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| <u>MEETING</u> WEST AREA PLANNING SUB-COMMITTEE |
| <u>DATE AND TIME</u> 2 April 2012 AT 7.00PM |
| <u>VENUE</u> HENDON TOWN HALL, THE BURROUGHS, HENDON NW4 4BG |

TO: MEMBERS OF THE COMMITTEE (Quorum 3)

Chairman: Councillor Maureen Braun
Vice Chairman: Councillor Eva Greenspan

Councillors:

| | | | |
|----------------|--------------|----------------|----------------|
| Jack Cohen | Melvin Cohen | Claire Farrier | Sury Khatri |
| John Marshall | Hugh Rayner | Gill Sargeant | 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

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| 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 | |

FACILITIES FOR PEOPLE WITH DISABILITIES

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LONDON BOROUGH OF BARNET

West Area Planning Sub-Committee

02 April 2012

Agenda Item No. 6

Report of the Acting Assistant Director of Planning & Building Control

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/04884/11

Burnt Oak

Page 1 – 4

International Gospel Church, 102A Watling Avenue, Edgware, Middx, HA8 0LN

Demolition of existing damaged building to rear area of main church. Erection of a new single storey building with pitched roof. (CONSERVATION AREA CONSENT)

Approve Subject to Conditions

H/04883/11

Burnt Oak

Page 5 – 12

International Gospel Church, 102A Watling Avenue, Edgware, Middx, HA8 0LN

Demolition of existing damaged building to rear area of main church. Erection of a new single storey building with pitched roof for use as store and for youth and children's activities.

Approve Subject to Conditions

F/00349/12

Childs Hill

Page 13 – 22

8 The Vale, London, NW11 8SG

Variation of conditions 1 and 3 of planning permission F/00400/10 dated 09/03/10 for 'Demolition of existing dwelling and erection of a two storey building plus basement and rooms in roof space to accommodate 3 self contained flats.' Variation to include alterations to parking layout and approved plan numbers.

Approve Subject to Conditions

H/05052/11

Edgware

Page 23 – 31

Garage Block, Willow Court, Edgware, Middx

Extension to the time limit for implementing planning permission H/04945/08 dated 01/04/2009 for 'Demolition of existing lock-up garages and construction of a two storey detached house with associated amenity space and car parking'.

Approve Subject to Conditions

H/00465/12

Edgware

Page 32 – 38

6 Broadfields Avenue, Edgware, Middx, HA8 8PG

Single storey side extension with 4no. rooflights and rear extension with 2no. rooflights.

Approve Subject to Conditions

8 Ravenscroft Avenue, London, NW11 0RY

Retention of single storey building in rear garden for use as office and storage ancillary to existing HMO.

Approve Subject to Conditions

4 Hurst Close, London, NW11 7BE

Single storey flat roofed side extension behind relocated side screen wall; Roof extension with 2 no. side and rear dormers and 1 no. rooflight. Insertion of double doors to rear ground floor. Extend rear paving. Replace existing shed with a larger shed.

Approve Subject to Conditions

294 Watford Way, London, NW4 4UR

Two storey side and first floor rear extensions to Flat B and Flat C. Enlargement of existing loft space including insertion of rear dormer and 2no solar panels at rear roof slope. Erection of detached garage at rear of property for 2no cars with access from Clarendon Gardens.

Approve Subject to Conditions

28 Alexandra Road, London, NW4 2SA

Single storey rear extension.

Approve Subject to Conditions

5 Westlinton Close, London, NW7 1PY

Conversion of garage into kitchen. (Amended description)

Approve Subject to Conditions

H/00046/12

Mill Hill

Page 67 – 73

15 Russell Grove, London, NW7 3QU

Two storey side and part single storey rear extension following demolition of the existing garage.

Approve Subject to Conditions

TPO/00086/12/H 84 Uphill Road, London, NW7 4QE

Page 74 – 81

2 x Oak – Remove, T8 and T10 of Tree Preservation Order.

APPROVE Subject to conditions

F/00610/12

Finchley Church End

Page 82 – 100

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

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

Approve Subject to S106

LOCATION: International Gospel Church, 102A Watling Avenue, Edgware, Middx, HA8 0LN
REFERENCE: H/04884/11 **Received:** 05 December 2011
Accepted: 13 December 2011
WARD(S): Burnt Oak **Expiry:** 07 February 2012
Final Revisions:
APPLICANT: International Gospel Church
PROPOSAL: Demolition of existing damaged building to rear area of main church. Erection of a new single storey building with pitched roof. (CONSERVATION AREA CONSENT)

RECOMMENDATION: Approve Subject to Conditions

- 1 The development hereby permitted shall be carried out in accordance with the following approved plans: 11D2511/101, 11D2511/102, 11D2511/103, Flood Risk Assessment, E-mail from Mike Boast dated 17/02/2012.
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).

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): GEnv1, GBEEnv2, D1, D2, HC1, CS1.
Watling Estate Character Appraisal Statement.
Core Strategy (Submission version) 2011: CS5

Development Management Policies (Submission version)2011: DM01, DM06
 - ii) The proposal is acceptable for the following reason(s): - The demolition of the building is considered acceptable and conservation area consent can be granted.

1. MATERIAL CONSIDERATIONS

National Planning Policy Guidance/ Statements:

PPS5- Planning and the Historic Environment

The Mayor's London Plan: July 2011

Relevant Unitary Development Plan Policies: GEnv1, GBEEnv2, D1, D2, HC1, CS1.

Watling Estate Character Appraisal Statement.

Core Strategy (Submission version) 2011

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 submitted its LDF Core Strategy Submission Stage document in August 2011. Therefore weight can be given to it as a material consideration in the determination of planning applications.

Relevant Core Strategy Policies: CS5

The Development Management Policies document provides the borough wide planning policies that implement the Core Strategy. These policies will be used for day-to-day decision making.

