inaccurate/missing information submitted with the application
- loss of amenity due to increased sense of enclosure
- impact on trees
- development out of character with the area

Internal /Other Consultations:

Conservation and Design - No objection subject to conditions.

Date of Site Notice: 08 September 2011

The application is brought to committee at the request of Councillor John Marshal (Garden Suburb ward).

2. PLANNING APPRAISAL

Site Description and Surroundings:

The site is located within the Hampstead Garden Suburb Conservation Area, created in 1968 as one of the first five Conservation Areas in the Borough. The site is also within an Area of Special Character designated in the Greater London Development Plan of July 1976 and carried over in the adopted Unitary Development Plan of 2006. The Hampstead Garden Suburb is covered by an Article 4 Direction covering Schedule 2 Parts 1 and 2 of the Town and Country Planning Control of Development Regulations 1988. Trees in and around the site have Tree Preservation Orders (TPOs).

Winnington Road forms the eastern boundary of the Suburb south of Lyttelton Road. It curves down the gentle north facing slope of the hill running from Hampstead Lane in the south to Lyttelton Road in the north. This area was always designed for wealthy owner residents.

The houses are very large and usually have extensive gardens, particularly to the rear. Most properties were originally individually designed for wealthy clients. Many have since been extended to the side reducing the sense of space around each house and the views through to the rear gardens that were characteristic of the original layout.

Proposal:

The proposal is for conservation area consent for the demolition of the existing dwelling. A parallel planning application is being considered for the erection of a family dwelling house comprising basement, ground, first, second and third floor with 7 bedrooms.

The submission of the application follows a number of withdrawn applications (see planning history above) and extensive discussions between the applicant and

officers including tree and conservation officers. The applications were withdrawn due to concerns about trees and design, not concerns about the acceptability to demolish the dwelling which has always been supported by officers.

Planning Considerations:

Policy HC1 is a Historic Conservation policy stating that the Council will refuse planning permission for development proposals which fail to preserve or enhance the character or appearance of Conservation Areas. When considering development proposals the Council will give special consideration to advice provided within the Council's Conservation Area Character Appraisal Statements and other supplementary design guidance.

Policy HC5 is a Historic Conservation policy stating that the Council will refuse development proposals which fail to safeguard and enhance the landscape and townscape features which contribute to the identity of Areas of Special Character.

Hampstead Garden Suburb is one of the best examples of town planning and domestic architecture on a large neighbourhood or community scale which Britain has produced in the last century. The value of the Suburb has been recognised by its inclusion in the Unitary Development Plan, as an "Area of Special Character". The Secretary of State for the Environment endorsed the importance of the Suburb by approving an Article 4 Direction covering the whole area. The Borough of Barnet designated the Suburb as a Conservation Area in 1968 and continues to bring forward measures which seek to preserve or enhance the character or appearance of the Conservation Area.

The Planning Listed Buildings and Conservation Area Act controls the demolition of buildings within the Conservation Area. There is a general presumption in favour of retaining buildings which make a positive contribution. The existing dwelling holds no significant architectural merit and is not considered to either preserve or enhance the significance of the Conservation Area; at best it is a neutral building. The demolition of the house is considered acceptable subject to a suitable replacement and conditions to protect trees.

3. COMMENTS ON GROUNDS OF OBJECTIONS

The objections are noted and mainly addressed in the above appraisal. Comments about inaccurate/missing information have been noted and the submitted information reviewed. The existing house is plotted accurately within the site on a scaled drawing and enables existing/proposed comparisons. In assessing the application, officers have taken references from the boundaries of the site and not the side walls of neighbouring buildings. Matters relating to drainage are not considered to be a planning consideration.

4. EQUALITIES AND DIVERSITY ISSUES

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

5. CONCLUSION

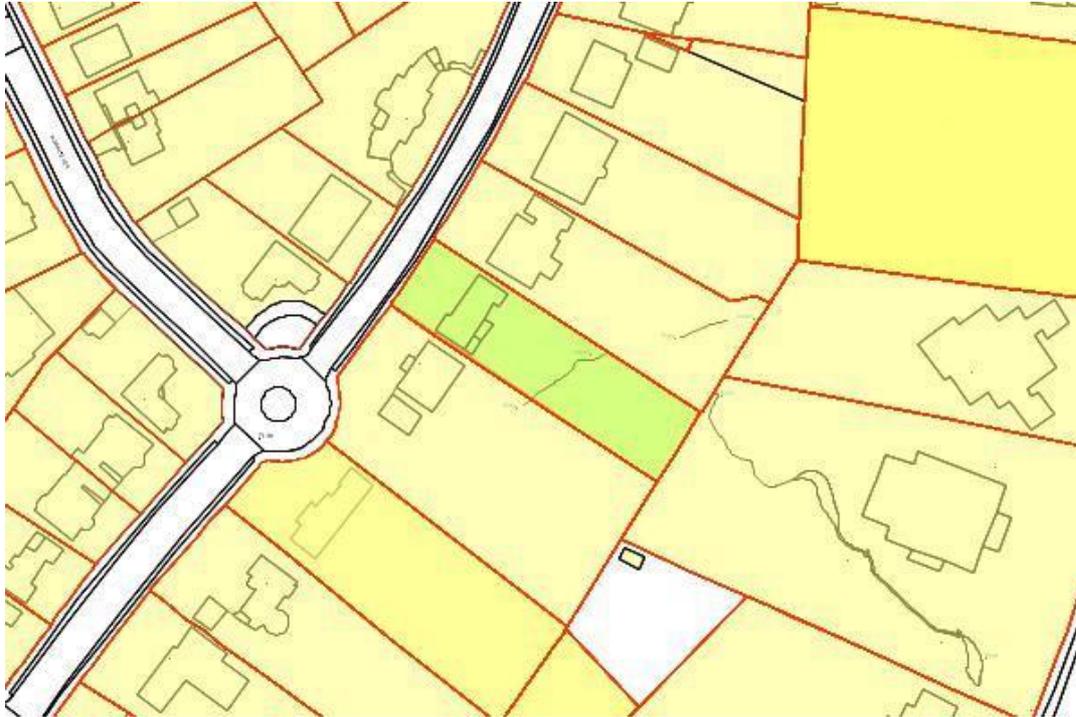
The existing dwelling holds no significant architectural merit and is not considered to either preserve or enhance the significance of the Conservation Area; at best it is a neutral building. The demolition of the house is considered acceptable subject to a suitable replacement. **APPROVAL** is recommended.

**SITE LOCATION PLAN:
0TP**

Gaywoods, 29 Winnington Road, London, N2

REFERENCE:

F/03573/11



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LOCATION: 60 Erskine Hill, London, NW11 6HG
REFERENCE: F/04114/11 **Received:** 06 October 2011
Accepted: 10 October 2011
WARD(S): Garden Suburb **Expiry:** 05 December 2011
Final Revisions:
APPLICANT: Mr G Prentice
PROPOSAL: Excavation of new basement area including associated lightwell to side.

RECOMMENDATION: Approve Subject to Conditions

- 1 The development hereby permitted shall be carried out in accordance with the following approved plans: Site and Location Plan; Design & Access Statement; Plan No's: 06.918.01; 06.918.02; 06.918.03; Letter from Agent (Mr G Prentice), dated 08/11/11.
Reason:
For the avoidance of doubt and in the interests of proper planning.
- 2 This development must be begun within three years from the date of this permission.
Reason:
To comply with Section 51 of the Planning and Compulsory Purchase Act, 2004.
- 3 No site works or works on this development shall be commenced before temporary tree protection at the rear 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.
- 4 No siteworks or works on this development shall be commenced before a method statement detailing precautions to minimise damage to trees in the rear garden and on Erskine Hill 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.

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, GBEnv4, D1, D13, HC1, HC5, HC15, H27.
Core Strategy (Publication Stage) 2010:
Relevant policies: CS5, DM01, DM02, DM04.
 - ii) The proposal is acceptable for the following reason(s): -
The proposed alterations would not detrimentally impact on the qualities of this

locally listed building and protect the character of this part of the Hampstead Garden Suburb Conservation Area. The design, size and siting of the alterations is such that, as conditioned, they preserve the amenities of the occupiers of the neighbouring properties and the character and appearance of the individual property, street scene, conservation area, area of special character and trees of special amenity value.

1. MATERIAL CONSIDERATIONS

National Planning Policy Guidance/ Statements:

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

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

Relevant Unitary Development Plan Policies:

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

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

Relevant Adopted Barnet Unitary Development Plan (2006): GBEnv1, GBEnv2, GBEnv4, D1, D13, HC1, HC5, HC15, H27.

In June 2005 the Council published its "Three Strands Approach", setting out a vision and direction for future development, regeneration and planning within the Borough. The approach, which is based around the three strands of Protection, Enhancement and Growth, will protect Barnet's high quality suburbs and deliver new

housing and successful sustainable communities whilst protecting employment opportunities. The second strand of the approach, "Enhancement", provides strong planning policy protection for preserving the character and openness of lower density suburbs and conservation areas. The Three Strands Approach will form the "spatial vision" that will underpin the Local Development Framework.

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

Hampstead Garden Suburb Conservation Area Design Guidance (2010) and Hampstead Garden Suburb Character Appraisals (2010):

The Council Guide 'Hampstead Garden Suburb Conservation Area Design Guidance' as part of the Hampstead Garden Suburb Character Appraisals was approved by the Planning and Environment Committee (The Local Planning Authority) in October 2010. This leaflet in the form of a supplementary planning guidance (SPG) sets out information for applicants on repairs, alterations and extensions to properties and works to trees and gardens. It has been produced jointly by the Hampstead Garden Suburb Trust and Barnet Council. This leaflet was the subject of separate public consultation.

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, DM02, DM04.

The objections raised may be summarised as follows:

- Will the soil be stabilized during excavation to prevent ground water from entering the excavation area and washing out soil to the surrounding areas?
- If the owners need more living space they should move rather than destroy Suburb properties and communities.
- The proposed works would be a significant development of a geologically unstable site.
- Such over-development could set a precedent for basements in a very congested area of artisan dwellings.
- The surrounding neighbours would have months of inconvenience with noise, mud, dirt, skips and lorries while the owners of 60 Erskine Hill would be living elsewhere.
- Erskine Hill is an important part of the H2 bus route which serves the community, many of whom are elderly and do not own cars. The disruption to residents could be intolerable as the road is very narrow – including to weekly refuse collection, parking, access and traffic.
- What guarantee can you or any other body give that this could and would not happen.
- When there is a lot of rain a huge amount of water accumulates and does not run away. It is like there is a bow in the road.
- Deep concern for the future of the Suburb if such developments should take hold in a major conversation area.
- Concerns over fragile foundations of the area.
- Not in character with the area.
- Area is very prone to subsidence and properties on the road have to be underpinned, the proposal is not appropriate for the area.
- Rooms in the basement would also add to parking problems with more people living in the house.
- Affect the appearance of the streetscene, property and area, especially in regard to the lightwell.
- Impinge on the garden area.
- Hydro-Geological assessment - It is my view that the houses in the Artisan Quarter and in particular in Erskine Hill from Temple Fortune Hill Northwards.
- Hydro-Geological survey will show that this basement will divert the ground level water and effect the water table.
- Hampstead Garden Suburb Trust Conditional approval - I am advised that this claim by the applicant is incorrect as no conditional approval has been given by the HGST for this basement.
- Approval of this basement will open the floodgates to further basements in the Artisan Quarter.
- CONSAM - I totally agree with CONSAM's attitude to basements - *'Consam is also unhappy with basement developments in small semi-detached (60EH fits this description) or terrace houses'*.
- Subsidence - The fact that *'The house is suffering from severe cracking'* - is no reason for Barnet to approve this application.
- *'The application will allow the house to become more sustainable by providing (a basement) bedroom and bathroom for live-in help'* - is again no reason for Barnet to approve this application.
- *'The increase in habitable floor area (in the basement) is no more than can be*

gained by allowing the loft space to be used as residential space' - unfortunately there is no convertible roof space in 60EH because of the roof shape and a lack of headroom.

- *'The effective increase in floor area is similar to allowing a basement'* - not in this case as there is no possible way any living accommodation can be provided in the roof space of 60EH.

Internal /Other Consultations:

Hampstead Garden Suburb, Conservation Area Advisory Committee

The application should be refused - construction of a basement in a semi-detached property is deplored.

Date of Site Notice: 13 October 2011

2. PLANNING APPRAISAL

Site Description and Surroundings:

The application site is semi-detached residential dwellinghouse located on Erskine Hill within the Hampstead Garden Suburb Conservation Area and Area of Special Character. The site is located within the part of the Conservation Area that has an Article 4 Direction. The Hampstead Garden Suburb Conservation Area is identified in the Unitary Development Plan as an area of special character. The house is locally listed and some trees to the rear of the site are protected by TPO's.