The Council submitted its LDF Development Management Policies Submission Stage document in September 2011. Therefore weight can be given to it as a material consideration in the determination of planning applications.

Relevant Development Management Policies: DM01, DM06

Relevant Planning History:

| | |
|------------------------------|---|
| Site Address: | Burnt Oak Community Resource Centre, 102 Watling Avenue EDGWARE |
| Application Number: | W09462B |
| Application Type: | Full Application |
| Decision: | Approve with conditions |
| Decision Date: | 20/09/1999 |
| Appeal Decision: | No Appeal Decision Applies |
| Appeal Decision Date: | No Appeal Decision Date exists |
| Proposal: | Single storey front extension and accessramp. |
| Case Officer: | |

Internal /Other Consultations:

- Urban Design & Heritage - No objection
- Environment Agency - No objection subject to conditions

Date of Site Notice: 22 December 2011

2. PLANNING APPRAISAL

Site Description and Surroundings:

The site property is the International Gospel Church, located on the corner of Watling Avenue and Gervase Road. The main church building is locally listed, the building to the rear (which this application relates to) is not.

Proposal:

Conservation Area consent is sought for the demolition of the remainder of the fire damaged single storey building, formerly used for storage and as a youth centre.

Planning Considerations:

The existing building is partly damaged by fire. The building is a dark stained timber single storey building. The building is not considered to be of any special merit nor is it identified as contributing positively to the conservation area's character.

It is considered that the demolition of the building would be acceptable in terms of its impact on the character and appearance of the Watling Estate Conservation Area.

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

The application is recommended for **APPROVAL**.

SITE LOCATION PLAN: International Gospel Church, 102A Watling Avenue, Edgware, Middx, HA8 0LN

REFERENCE: H/04884/11



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LOCATION: International Gospel Church, 102A Watling Avenue, Edgware, Middx, HA8 0LN

REFERENCE: H/04883/11 **Received:** 05 December 2011
Accepted: 13 December 2011

WARD(S): Burnt Oak **Expiry:** 07 February 2012

Final Revisions:

APPLICANT: International Gospel Church

PROPOSAL: Demolition of existing damaged building to rear area of main church. Erection of a new single storey building with pitched roof for use as store and for youth and children's activities.

RECOMMENDATION: Approve Subject to Conditions

- 1 The development hereby permitted shall be carried out in accordance with the following approved plans: 11D2511/101, 11D2511/102, 11D2511/103, Flood Risk Assessment, E-mail from Mike Boast dated 17/02/2012.
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 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 premises shall be used for a youth and social centre with associated storage and no other purpose (including any other purpose in Class D2 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.
- 6 Prior to the commencement of development, a working method statement to cover Watling Ditch shall be submitted to and agreed in writing by the Local Planning Authority. Thereafter development shall be carried out in accordance with the approved scheme and any subsequent amendments shall be agreed in writing with the local planning authority.
Plans should be provided showing the position of any new piles, deposition, concrete slabs in relation to the culvert and their effects on the culvert.
Reason:

- To maintain the integrity and stability of the culvert and minimise flood risk.
- 7 The building shall not be occupied by more than 50 people at any one time.
Reason: To safeguard neighbouring residential amenity.
- 8 The use hereby permitted shall not be open before 9am or after 10pm .
Reason:
To safeguard the amenities of occupiers of adjoining residential properties.
- 9 The premises shall not be used for banqueting purposes, weddings, parties or public hire.
Reason: To safeguard neighbouring amenity.
- 10 Before the development hereby permitted commences, a scheme for sound proofing insulation for the proposed building shall be submitted to and approved in writing by the Local Planning Authority. The development shall be implemented in accordance with these details.
Reason: To safeguard neighbouring amenity.
- 11 The development shall be constructed/adapted so as to provide sufficient air borne sound insulation against internally generated noise and vibration.
Before development commences, a report shall be carried out by a approved acoustic consultant and submitted to the Local Planning Authority for approval that assesses the likely noise impacts from the development. The report shall also clearly outline mitigation measures for the development to reduce these noise impacts to acceptable levels.
It shall 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 the use commences.
Reason: To ensure that the proposed development does not prejudice the amenities of occupiers of the residential properties.
- 12 Before the proposed use commences on site, a noise management plan shall be submitted to and approved in writing by the Local Planning Authority and implemented in accordance with agreed details before the use is commenced.
Reason: To ensure that the proposed development does not prejudice the enjoyment or amenities of occupiers of adjoining residential properties.
- 13 A scheme for acoustic fencing along the boundary with 8 Gervase Road shall be submitted in writing and approved by the LPA prior to development. This scheme shall be fully implemented before the development hereby permitted is brought into use.

Reason: To ensure that the proposed development does not prejudice the enjoyment of the occupiers of their home(s).
- 14 The level of noise emitted from the 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.

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): GBEEnv1, GBEEnv2, D1, D2, D5, HC1,
Core Strategy (Submission version) 2011: CS5
Development Management Policies (Submission version) 2011: DM01
 - ii) The proposal is acceptable for the following reason(s): - The proposals would have an acceptable impact on neighbouring amenity and would preserve the character and appearance of the Watling Estate Conservation Area.
- 2 Under the terms of the Water Resources Act 1991, and the Thames Region Land Drainage Byelaws 1981, the prior written consent of the Environment Agency is required for any proposed works or structures, in, under, over or within 8 metres of the top of the bank of the Watling Ditch, designated a 'main river'.
- 3 You are advised to engage a qualified acoustic consultant to advise on the scheme, including the specifications of any materials, construction, fittings and equipment necessary to achieve satisfactory internal noise levels in this location. In addition to the noise control measures and details, the scheme needs to clearly set out the target noise levels for the habitable rooms, including for bedrooms at night, and the levels that the sound insulation scheme would achieve.
The details of acoustic consultants can be obtained from the following contacts:
a) Institute of Acoustics and b) Association of Noise Consultants.
The assessment and report on the noise impacts of a development should use methods of measurement, calculation, prediction and assessment of noise levels and impacts that comply with the following standards, where appropriate: 1) Department of Environment: PPG 24 (1994) Planning Policy Guidance - Planning and noise; 2) BS 7445 (1991) Pts 1, 2 & 3 (ISO 1996 pts 1-3) - Description and measurement of environmental noise; 3) BS 4142:1997 - Method of rating industrial noise affecting mixed residential and industrial areas; 4) BS 8223: 1999 - Sound insulation and noise reduction for buildings: code of practice; 5) Department of transport: Calculation of road traffic noise (1988); 6) Department of transport: Calculation of railway noise (1995); 7) Department of transport : Railway Noise and insulation of dwellings.

1. MATERIAL CONSIDERATIONS

National Planning Policy Guidance/ Statements:

PPS1 - Delivering Sustainable Development
PPS5 - Planning and the Historic Environment
PPS25 - Development and Flood Risk

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

Relevant Unitary Development Plan Policies: GBEEnv1, GBEEnv2, D1, D2, HC1, CS1.

Watling Estate Character Appraisal Statement.

Core Strategy (Submission version) 2011

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 submitted its LDF Core Strategy Submission Stage document in August 2011. Therefore weight can be given to it as a material consideration in the determination of planning applications.

Relevant Core Strategy Policies: CS5

The Development Management Policies document provides the borough wide planning policies that implement the Core Strategy. These policies will be used for day-to-day decision making.

The Council submitted its LDF Development Management Policies Submission Stage document in September 2011. Therefore weight can be given to it as a material consideration in the determination of planning applications.

Relevant Development Management Policies: DM01

Relevant Planning History:

None relevant

Consultations and Views Expressed:

Neighbours Consulted: 26
Neighbours Wishing To 0
Speak

Replies: 3

The objections raised may be summarised as follows:

- Objection to use as youth facility or place of worship
- Resulting loud music, cars, loss of privacy

Internal /Other Consultations:

- Urban Design & Heritage -
- Environment Agency -

Date of Site Notice: 22 December 2011

2. PLANNING APPRAISAL

Site Description and Surroundings:

The site property is the International Gospel Church, located on the corner of Watling Avenue and Gervase Road. The main church building is locally listed.

Proposal:

Planning permission is sought for the demolition of the existing damaged building to the rear of the church, and erection of a new single storey building with a pitched roof. The building would be located on the site of the former 'Pit Stop' building to the rear of the church and Silkstream Parade.

The building would be 22.8m deep by 6.4m wide. It would be 4.2m high with a gable ended pitched roof. It would be 2m to eaves level and would be timber boarded with a mineral felt roof.

Planning Considerations:

Policy Context

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

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

The Council Guide "Extensions to house" was approved in March 2010. This leaflet in the form of supplementary planning guidance (SPG) sets out information for applicants to help them design an extension to their property which would receive favourable consideration by the local planning authority and was subject to separate consultation.

Included advice says:

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

Harmony: extensions to buildings should be consistent in terms of form, scale and

architectural style with the original building and area.

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

Barnet council's adopted UDP recognises the importance of borough conservation areas, stating, "The council will pay special attention to the desirability of preserving or enhancing the character or appearance of its Conservation Areas when using planning powers".

Policy HC1 advises that the council will refuse applications for proposals which fail to preserve or enhance the character or appearance of Conservation Areas and when they conflict with character appraisals and supplementary planning design guidance notes.

PPS5 sets out planning policies on the conservation of the historic environment.

The Watling Estate Character Appraisal states that the character of Watling Estate is distinctive in terms of its layout, form, scale and building designs. The layout is typical of Garden City planning.

The impact on the character and appearance of the Watling Estate Conservation Area

The proposed building would be similar in design to the previous building which has partly burnt down. The previous building was a timber building with an unobtrusive appearance though this had been poorly maintained.

The building would be sited close to the boundary with the garden of 8 Gervase Road.

It is considered that the proposals would preserve the character and appearance of the Watling Estate Conservation Area.

The impact of the proposal on neighbouring amenity

The building would be similar in size to that previously existing, with a higher ridge height. It is not considered that the building would harmfully impact the visual amenities of no.8 Gervase Road, given its shallow sloping roof and siting at a lower level.

It is noted that there are a number of trees along the boundary with no.8 Gervase Road.

It is therefore considered that the building would not harmfully impact neighbouring visual amenity.

It is noted that there was previously a building on site that was recently used as storage and historically as a youth centre.

The applicant has provided information which states that:

- The building would be used on Sunday and varying times throughout day and mostly evenings during the week
- Clubs would be run for IGC members and community of all different ages
- Historically the building was used for up to a maximum of 40 at any one time.
- The building would be used for social clubs with varying themes.

The fact that historically the building was used as a youth centre needs to be considered. It is not clear how long the building was used as storage.

Subject to conditions restricting the number of people, and hours of use, it is not considered that the proposals would harm the residential amenities of neighbouring occupiers.

The impact on flood risk

The environment agency have been consulted and do not object subject to a condition being attached.

Subject to this the proposals would have an acceptable impact on local flood risk.

3. COMMENTS ON GROUNDS OF OBJECTIONS

Objection to use as youth facility or place of worship - *Addressed in main report*

Resulting loud music, cars, loss of privacy - *Addressed in main report*

4. EQUALITIES AND DIVERSITY ISSUES

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

5. CONCLUSION

The application is recommended for **APPROVAL**.