Proposal:

The proposal relates to the formation of a new basement area including associated lightwell to the side. The footprint of the basement is completely under the footprint of the existing house.

Planning Considerations:

The main issue in this case is whether or not the alterations would be visually obtrusive forms of development which would detract from the character and appearance of the street scene and this part of the Hampstead Garden Suburb Conservation Area and have an adverse and visually obtrusive impact upon the amenity of the occupiers of the neighbouring property.

Hampstead Garden Suburb is one of the best examples of town planning and domestic architecture on a large neighbourhood or community scale which Britain has produced in the last century. The value of the Suburb has been recognised by its inclusion in the Greater London Development Plan, and subsequently in the Unitary Development Plan, as an "Area of Special Character of Metropolitan Importance". The Secretary of State for the Environment endorsed the importance of the Suburb by approving an Article 4 Direction covering the whole area. The Borough of Barnet designated the Suburb as a Conservation Area in 1968 and continues to bring forward measures which seek to preserve or enhance the character or appearance

of the Conservation Area.

The ethos of the original founder, was maintained in that the whole area was designed as a complete composition. The Garden City concept was in this matter continued and the architects endeavoured to fulfil the criteria of using the best of architectural design and materials of that time. This point is emphasised by the various style of building, both houses and flats, in this part of the Suburb which is a 'who's who' of the best architects of the period and consequently, a history of domestic architecture of the period of 1900 – 1939.

The choice of individual design elements was carefully made, reflecting the architectural period of the particular building. Each property was designed as a complete composition and design elements, such as windows, were selected appropriate to the property. The Hampstead Garden Suburb, throughout, has continuity in design of doors and windows with strong linking features, giving the development an architectural form and harmony. It is considered that a disruption of this harmony would be clearly detrimental to the special character and appearance of the Conservation Area. The front of the properties being considered of equal importance as the rear elevation, by the original architects, forms an integral part of the whole concept.

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

The Design Guidance sets a list of criteria to take into account when dealing with basement applications including:

- *the above ground evidence of a basement should generally be as discreet as possible so as to have little impact on the setting of the house or garden.*

The sole external alteration proposed consists of a relatively small lightwell covered with a grille with no public visibility to the side of the house. This type of lightwell has been supported on a number of planning permission granted since the adoption of the Design Guidance.

- *basements should generally be limited to the footprint of the house. In larger houses with extensive gardens it may be possible to extend under part of the rear garden. It will be necessary to ensure that a mature garden can be established and maintained above the basement.*

The application site cannot be described as a large house. However the basement extends solely below the original footprint of the house which is in line with the Guidance.

- *lightwells or skylights are not characteristic of Suburb houses as basements were not constructed under original houses. Therefore lightwells or skylights must not be visible from the street or from neighbouring properties. They should be close to the house at the sides and rear, be located in discrete locations and be modest in size.*

The proposed lightwell comply with this requirement, it would be discrete or modest in size.

Some trees at the rear of the site are protected by Tree Preservation Orders. It is considered that the inclusion of conditions as recommended above would be sufficient to ensure that constructions works do not harm the health of the trees.

The proposals are considered to preserve the character and appearance of the Hampstead Garden Suburb Conservation Area.

3. COMMENTS ON GROUNDS OF OBJECTIONS

The points of objections are considered to have been covered in the main body of the committee report. It is considered that the planning related concerns raised on this application are not sufficient to constitute a reason for refusal. Particularly in relation to objections relating to a precedent being set in the Artisans Quarter, it should be noted that the Design Guidance for Hampstead Garden Suburb is applied across the conservation area as a whole and each site should be considered on its merits. The appraisal above demonstrates how the proposals comply with policy and as such are recommended to be approved.

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

SITE LOCATION PLAN: 60 Erskine Hill, London, NW11 6HG

REFERENCE: F/04114/11



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LOCATION: 16 Aylmer Road, London, N2 0BX
REFERENCE: F/04556/11 **Received:** 07 November 2011
Accepted: 07 November 2011
WARD(S): Garden Suburb **Expiry:** 02 January 2012
Final Revisions:
APPLICANT: Hilderton Estates
PROPOSAL: Submission of details of conditions 11 (Landscaping) & 17 (Turning Spaces and Car Parking) pursuant to planning permission C17308/07 dated 08/01/08.

RECOMMENDATION: Approve

INFORMATIVE(S):

- 1 The plans accompanying this application are:- Location Plan - 1769.OS Map; Blu205/01 Rev B (Date Stamped 23 November 2011); 1769.502K Rev B (Date Stamped 22 November 2011); 1769.507 Rev K (Date Stamped 22 November 2011); 'Bodpave r85' System Specification Details.

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 to this case: GBEnv1, GBEnv2, D1, D2, D3, M8, M10, M11, M12, M13.

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: Policies CS5, DM01, DM14

Relevant Planning History:

16 Aylmer Road, London, N2 0BX

Application:	Planning	Number:	C/17308/07
Validated:	28/09/2007	Type:	APF
Status:	DEC	Date:	11/01/2008
Summary:	APC	Case Officer:	Fabien Gaudin
Description:	Demolition of existing house and erection of a detached three-storey block of five flats with associated parking and landscaping. New vehicular access.		

16 Aylmer Road, London, N2 0BX

Application:	Planning	Number:	F/01661/11
Validated:	12/04/2011	Type:	S73
Status:	DEC	Date:	16/06/2011
Summary:	AP	Case Officer:	Junior C. Moka
Description:	Material Minor Amendment for the variation of condition 10 (Obscure Glazing) of planning permission C17308/07 dated 08/01/08. Variation to wording of condition to read: Before the building hereby permitted is occupied the proposed windows in the side elevation at first and second floors levels facing 14 Aylmer Road shall be glazed with obscure glass only up to 1.8 metres from the room/floor level and shall only be openable for cleaning and maintenance purposes; and the proposed first floor windows facing 18 Aylmer Road shall be glazed with obscure glass only and shall be permanently fixed shut with only a fanlight opening.		

16 Aylmer Road, London, N2 0BX

Application:	Planning	Number:	F/02084/10
Validated:	01/06/2010	Type:	CON
Status:	DEC	Date:	04/08/2010
Summary:	AP	Case Officer:	Junior C. Moka
Description:	Submission of details of Condition 2 (Education / Libraries / Monitoring SPDs), 3 (Materials), 8 (Levels), 11 (Landscaping -		

Details), 15 (Air Pollution Mitigation), 16 (Noise Mitigation) & 17 (Turning Space/Parking Spaces) pursuant to planning permission reference C17308/07 dated 08/01/08.

16 Aylmer Road, London, N2 0BX

Application:	Planning	Number:	F/02760/11
Validated:	04/07/2011	Type:	S73
Status:	WDN	Date:	11/07/2011
Summary:	WIT	Case Officer:	Junior C. Moka
Description:	Variation of conditions 11 (Hard and Soft Landscaping) and 17 (Turning Spaces and Parking Spaces) pursuant to planning permission reference C17308/07 dated 08/01/2008. Amendments to include rearrangement of existing car parking layout and provision of additional 4No. spaces (total 10 spaces).		

16 Aylmer Road, London, N2 0BX

Application:	Planning	Number:	F/02825/11
Validated:	08/07/2011	Type:	CON
Status:	DEC	Date:	26/09/2011
Summary:	AP	Case Officer:	Junior C. Moka
Description:	Submission of details of conditions 11 (Landscaping) & 17 (Turning Spaces and Car Parking) pursuant to planning permission C17308/07 dated 08/01/08.		

Internal /Other Consultations:

Transport for London, Road Network Development - No objections

2. PLANNING APPRAISAL

Site Description and Surroundings:

This site is situated on the northern side of Aylmer Road, close to its junction with The Bishops Avenue. Aylmer Road is under the jurisdiction of Transport for London (TfL). Properties to the east are within the London Borough of Haringey. There is a large water pipe running through the east of the application site which prevents any development within approximately 10 metres of the side boundary with 18 Aylmer Road (Thames Water was consulted as part of this application and have no objections to the scheme). The site lies at the boundary of Barnet and Haringey with 18 Aylmer Road being in Haringey.

The surrounding area is residential in character with mainly detached single-family houses. There are however examples of purpose built flats to the west of the Bishops Avenue and further east in Haringey. The rear of the site is boarded by residential gardens in Bancroft Avenue and has a good vegetation screen. The site itself is not within a conservation area but close to the Hampstead Garden Suburb Conservation Area.

The original application related to the demolition of the original single family dwellinghouse and the erection of a detached three-storey block of five flats (1 x 4-

bedroom, 2 x 3-bedroom and 2 x 2-bedroom) with associated parking, landscaping and refuse/cycling enclosure. A new vehicular access was also proposed along Aylmer Road.

The developer has now implemented the external envelope of the building.

Proposal:

The application relates to the submission of details of conditions 11 (Landscaping) & 17 (Turning Spaces and Car Parking) pursuant to planning permission C17308/07 dated 08/01/08.

This application is presented to the West Sub Committee due to the requirements of condition 17 which states:

- 17 Notwithstanding the plans hereby approved before the commencement of any works, turning space and parking spaces shall be provided and marked out within the site in accordance with a scheme to be submitted to and approved in writing by the relevant planning committee of the Local Planning Authority and that area shall not thereafter be used for any purpose other than the parking and turning of vehicles.

Reason: To ensure that parking and associated works are provided in accordance with the council's standards in the interests of pedestrian and highway safety and the free flow of traffic.

Conditions 11 & 17 has been previously discharged on two occasions under the planning references F/02084/10 & F/02825/11.

The difference between this current application and the previous approval F/02825/11 which dealt with these two conditions and was approved by the September West Area Planning Sub-Committee is the alterations to the manouvering space and one of the car parking bays.

Application F/02825/11 showed 5 parking spaces along the boundary with 18 Aylmer Road and 5 close to the flats amenity area. The current application proposes 3 parking spaces along the boundary with 18 Aylmer Road (with an additional hardstanding area for manoeuvring and 7 close to the amenity area.

Planning Considerations:

Condition 11 (Landscaping):

Like the previous application, following the advice given by the Trees Unit within the Planning Department it has been determined that the Local Planning Authority are satisfied by the information submitted as part of condition 11 (Landscaping - Details) and the details required by this condition were therefore considered satisfactory and the requirements of this condition can be discharged in accordance with drawing no. Blu205/01 Rev C.

Condition 17 (Turning Spaces and Car Parking)

The parking layout shown in drawing No. 07/622/P01A submitted with Planning Application No. C17308/07 was approved subject to the applicant providing turning space and parking space markings to ensure pedestrian and highway safety. This condition was recommended by Transport for London (TfL).

During the discharge of conditions application (F/02084/10), the applicant submitted an alternative layout to that of the approved car parking layout. The submitted drawing no's. 1769.502 & 1769.503 showed that the vehicles would be able to enter and exit the site to/from the TLRN public highway in forward gear, and there was sufficient space provided within the site to enable vehicles to turnaround. It was considered by the Local Planning Authority that this would be recommended in accordance with the drawing no's. 1769.502 & 1769.503 and TfL comments.

The previous application (F/02825/11) that dealt with this condition proposed a total of 10 car parking spaces. This comprised of 5 spaces (including bay 1 which is a disabled bay) and a maneuvering bay located in the location where the six spaces were located under the previous application (F/02084/10). The remaining 5 spaces were set off the boundary with no. 18 on a 'Bodpave r85' paving grids for grassed surface system. This was considered to result in minimal levels of noise and disturbance compared to the previously discharged car parking layout as the new spaces were located by the access road and there was also shrubs and herbaceous planting between the car parking bays and the existing 2.5 meters high boundary wall adjacent to the dwelling at no. 18.

It was considered that the proposed layout didn't detract away from the good design of the landscaping scheme proposed due to the 'Bodpave r85' system as shown on the specification details included within that application. That proposal also ensured that vehicles would be able to enter and exit the site to/from the TLRN public highway in forward gear, and there is sufficient space provided within the site to enable vehicles to turnaround.

Having reviewed the alterations consisting of moving 3 parking spaces away from the boundary with 18 Aylmer Road, it is considered that the alterations to the maneuvering space and car parking bays are acceptable changes when compared with the most recent permission F/02825/11 and accordingly the discharge of condition 17 (Turning Spaces and Car Parking) is again recommended to be approved in accordance with drawing no's. Blu205/01 Rev C; 1769.502 Rev C; 1769.507 Rev J; 'Bodpave r85' System Specification Details.

3. 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.

4. CONCLUSION

Having taken all material considerations into account, it is considered that sufficient information has been submitted to recommend the discharge of conditions 11 (Landscaping - Details) & 17 (Turning Space/Parking Spaces) pursuant to planning permission reference C17308/07 dated 08/01/08.