SITE LOCATION PLAN: International Gospel Church, 102A Watling Avenue, Edgware, Middx, HA8 0LN

REFERENCE: H/04883/11



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LOCATION: 8 The Vale, London, NW11 8SG
REFERENCE: F/00349/12 **Received:** 30 January 2012
WARD(S): Childs Hill **Accepted:** 30 January 2012
Final Revisions: **Expiry:** 26 March 2012

APPLICANT: ATZ Properties Ltd
PROPOSAL: Variation of conditions 1 and 3 of planning permission F/00400/10 dated 09/03/10 for 'Demolition of existing dwelling and erection of a two storey building plus basement and rooms in roof space to accommodate 3 self contained flats.' Variation to include alterations to parking layout and approved plan numbers.

RECOMMENDATION: Approve Subject to Conditions

- 1 The development hereby permitted shall be carried out in accordance with the following approved plans: PL-001; PL-002; PL-003 January 2012; PL-004RevA; pl-005RevA; PL-006RevA.
Reason:
For the avoidance of doubt and in the interests of proper planning.
- 2 This development must be begun within three years from the date of this permission.
Reason:
To comply with Section 51 of the Planning and Compulsory Purchase Act, 2004.
- 3 Before the development hereby permitted is occupied the parking spaces/garages shown on Plan PL-003 January 2012 shall be provided and shall not be used for any purpose other than the parking of vehicles in connection with the approved development.
Reason:
To ensure that parking is provided in accordance with the council's standards in the interests of pedestrian and highway safety, the free flow of traffic and in order to protect the amenities of the area.
- 4 Before this development is commenced, details of the levels of the building(s), road(s) and footpath(s) in relation to adjoining land and highway(s) and any other changes proposed in the levels of the site shall be submitted to and approved in writing by the Local Planning Authority. The development shall be implemented in accordance with such details as approved.
Reason:
To ensure that the work is carried out at suitable levels in relation to the highway and adjoining land having regard to drainage, gradient of access and the amenities of adjoining occupiers and the health of any trees on the site.
- 5 Before the development hereby permitted commences, details of the materials to be used for the external surfaces of the building(s) and hard surfaced areas shall be submitted to and approved in writing by the Local Planning Authority. The development shall be implemented in accordance with such details as approved.
Reason:
To safeguard the visual amenities of the locality.
- 6 Before the development hereby permitted 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.

- 7 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.

- 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 The level of noise emitted from any plant machinery 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.

- 12 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.

- 13 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).

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

Reason:

To ensure the proper planning of the area and to comply with policies CS2, CS8, CS13, IMP1 and IMP2 of the adopted Unitary Development Plan and the adopted Supplementary Planning Documents "Contributions to Education", "Contributions to Health Facilities", "Contributions to Libraries" and "Planning Obligations".

- 15 A Construction Management Plan must be submitted to and approved by the Local Planning Authority before the development starts on site.

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

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

Reason:

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

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

Reason:

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

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):

GSD, GBEnv1, GBEnv2, GBEnv3, D1, D2, D3, D4, D5, M14, H2, H16, H18, H21, CS2, CS8, CS13, IMP1, IMP2.

Core Strategy (Submission version) 2011:
CS5, CS9.

Development Management Policies (Submission version)2011:
DM01, DM02, DM17

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

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

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

The Council of the London Borough of Barnet is the Street Naming and Numbering Authority and is the only organisation that can create or change addresses within its boundaries. Applications are the responsibility of the developer or householder who wish to have an address created or amended.

Occupiers of properties which have not been formally registered can face a multitude of issues such as problems with deliveries, rejection of banking / insurance applications, problems accessing key council services and most

importantly delays in an emergency situation.

Further details and the application form can be downloaded from:

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

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

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

- 4 In the case where a highway tree is present in the vicinity of the proposed access road or a crossover for the development the final approval would be subject to the detailed assessment carried out by the Highways Crossover Team as part of the crossover application. The outcome of this assessment cannot be prejudged. Information on application for a crossover could be obtained from London Borough of Barnet, Crossover Team, Highways Group, NLBP, Building 4, 2nd Floor, Oakleigh Road South, London N11 1NP
- 5 The applicant is advised that in case if any modifications are proposed to the existing access off the public highway then it will be subject to a detailed investigation by the Highways Group. This may result in alterations to the existing on-street controlled parking bays. Any alterations to on-street parking bays will be subject to a statutory consultation period. The Council cannot prejudge the outcome of the consultation process. Any modification works including relocation of any existing street furniture would need to be done by the Highway Authority at the applicant's expense. You may obtain advice and an estimate for this and any associated work on public highway from the Chief Highways Officer, Building 4, North London Business Park (NLBP), Oakleigh Road South, London N11 1NP.

1. MATERIAL CONSIDERATIONS

National Planning Policy Guidance/ Statements:

PPS1

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:

GSD, GBEnv1, GBEnv2, GBEnv3, D1, D2, D3, D4, D5, M14, H2, H16, H18, H21, CS2, CS8, CS13, IMP1, IMP2.

Core Strategy (Submission version) 2011

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 submitted its LDF Core Strategy Submission Stage document in August 2011. Therefore weight can be given to it as a material consideration in the determination of planning applications.

Relevant Core Strategy Policies:

CS5, CS9

The Development Management Policies document provides the borough wide planning policies that implement the Core Strategy. These policies will be used for day-to-day decision making.

The Council submitted its LDF Development Management Policies Submission Stage document in September 2011. Therefore weight can be given to it as a material consideration in the determination of planning applications.

Relevant Development Management Policies:

DM01, DM02, DM17.