SITE LOCATION PLAN: 16 Aylmer Road, London, N2 0BX

REFERENCE: F/04556/11



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LOCATION: 12 Langley Park, London, NW7 2AA
REFERENCE: H/04389/11
WARD(S): Hale
APPLICANT: Ms H Benson
PROPOSAL: Conversion of garage into habitable room ancillary to main house.

Received: 26 October 2011
Accepted: 31 October 2011
Expiry: 26 December 2011
Final Revisions:

RECOMMENDATION: Approve Subject to Conditions

- 1 The development hereby permitted shall be carried out in accordance with the following approved plans: Site Location Plan, Pre-existing plan and elevation of garage, Existing Plan and Elevations of Recreational Room, Design and Access Statement.
Reason:
For the avoidance of doubt and in the interests of proper planning.
- 2 The use of the extension 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, D2 and H27 and Design Guidance Note No 5: Extensions to Houses, and:
Core Strategy (Publication Stage) 2010:
Relevant policies: CS5
 - ii) The proposal is acceptable for the following reason(s): -
The proposed development would be acceptable in size and design and would not unduly impact upon the visual or residential amenities of the neighbouring occupiers. It complies with all relevant council policy and guidance.
- 2 The applicant must ensure that the proposed internal changes to the outbuilding are carried out in their entirety within 3 months of the date of this permission otherwise the Council will consider taking enforcement action.

1. MATERIAL CONSIDERATIONS

National Planning Policy Guidance/ Statements:

PPS1 - Delivering Sustainable Development

The Mayor's London Plan: July 2011

7.1, 7.2, 7.4

Relevant Unitary Development Plan Policies:

GBEnv1, D1, D2, D5 and H27
Design Guidance Note No 5: Extensions to Houses

Core Strategy (Publication Stage) 2010

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

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

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

Relevant Core Strategy Policies:

CS5

Development Management Policies (DPD) (Draft 2011)

DM01

Relevant Planning History:

Application:	Planning	Number:	H/01490/11
Validated:	19/07/2011	Type:	S63
Status:	DEC	Date:	02/09/2011
Summary:	REF	Case Officer:	Matthew Corcoran
Description:	Retention of conversion of garage to single storey detached dwelling.		

Consultations and Views Expressed:

Neighbours Consulted: 11	Replies: 4
Neighbours Wishing To Speak	

At the time of writing the report the neighbour consultation period had not yet expired. Any additional representations received will be reported at the committee meeting.

The objections raised may be summarised as follows:

- Government confirmed that plans being made to take gardens out of brownfield category enabling local authorities to stop planning permission being given to development where local people object and want to protect the character of their neighbourhood
- Converting garage in a garden same as building in it
- Unwelcome development which is bad environmentally and detrimental to character of neighbourhood
- Langley Park has no capacity to support residential occupation beyond its current configuration
- Impact of additional traffic, access and parking from conversion of garage into habitable room
- Detrimental impact on amenity and character of the street
- Plans incorrect
- Garage currently resided in by separate family
- Garages are inaccessible from car park of GDK garage as car wash uses the area even though there is a notice on the garage doors to have space kept clear
- Lot of cables on top of the garage which is dangerous
- Owner does not live at site as is claimed on application
- 12 Langley Park is used as a House in Multiple Occupation - health and safety issues
- Loss of privacy

Internal /Other Consultations:

N/A

Date of Site Notice:

N/A

2. PLANNING APPRAISAL

Site Description and Surroundings:

The application site relates to a semi-detached single family dwelling house located on the north side of Langley Park which is predominantly residential in character.

Proposal:

The application seeks permission for the conversion of the garage into a habitable room ancillary to the main house. The garage measures 5.05 metres in depth, 6.3 metres in width and 2.7 metres in height with a flat roof.

Planning Considerations:

Policy Context

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

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

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

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

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

Planning permission was granted in 1970 for the erection of a garage to the rear of the property. This garage was constructed and has recently been modified to a self-contained residential unit. Planning permission ref H/01490/11 was refused on 02/09/11 for the retention of the conversion of the garage into a self-contained residential unit and this use is now being investigated by the Council's Enforcement department. This application seeks to retain the outbuilding for ancillary use to the main dwelling house.

The outbuilding has been constructed at the end of the rear garden approx 1 metre from the rear boundary. The rear garden boundary of no. 12 abuts a car wash in Bunn's Lane. The outbuilding has a height of 2.7 metres which is only marginally higher than the 2.5 metres allowed under permitted development. The submitted plan indicates the use of the outbuilding as a playroom and for storage. The outbuilding is sited approximately 7.5 metres from the rear of the house and is located a minimum of 1 metre from the boundary with Nos 10 and 14 Langley Park.

However, it must be noted that the garage structure has been on site since 1970 and this application relates solely to the use of the garage. 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. Given that the outbuilding will be used as ancillary to the main house it is not considered to have a detrimental impact on neighbouring amenity.

3. COMMENTS ON GROUNDS OF OBJECTIONS

Mostly addressed in the above report.

The existing outbuilding is built on garden land belonging to No 12 Langley Park and as it is for ancillary accommodation to the main property is considered brownfield land.

As stated in the report the proposal is to use the outbuilding in conjunction with the main house and it is therefore not considered to have a detrimental impact on traffic, access and parking.

The Council accepts plans and application forms on the basis that they provide accurate information of the property.

There is no evidence to suggest that the property is used as a House in Multiple Occupation. However, if more than 6 people are living in the property this would require separate planning consent.

Party wall matters and safety issues 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.

5. CONCLUSION

The application is recommended for **APPROVAL**.

SITE LOCATION PLAN: 12 Langley Park, London, NW7 2AA

REFERENCE: H/04389/11



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LOCATION: 33 Church Road, London, NW4 4EB
REFERENCE: H/03479/11 **Received:** 11 August 2011
Accepted: 19 August 2011
WARD(S): Hendon **Expiry:** 14 October 2011
Final Revisions:
APPLICANT: Mr RAZZAQ
PROPOSAL: Retention of single storey rear extension for use as restaurant and store and flue.

RECOMMENDATION: Approve Subject to Conditions

- 1 The development hereby permitted shall be carried out in accordance with the following approved plans: Site plan, CHUR33/1, CHUR33/2, Design and Access Statement, e-mail from agent dated 18/10/11, e-mail dated 09/09/2011.
Reason:
For the avoidance of doubt and in the interests of proper planning.
- 2 The premises shall be used for restaurant and ancillary store and no other purpose (including any other purpose in Class A3 of the Schedule to the Town and Country Planning (Use Classes) Order, 1987, or in any provision equivalent to that Class in any statutory instrument revoking and re-enacting that Order, with or without modification).
Reason:
To enable the Local Planning Authority to exercise control of the type of use within the category in order to safeguard the amenities of the area.
- 3 The use hereby permitted shall not be open to customers before 9am or after 11pm on weekdays and Saturdays or before 9am or after 10.30pm on Sundays.
Reason:
To safeguard the amenities of occupiers of adjoining residential properties.
- 4 Within 2 months of this decision, details of all extraction and ventilation equipment shall be submitted to and approved by the Local Planning Authority and implemented in accordance with agreed details. If the approved extraction and ventilation scheme has not been implemented within 4 months from the date of this decision, then the rear extension shall be demolished and all the materials resulting from the demolition shall be removed from the site no later than 1 year after the date of this decision.
Reason:
To ensure that the proposed development does not prejudice the enjoyment or amenities of occupiers of adjoining residential properties.
- 5 All of the windows within the extension hereby approved shall be fixed shut and permanently retained as such thereafter.
Reason: To safeguard the residential amenities of neighbouring occupiers.

INFORMATIVE(S):

- 1 The reasons for this grant of planning permission or other planning related decision are as follows: -
 - i) The proposed development accords with strategic planning guidance and policies as set out in The Mayor's London Plan: July 2011 and the Adopted Barnet Unitary Development Plan (2006).
In particular the following polices are relevant:
Adopted Barnet Unitary Development Plan (2006): GBEnv1, GBEnv2, D1, D2, ENV12, TCR12.

Core Strategy (Publication Stage) 2010: CS5, CS6
Development Management Policies: DM01, DM12.

ii) The proposal is acceptable for the following reason(s): - The proposal is considered acceptable subject to conditions in terms of its impact on neighbouring visual and residential amenity, highway safety and the character and appearance of the locality.

- 2 The applicants attention is drawn to the hours of use agreed under reference W02459D/01 and this application which must be complied with.

1. MATERIAL CONSIDERATIONS

National Planning Policy Guidance/ Statements:

PPS1: Delivering Sustainable Development
PPS4: Planning for Sustainable Economic Growth
PPG13: Transport

The Mayor's London Plan: July 2011: 5.3, 7.4, 7.6

Relevant Unitary Development Plan Policies: GBEnv1, GBEnv2, D1, D2, TCR12 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, CS6 Relevant Development Management Policies: DM01, DM12

Relevant Planning History:

33 Church Road

W/02459D/01 - Retention of cafe (A3) use - Approved - 21/11/2001

Consultations and Views Expressed:

Neighbours Consulted: 101 Replies: 12 with petition of 19 signatories
Neighbours Wishing To Speak 1

12 objection letters and a petition with 19 signatories were received.

The objections raised may be summarised as follows:

- Retention of development will cause noise and disturbance
- Would be intention to use structure as a Shisha smoking area
- Extension would increase volume of noise and bring it closer to residents
- Impact on parking in locality
- Odour from use
- Out of keeping within locality
- Premises is operating outside lawful hours
- Impact from similar developments at no 37 and 41.

Internal /Other Consultations:

- Traffic & Development - No objection, comments addressed in main report.
- Environmental Health - No objection, comments addressed in main report.

Date of Site Notice: 01 September 2011

2. PLANNING APPRAISAL

Site Description and Surroundings:

The site property is a ground floor commercial unit in use as a restaurant and takeaway. To the south of the site is the Sam Beckman Centre and to the south-east are residential properties on Ravenshurst Avenue.

Proposal:

The proposal is for the retention of a single storey rear extension and extraction flue. The extension is sited to the rear of the restaurant with flue sited where it meets the rear wall of the property.

The applicant has advised that the structure would be used for storage and seating for the restaurant.

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.

Policy TCR12 states that Proposals for Hot Food Takeaways (use class A5), Drinking Establishments (use class A4), Restaurants and Cafes (use class A3), Offices (use classes A2 and B1), Hotels (use class C1), Leisure and Entertainment (use class D1/D2) and other community and evening uses will be encouraged in larger town centres, where they:

- Comply with Policies TCR10 and TCR11;
- Sustain or enhance the range or quality of facilities and the vitality and viability of these centres;
- Are in keeping with the scale and character of the surrounding area;
- Will be highly accessible by public transport, cycling or walking;
- Would not adversely impact on bus operators; and
- Would not adversely affect the living conditions of nearby residents.

Policy ENV12 states that proposals to locate development that is likely to generate unacceptable noise levels close to noise sensitive developments will not normally be permitted. Proposals to locate noise sensitive development in areas with existing high levels of noise will not normally be permitted.

Whether the extension harms the character and appearance of the locality

The extension is a brick built structure with windows and shutters. It is considered to be a proportionate addition and its brick construction is considered in keeping with the main building and surrounding area. It is not considered that it has a materially harmful impact on the character and appearance of the general locality. The flue in appearance terms is considered to be acceptable in this commercial location.

Whether the extension harms neighbouring amenity.

The extension in visual terms is not considered to harm neighbouring amenity given that both neighbouring properties are in commercial use. The hours of use of the premises is already controlled by planning application W02459D/01.

It is noted that there are residential properties above the ground floor and to the south-east on Ravenshurst Avenue across the service road, with the Sam Beckman Centre to the south.

The use of the extension would potentially generate some noise. The structure is brick with windows and shutters. It is recognised that windows if opened would allow for noise escape, however the applicant has confirmed that they would be willing to keep the windows fixed shut.

It is noted that the flue that has been constructed on site does not conform with the details of previous approval W02459E/02, and a condition would need to be attached requiring that this is improved and that an adequate ventilation system is installed.

Given the distance from residential properties on Ravenshurst Avenue, and that conditions could be attached requiring windows to be fixed shut and requiring details of ventilation and extraction equipment; it is not considered that the residential amenities of the occupiers of any residential properties would be harmed. It is not considered that the residential amenities of residential properties above would be harmed given that appropriate conditions would be attached to prevent harm from noise and disturbance.

Whether the proposal harms highway and pedestrian safety.

The proposal is for the retention of a small rear extension to an existing building with A5 use. There is no off-street parking available within the site.

It is noted that the site benefits from the following features:

- The site is located within an area of shopping amenities;
- The site is located close to a number of transport links;
- The site is within a controlled parking zone;
- The site is close to Pay & Display parking bays.

Due to the small size of the extension, and the above factors, it is considered that the proposal will not have a detrimental impact on the public highway. Given that Ravenshurst Avenue is within a controlled parking zone, it is not considered that the proposals would materially harm neighbouring amenity as a result of increased parking pressures within the locality.