Relevant Planning History:

Site history for current landparcel :

26201 - 8 The Vale, London, NW11 8SG

Case Reference: **F/00349/12**

| | | | |
|---------------------|--|----------------------|--------------|
| Application: | Planning | Number: | C/16389/A/06 |
| Validated: | 09/10/2006 | Type: | APF |
| Status: | DEC | Date: | 05/02/2007 |
| Summary: | APC | Case Officer: | Kevin Waters |
| Description: | Conversion of garage to habitable room. Ground and first floor infill side extension to side with No. 10 The Vale. Single storey rear extension with existing first floor extension widened and moved away from boundary with No. 6 The Vale. Repositioning of front entrance. Alteration of roof including rear dormer windows to facilitate loft conversion. | | |

| | | | |
|---------------------|---|----------------------|--------------|
| Application: | Planning | Number: | C/16389/05 |
| Validated: | 16/09/2005 | Type: | APF |
| Status: | WDN | Date: | 21/10/2005 |
| Summary: | WIT | Case Officer: | Kevin Waters |
| Description: | Conversion of garage into habitable room. Two-storey infill side extension. Single storey rear extension and first floor side extension, repositioning of front entrance. | | |

Alteration to roof including rear dormer window to facilitate a loft conversion.

Application: Planning **Number:** F/00400/10
Validated: 27/01/2010 **Type:** APF
Status: DEC **Date:** 11/03/2010
Summary: APC **Case Officer:** Elizabeth Thomas
Description: Demolition of existing dwelling and erection of a two storey building plus basement and rooms in roof space to accommodate 3 self contained flats.

Application: Planning **Number:** F/00425/12
Validated: 07/02/2012 **Type:** CON
Status: REG **Date:**
Summary: DEL **Case Officer:** Elizabeth Thomas
Description: Submission of details of conditions 4 (Levels), 6 (Refuse) and 8 (Landscaping) pursuant to planning permission F/00400/10 dated 09/03/10.

Application: Planning **Number:** F/02048/10
Validated: 20/05/2010 **Type:** CON
Status: DEC **Date:** 04/08/2010
Summary: AP **Case Officer:** Elizabeth Thomas
Description: Submission of details of conditions (4) (Levels), (5) (Materials), (6) (Refuse), (7) (Ventilation), (8) (Landscaping details), (11,12) (Noise), (17) (Extension roof), pursuant to planning permission (F/00400/10) dated (09 March 2010).

Application: Planning **Number:** F/03849/10
Validated: 28/09/2010 **Type:** CON
Status: DEC **Date:** 14/10/2010
Summary: AP **Case Officer:** Fabien Gaudin
Description: Submission of details of Condition 14 (Education/ Libraries/ Health Obligations) pursuant to planning permission F/00400/10 granted 09/03/10.

Application: Planning **Number:** F/04303/09
Validated: 30/11/2009 **Type:** APF
Status: WDN **Date:** 22/01/2010
Summary: WIT **Case Officer:** Elizabeth Thomas
Description: Demolition of existing dwelling and erection of a two storey building plus basement and rooms in roof space to accommodate 3 self contained flats.

Application: Planning **Number:** F/05055/10
Validated: 13/12/2010 **Type:** CON
Status: DEC **Date:** 20/01/2011
Summary: AP **Case Officer:** Elizabeth Thomas
Description: Submission of details of condition 11 (Noise Emission from Plant) pursuant to planning permission F/00400/10 dated 09/03/10.

Consultations and Views Expressed:

Neighbours Consulted: 36 Replies: 3
Neighbours Wishing To Speak 1

The objections raised may be summarised as follows:

- Loss of parking spaces. Serious impact on the controlled parking zone.
- Parking spaces are not going to be any safer than already approved on original scheme.
- Proposed parking it looks like a commercial estate.
- Damage to tree in front of the property.

- Other worry is that they have already done changes which was not allowed on the original plan.
- Proposed bin enclosure on already raised ground will make loss of light.
- Hard and soft landscaping has not been carried out as per approved plan which were designed to match adjacent properties in style.

Date of Site Notice: 09 February 2012

2. PLANNING APPRAISAL

Site Description and Surroundings:

The application site is a large detached building which has been laid out into 3 self contained flats. The property falls within the Childs Hill ward and does not fall within a conservation area.

Proposal:

The variation of conditions 1 and 3 of planning permission F/00400/10 dated 09/03/10 for 'Demolition of existing dwelling and erection of a two storey building plus basement and rooms in roof space to accommodate 3 self contained flats.' Variation to include alterations to parking layout.

Planning Considerations:

The traffic and development team have reviewed the amended drawings and are satisfied with the proposed parking layout. The main difference with the application is the orientation of the car parking spaces. Cars will now be parked adjacent to the road rather than parallel. The same level of car parking is proposed as the previous layout and therefore the proposal is still in compliance with policies that require adequate parking provision for new development. The overall appearance of the front is considered to be acceptable and would not result in harm to the character of the streetscene.

The provision of the new crossover and the extension of the existing crossover would be subject to an investigation by highway officers. The site is within a controlled Parking Zone (CPZ) and therefore any alterations to the existing CPZ bays would be subject to public consultations.

As there is also a tree on public footway fronting the development site, the provision of the crossover will be subject to consultation and approval by the council's highway tree section before any works can take place.

All other matters remain as per the previous approval.