3. COMMENTS ON GROUNDS OF OBJECTIONS

- Retention of development will cause noise and disturbance - Addressed in main report
- Would be intention to use structure as a Shisha smoking area - The structure is fully enclosed and could not be used for this purpose while enclosed under the environmental health legislation
- Extension would increase volume of noise and bring it closer to residents - Addressed in main report
- Impact on parking in locality - Whilst the extension has resulted in the loss of one informal parking space within the site it is not considered that refusal on these grounds is justified given that neighbouring roads are within a CPZ.
- Odour from use - Odour emissions from the flue can be controlled by condition
- Out of keeping within locality - Addressed in main report
- Premises is operating outside lawful hours - The lawful hours of the use are between 9am and 11pm Monday - Saturday and 9am - 10.30am Sundays. The application form states that the use operates from 12pm to 10pm. This is within the approved hours under the terms of application W02459D/01. If the use is operating outside these hours then this could be investigated by the planning enforcement team.
- Impact from similar developments at no 37 and 41. - The planning application has to be assessed on its own merits. The impact from other unauthorised development subject to investigation is not reason to justify 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 application is recommended for **APPROVAL**.

SITE LOCATION PLAN: 33 Church Road, London, NW4 4EB

REFERENCE: H/03479/11



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LOCATION: 41 Church Road, London, NW4 4EB

REFERENCE: H/03023/11

Received: 19 July 2011

Accepted: 11 October 2011

WARD(S): Hendon

Expiry: 06 December 2011

Final Revisions:

APPLICANT: Wine & Bread

PROPOSAL: Retention of single storey rear extension.

RECOMMENDATION: Approve Subject to Conditions

1 The development hereby permitted shall be carried out in accordance with the following approved plans: Site Location Plan, 01, Design and Access Statement.

Reason:

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

2 The development shall be adapted so as to provide sufficient air borne and structure borne sound insulation against internally/externally generated noise and vibration. This sound insulation shall ensure that the levels of noise generated from the use of the rear enclosure as measured within habitable rooms of the nearest residential properties shall be no higher than 35dB(A) from 7am to 11pm and 30dB(A) in bedrooms from 11pm to 7am.

A scheme for mitigation measures shall be submitted to and approved by the Local Planning Authority prior to development. 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 proposed development does not prejudice the amenities of occupiers of the residential properties.

3 The level of noise emitted from the extension hereby approved shall be at least 5dB(A) below the background level, as measured from any point 1 metre outside the window of any room of a neighbouring residential property.

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

Reason:

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

4 Before the development hereby permitted commences on site, details of all extraction and ventilation equipment shall be submitted to and approved by the Local Planning Authority and implemented in accordance with agreed details before the use is commenced.

Reason:

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

5 No loud/amplified music/speech to be audible at the site boundary.

Reason:

To protect the amenities of the neighbouring occupiers.

6 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 polices are relevant:
Adopted Barnet Unitary Development Plan (2006): GBEnv1, D1, D2, D5, Env13
Core Strategy (Publication Stage) 2010: CS5
 - ii) The proposal is acceptable for the following reason(s): -
The roof extension has an acceptable impact on the character and appearance of the area, wider locality and established streetscene and would not harm the visual or residential amenities of any neighbouring occupier.

1. MATERIAL CONSIDERATIONS

National Planning Policy Guidance/ Statements:

PPS1 - Delivering Sustainable Development

The Mayor's London Plan: July 2011

N/A

Relevant Unitary Development Plan Policies:

GBEnv1, D1, D2, D5, ENV13

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

Development Management Policies (DPD) (Draft 2011)

DM01

Relevant Planning History:

Site Address: 41 Church Road NW4
Application Number: W04445
Application Type: Full Application
Decision: Approve with conditions
Decision Date: 03/04/1974
Appeal Decision: No Appeal Decision Applies
Appeal Decision Date: No Appeal Decision Date exists
Proposal: new shopfront, formation of self-contained maisonette and additional retail unit

Case Officer:

Site Address: 41 CHURCH ROAD LONDON NW4
Application Number: W04445A
Application Type: Full Application
Decision: Approve with conditions
Decision Date: 30/03/1977
Appeal Decision: No Appeal Decision Applies
Appeal Decision Date: No Appeal Decision Date exists
Proposal: Use of ground floor as restaurant and wine bar with toilets and new shopfront. Alteration to make first floor and second floor maisonette self contained.

Case Officer:

Consultations and Views Expressed:

Neighbours Consulted:	152	Replies: 12 including a joint letter with 22 signatories
Neighbours Wishing To Speak	1	

The objections raised may be summarised as follows:

- Extension built over parking and refuse space which has increased demand for parking by two spaces
- Refuse now has to be deposited in bin in access road to the rear which causes noise and disturbance to residents and obstruction and nuisance to vehicles trying to access shared access road

- Influx of clientele using restaurant causes parking congestion
- Lack of sound insulation from poorly crafted extension
- Poor ventilation so rear door has to be opened which causes noise and disturbance
- Noise and disturbance from use as restaurant often open between 1.00am and 3.00am
- Lack of proper licence
- Inaccurate information regarding number of staff
- UPVC windows when used at night floods neighbouring properties with light causing disturbance
- Extension not in keeping with character and appearance of surrounding area
- Restaurant used for lots of parties causing noise and disturbance
- Party wall matters
- Neighbouring extensions in Church Road bound by conditions of materials to match main building
- Local emphasis on design, scale and size not being detrimental to character and appearance of the property or amenity of neighbouring occupiers not satisfied in this design
- Extension visible from surrounding properties
- Noise and disturbance from people using access road as a place to smoke

Internal /Other Consultations:

N/A

Date of Site Notice: 20 October 2011

2. PLANNING APPRAISAL

Site Description and Surroundings:

The application site relates to a mid-terraced property located on the south side of Church Road, close to the junction with Ravenshurst Avenue which is of mixed character. The site is located on the outskirts of the Brent Street town centre and forms part of a local shopping parade with a restaurant on the ground floor and a residential unit above the shop.

Proposal:

The application seeks permission for the retention of formation of roof to enclose existing rear yard. The rear enclosure measures a maximum of 5.4 metres in width, 6.25 metres in depth and 3 metres in height with a flat roof.

Planning Considerations:

Policy Context

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

General Policy GBEEnv1 aims to maintain and improve the character and quality of the environment.

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

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

Policy ENV13 states that where development is proposed to be located close to a permanent source of noise generation the applicant will be required to minimise the effects of noise through insulation and the use of planning conditions.

Appraisal

The single storey rear extension was built two years ago by previous owners and the new owners now seek permission to retain this extension. The application site forms part of a parade of shops and many of these properties have larger extensions to the rear than the application site. Given the mix of styles in this location, the rear extension is considered to be in keeping with the character and appearance of the surrounding area and although it may be visible from neighbouring residential properties, is not considered to cause harm to the amenities of the neighbouring occupiers.

Several of the representations received make reference to the location of refuse and parking. The refuse and parking is located at the rear of the shop accessed via a private access road in line with several other shops along this parade. This application relates solely to the retention of the single storey rear extension and not the use which has been in existence since 1977.

Whilst there have been several Environmental Health complaints relating to noise and disturbance emanating from these premises the extension was built by the previous owner without the relevant noise mitigation measures. Therefore this application seeks to correct these issues. The Council has recommended several conditions relating to noise insulation and ventilation should this application be approved. As part of these proposals the materials of the roof lights will be required to be altered so that they do not radiate sound. Furthermore, an additional condition has been recommended stating that no loud/amplified music or speech should be audible at the site boundary. The implementation of the above conditions will ensure that the proposal does not result in noise and disturbance to the occupiers of the neighbouring residential properties.

3. COMMENTS ON GROUNDS OF OBJECTIONS

Mostly addressed in the above report.

Party wall issues are not material planning considerations.

The Council accepts application forms on the basis that they provide accurate

information regarding the site including numbers of staff.

Licensing is not a planning matter.

This application relates solely to the retention of the rear extension and not the use as a restaurant. It is not considered that the use of the rear extension will give rise to increased on-street parking congestion.

Refuse is located in the same location as several other properties along this parade and is not considered to restrict access through the slip road.

The previous planning consent had a condition restricting opening hours to 10.30pm on Sundays and 11.30pm on all other days. If the restaurant is operating outside of these hours this will need to be investigated by the Council's Enforcement department.

4. EQUALITIES AND DIVERSITY ISSUES

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

5. CONCLUSION

The application is recommended for **APPROVAL**.

SITE LOCATION PLAN: 41 Church Road, London, NW4 4EB

REFERENCE: H/03023/11



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LOCATION: 137 Station Road, London, NW4 4NJ
REFERENCE: H/02882/11 **Received:** 11 July 2011
WARD(S): West Hendon **Accepted:** 10 August 2011
APPLICANT: Mr G Maddalena **Expiry:** 05 October 2011
PROPOSAL: Conversion of property into 3 self-contained flats including roof extensions involving side and rear dormer windows to facilitate further rooms in roofspace.
Final Revisions:

RECOMMENDATION: Approve Subject to Conditions

- 1 The development hereby permitted shall be carried out in accordance with the following approved plans: site plan, BS 425- 03 C, BS 425-01 A, BS 425-02 A, BS 425-06 A and BS 425-05 C.
Reason:
For the avoidance of doubt and in the interests of proper planning.
- 2 This development must be begun within three years from the date of this permission.
Reason:
To comply with Section 51 of the Planning and Compulsory Purchase Act, 2004.
- 3 The materials to be used in the external surfaces of the building(s) shall match those used in the existing building(s) unless otherwise agreed in writing by the local planning authority.
Reason:
To safeguard the visual amenities of the building and the surrounding area.
- 4 Before the development hereby permitted is occupied the parking spaces/garages shown on Plan BS 425-03C 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.
- 5 Prior to the occupation of the units a copy of the Pre-completion Sound Insulation Test Certificate of Part E of the Building Regulations 2000 (or any subsequent amendment in force at the time of implementation of the permission) shall be submitted to the Local Planning Authority and shall indicate at least 3 decibels above the Performance Standard.
Reason:
To protect the amenities of future and neighbouring residential occupiers.
- 6 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.
- 7 Before the development hereby permitted commences, details of enclosures and screened facilities for the storage of recycling containers and wheeled refuse bins or other refuse storage containers where applicable, together with a

satisfactory point of collection shall be submitted to and approved in writing by the Local Planning Authority and shall be provided at the site in accordance with the approved details before the development is occupied.

Reason:

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

- 8 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.

- 9 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.

- 10 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.

- 11 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 (UDP) (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.

Relevant Core Strategy Policies: CS1, CS3 and CS5.

ii) The proposal is acceptable for the following reason(s): - The proposed development would have an acceptable impact on the appearance of the

property, the character of the area and the amenities of the neighbouring occupiers. It complies with all relevant council policy and design guidance.

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

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

Further details and the application form can be downloaded from:

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

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

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

- 3 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

Date of Site Notice: 18 August 2011

2. PLANNING APPRAISAL

Site Description and Surroundings:

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

The road consists of single family houses and houses that have been converted into flats, including the adjoining house at number 139 which is used as 2 flats.

Proposal:

The applicant requests permission for the conversion of the property into 3 flats and side and rear dormer windows.

Each flat would be situated over 2 floors and would have 2 bedrooms each.

Each flat would have access to communal garden area at the rear via the side access gate.

The front garden is currently paved and the development proposes to use this area for parking for 3 cars.

The refuse storage would be located at the side to the rear of the single storey side extension.

The proposed dormer windows would be small and centrally placed within the roof space.

Planning Considerations:

Principle of flats

The immediate area contains a mix of single family houses and residential conversions. Number 139 Station Road is used as 2 flats and the property opposite used as 3 flats. The site property is located on a busy main road, 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 internal layout has been amended since submission and it is now the case that the horizontal and vertical stacking is appropriate. There would be no undue inter-flat noise.

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

The council's Traffic and Development team have assessed the proposal and find it acceptable in parking terms.

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 side of the property at the rear of single storey side extension.

Appearance of the extensions

The dormer windows would sit well within the host roof slopes and are small in size.

They are acceptable in size and design and comply with council design guidance.

Impact on the neighbouring occupiers

Given their size and their siting, there would be no undue impact on the amenities of the neighbouring occupiers as a result of the dormer windows.

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: £488
- Health: £1,536
- Monitoring: £101.2

3. COMMENTS ON GROUNDS OF OBJECTIONS

Mainly addressed in the report above. The application was originally submitted proposing 4 flats. Many of the comments received related to the number of units proposed and how this would result in over intensive use of the property. The officers since have requested amended plans which reduces the number of proposed units from 4 to 3. The neighbouring residents have been reconsulted on the amended plans.

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: 137 Station Road, London, NW4 4NJ

REFERENCE: H/02882/11



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