3. COMMENTS ON GROUNDS OF OBJECTIONS

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

4. EQUALITIES AND DIVERSITY ISSUES

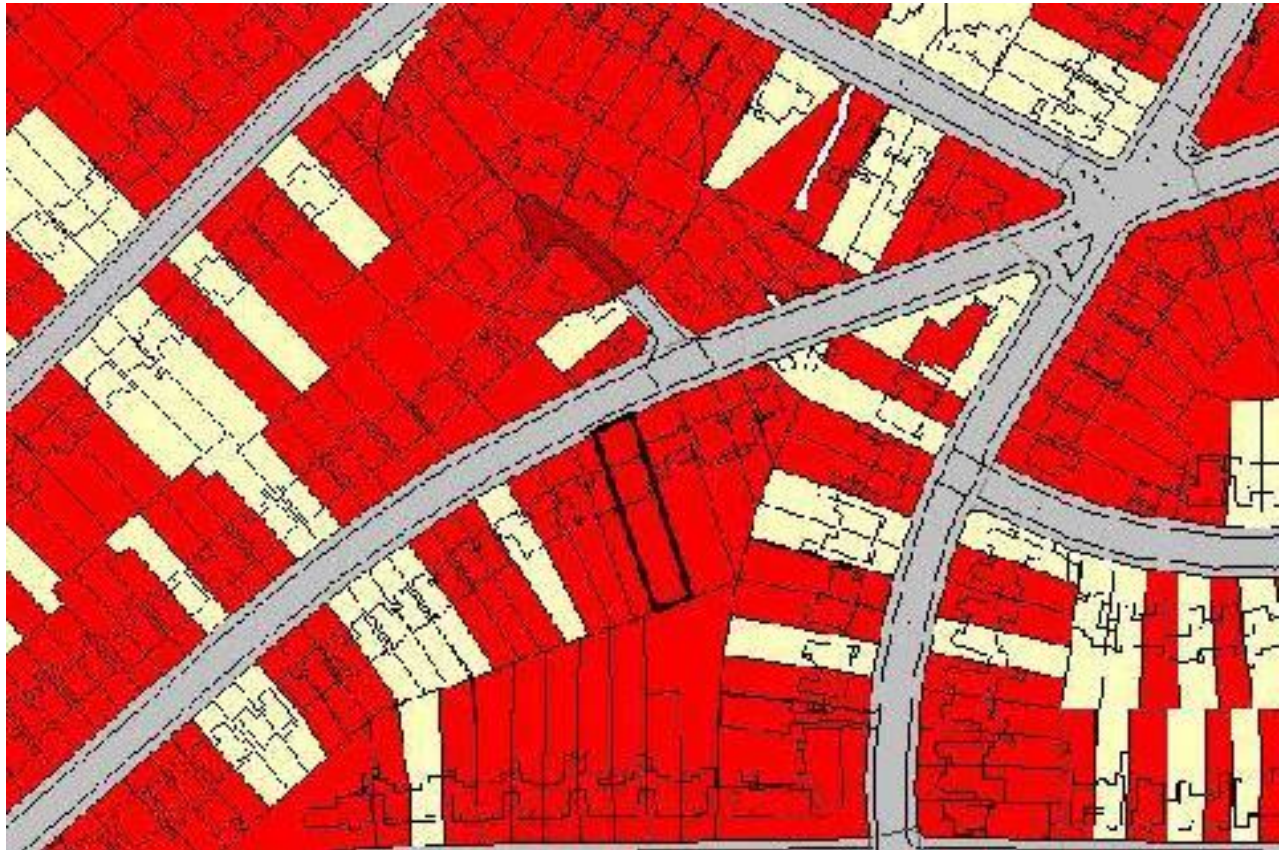
The proposals do not conflict with either Barnet Council's Equalities Policy or the commitments set in our Equality Scheme and supports the council in meeting its statutory equality responsibilities.

5. CONCLUSION

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

SITE LOCATION PLAN: 8 The Vale, London, NW11 8SG

REFERENCE: F/00349/12



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LOCATION: Garage Block, Willow Court, Edgware, Middx
REFERENCE: H/05052/11 **Received:** 14 December 2011
Accepted: 21 December 2011
WARD(S): Edgware **Expiry:** 15 February 2012
Final Revisions:

APPLICANT: Mr M Jamshidi
PROPOSAL: Extension to the time limit for implementing planning permission H/04945/08 dated 01/04/2009 for 'Demolition of existing lock-up garages and construction of a two storey detached house with associated amenity space and car parking'.

RECOMMENDATION: Approve Subject to Conditions

- 1 The development hereby permitted shall be carried out in accordance with the following approved plans: Design and Access Statement; Site Location Plan; HD-202/1000; HD-202/1001; HD-202/3000 received 02/09; HD-202/3001 received 02/09; HD-202/3002 received 02/09; HD-202/3003 received 02/09.
Reason:
For the avoidance of doubt and in the interests of proper planning.
- 2 This development must be begun within three years from the date of this permission.
Reason:
To comply with Section 51 of the Planning and Compulsory Purchase Act, 2004.
- 3 No structure or erection with a height exceeding 1.05m above footway level shall be placed along the frontage of the house hereby approved from a point 2.4m from the proposed access for a distance of 2.4m on both sides of the vehicular access(es).
Reason:
To prevent danger, obstruction and inconvenience to users of the adjoining highway and the premises.
- 4 Before 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.
- 5 Before the development hereby permitted commences, details of the materials to be used for the external surfaces of the building(s) and hard surfaced areas shall be submitted to and approved in writing by the Local Planning Authority. The development shall be implemented in accordance with such details as approved.
Reason:
To safeguard the visual amenities of the locality.
- 6 Before the development hereby permitted is brought into use or occupied the site shall be enclosed except at the permitted points of access in accordance with details previously submitted to and approved in writing by the Local Planning Authority.
Reason:

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

- 7 Before the building hereby permitted is occupied the proposed windows in the 1st floor front elevation, and the ground floor window on the front elevation lighting the proposed reception, as illustrated on Plan No. HD-202/3002, facing 3 and 4 Willow Court, shall be glazed with obscure glass only and shall be permanently retained as such thereafter and shall be permanently fixed shut with only a fanlight opening, unless otherwise agreed in writing by the Local Planning Authority.

Reason:

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

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

Reason:

To ensure the proper planning of the area and to comply with policies CS2, CS8, CS13, IMP1 and IMP2 of the adopted Unitary Development Plan and the adopted Supplementary Planning Documents "Contributions to Education", "Contributions to Health Facilities", "Contributions to Libraries" and "Planning Obligations".

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

Reason:

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

- 11 Development shall not begin until drainage works have been carried out in accordance with details to be submitted to and approved in writing by the Local Planning Authority.

Reason:

To ensure that the foul and/or surface water discharge from the site shall not be prejudicial to the existing sewerage system and the amenities of the area.

- 12 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.

- 13 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.

- 14 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.

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

Reason:

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

- 16 Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any order revoking and re-enacting that Order with or without modification), no development otherwise permitted by any of Classes A, B, C, D or E of Part 1 to Schedule 2 of that Order shall be carried out within the area of the dwellinghouse hereby approved without the prior written permission of the local planning authority.

Reason:

To safeguard the amenities of neighbouring occupiers and the general locality.

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

Reason:

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

INFORMATIVE(S):

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

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

In particular the following policies are relevant:

Adopted Barnet Unitary Development Plan (2006): GSD, GEnergy, GBEnv1, GBEnv2, Gparking, GH1, GH2, Env12, Env13, D1, D2, D3, D5, D6, D7, D8, D9, M14, H16, H17, H18, H21, IMP1, IMP2, CS8

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

The development would not unduly affect the residential amenities of occupiers of adjoining properties and would be in keeping with the character and appearance of the locality.

- 2 Your attention is drawn to the need to provide facilities for the disabled, as set out in Building Regulation Part M Access & Facilities for Disabled Persons. A copy of Part M is available via the Department of Communities and Local Government website at www.communities.gov.uk.
- 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.

1. MATERIAL CONSIDERATIONS

This application was deferred by Members at the last meeting of the West Area Planning Sub Committee to enable Members to visit the site.

National Planning Policy Guidance/ Statements:

PPS1 Sustainable Development and Climate Change

PPS3 Housing

PPG13 Transport

The Mayor's London Plan: July 2011

3A.1, 3A.2, 3A.3, 3A.4

Relevant Unitary Development Plan Policies:

C5

Core Strategy (Submission Version) 2011

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.

Relevant Core Strategy Policies:

The Development Management Policies document provides the borough wide planning policies that implement the Core Strategy. These policies will be used for day-to-day decision making.

The Council submitted its LDF Development Management Policies Submission Stage document in September 2011. Therefore weight can be given to it as a material consideration in the determination of planning applications.

Development Management Policies

DM01 and DM02

Relevant Planning History:

Site history for current landparcel :

227548 - Garage Block, Willow Court, Edgware, Middx

Case Reference: **H/05052/11**

Consultations and Views Expressed:

| | | | |
|-----------------------------|----|----------|---|
| Neighbours Consulted: | 47 | Replies: | 4 |
| Neighbours Wishing To Speak | 1 | | |

The objections raised may be summarised as follows:

Loss of light to neighbouring properties

Overlooking

Affect on traffic

Loss of privacy

Detrimental

Internal /Other Consultations:

- Traffic & Development - No objection raised

Date of Site Notice: 05 January 2012

2. PLANNING APPRAISAL

Site Description and Surroundings:

The application relates to a garage court, accommodating 6 garages, located in the south-eastern corner of Willow Court. The site abuts the Stonegrove Regeneration

Area and the land to rear forms part of Phase 1 of the redevelopment. Planning permission has been granted for houses to rear ranging in height from 2 to 4 storeys, with the rear elevation facing the application site, with rear garden depths of approx 10m.

Proposal:

The application seeks an extension of time limit for planning permission H/04945/08 dated 01.4.09. The proposal is to demolish the existing lock-up garages and construction of a two storey detached house with associated amenity space and car parking'.

Planning Considerations:

The extension of the time limit for implementing planning permission H/04945/08 is considered acceptable and would not be detrimental to Phase 1 of the Stonegrove Regeneration Area.

The proposed house would be discretely sited in the furthest corner of the cul-de-sac. The proposed development would not mirror the architectural form of the existing maisonettes in Willow Court but the eaves and ridge height of the house would align with that of its neighbours and the front door would be centrally sited on the front elevation, as per the existing semi detached blocks. Following negotiations with the applicant, the two storey centrally sited front projection, with gabled roof, has been deleted from the scheme, as have the front rooflight and side and rear dormers. It is considered that the overall appearance, mass and bulk of the building, as amended, could be satisfactorily accommodated within the site without undue detriment to the character and appearance of the area.

The existing site is entirely hard surfaced. The introduction of a domestic dwelling on the site would allow approximately 50% of the area to be landscaped, thus improving the appearance of the site. The amenity space provision serving this development is acceptable and complies with Council policy.

One car parking space is proposed which satisfies both the UDP and London Plan car parking standards for a one bedroom unit. Whilst the development would result in the loss of six garages, the application site is entirely within the ownership of the applicant, accordingly no objection is raised to their loss by the Highways Group.

With regard to the impact on neighbouring occupiers, the proposed block would be sited 2m's from the boundary with no's 5 and 6 Willow Court. The rearward projection would extend 2m beyond the rear of no's 5 and 6. Whilst the additional rear projection would be visible from the rear of the neighbouring block, in view of the distance from the boundary and the siting of the neighbouring maisonettes, it is considered that the building as proposed would not unduly detract from the visual and residential amenities currently enjoyed by the occupiers of no's 5 and 6.

The front elevation of the proposed house would directly face the flank elevation of no.3 and 4 Willow Court. The flank elevation includes a front door and habitable room window at ground floor with two habitable room windows above. To ensure no undue loss of privacy to the occupiers of the facing block, the submitted plans indicate that the first floor windows on the front elevation would be obscure glazed

and permanently fixed with only a top fan light opening. In view of the siting of the ground floor flank window of the facing block, it is recommended that the proposed ground floor front reception room also be obscure glazed. The light and outlook to this room would not be unduly prejudiced as the proposed reception room would have a double aspect.

The house has been reoriented to address the relationship with the land to the north east that forms part of Phase 1 of the redevelopment of the Stonegrove estate. No windows are proposed on the north east flank elevation which would have a depth of 4.7m sited 2m from the boundary. It is considered that the amended proposal would ensure that the amenities of the future occupiers of the adjoining development site would not be unduly prejudiced. The house would have a rear garden, 6.5m in depth. The site abuts the green setting to Ware Court. In view of the position of Ware Court in relation to the application site it is considered that a rear garden depth of 6.5m would be acceptable.

Section 106 Issues:

Education needs generated by the development

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

The proposal would provide an additional residential unit that it is considered would generate an increased demand for educational facilities in the area. The calculation of additional demand (SPD para's 4.6-4.14), existing facilities and capacity (SPD para's 5.5-5.12), method of calculating the required contribution (SPD para's 3.1-3.15 and 4.1-4.5), and use of the contributions (SPD para's 5.13-5.14) are set out in the Council's SPD "Contributions to Education" adopted in 2008.

To accord with UDP Policy CS8 and the SPD the proposed scheme would require a contribution of £741 plus a monitoring fee of 5%.

Contributions to library services

The increase in population resulting from development is expected to place serious pressures on libraries, which are already required to meet all the needs of Barnet's diverse community. Developer contributions are therefore necessary to ensure service provision mitigates the impact of their development activity.

The adopted SPD "Contributions to Library Services" sets out the Council's expectations for developers contributions to the provision and delivery of a comprehensive and efficient library service, with the aim of opening up the world of learning to the whole community using all media to support peoples educational, cultural and information needs. The SPD provides the calculation of additional demand (para's 4.10-4.12), existing facilities and capacity (para's 1.1-1.4 & 2.5), method of calculation (para's 2.4 & 3.1-3.11), and use of funds (para's 5.1-5.7).

To accord with UDP Policy CS2 and the SPD the proposed scheme would require a contribution of £244 plus a monitoring fee of 5%.

Contributions to Health facilities

The proposal would provide an additional residential unit that it is considered would generate an increased demand for health facilities in the area. The calculation of additional demand / method of calculating the required contribution (SPD para's 6.1-6.4), existing facilities and capacity (SPD para's 5.7-5.18), and use of the contributions (SPD para's 8.1-8.4) are set out in the Council's SPD "Contributions to Health" adopted in July 2009.

To accord with UDP Policy CS13 and the SPD the proposed scheme would require a contribution of £802 and a monitoring fee of 5%.

The monitoring contribution in relation to these contributions would be £89.

3. COMMENTS ON GROUNDS OF OBJECTIONS

Addressed in 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

It is recommended that the Sub Committee Approve this application subject to the attached conditions.

SITE LOCATION PLAN: Garage Block, Willow Court, Edgware, Middx

REFERENCE: H/05052/11



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LOCATION: 6 Broadfields Avenue, Edgware, Middx, HA8 8PG
REFERENCE: H/00465/12 **Received:** 03 February 2012
WARD(S): Edgware **Accepted:** 06 February 2012
Expiry: 02 April 2012
Final Revisions:

APPLICANT: Mr Yawitch
PROPOSAL: Single storey side extension with 4no. rooflights and rear extension with 2no. rooflights.

RECOMMENDATION: Approve Subject to Conditions

- 1 The development hereby permitted shall be carried out in accordance with the following approved plans: Site location plan, BROA6/C/1, BROA6/C/2 rev A
Reason:
For the avoidance of doubt and in the interests of proper planning.
- 2 This development must be begun within three years from the date of this permission.
Reason:
To comply with Section 51 of the Planning and Compulsory Purchase Act, 2004.
- 3 The materials to be used in the external surfaces of the building(s) shall match those used in the existing building(s) unless otherwise agreed in writing by the local planning authority.
Reason:
To safeguard the visual amenities of the building and the surrounding area.
- 4 The roof of the extension hereby permitted shall only be used in connection with the repair and maintenance of the building and shall at no time be converted to or used as a balcony, roof garden or similar amenity or sitting out area, without the benefit of the grant of further specific permission in writing from the Local Planning Authority.
Reason:
To ensure that the amenities of the occupiers of adjoining properties are not prejudiced by overlooking.
5. Notwithstanding the provisions of any development order made under Section 59 of the Town and Country Planning Act 1990 (or any Order revoking and re-enacting that Order) no windows, other than those expressly authorised by this permission, shall be placed at any time in the flank elevation(s), of the extension(s) hereby approved, facing No.8 Broadfields Avenue without the prior specific permission of the Local Planning Authority.
Reason:
To safeguard the privacy and amenities of occupiers of adjoining residential properties.

INFORMATIVE(S):

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

Adopted Barnet Unitary Development Plan (2006): GBEnv1 (Character), GBEnv2, D1, D2 (Built Environment / Character), D5 and H27 (Extensions to Houses and Detached Buildings), and:

Core Strategy (Submission version) 2011:

Relevant policies: CS5

Development Management Policies (Submission version)2011:

Relevant Policies: DM01, DM14, DM15

ii) The proposal is acceptable for the following reason(s): - The proposal is acceptable in terms of design, scale and size and is not considered to be detrimental to the character and appearance of the property and streetscene, or the visual and residential amenities of neighbouring occupiers.

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

i) The proposed development accords with strategic planning guidance and policies as set out in The Mayor's London Plan: July 2011 and the Adopted Barnet Unitary Development Plan (UDP) (2006).

In particular the following policies are relevant:

Adopted Barnet Unitary Development Plan (2006): GBEnv1 (Character), GBEnv2, D1, D2 (Built Environment / Character), D5 and H27 (Extensions to Houses and Detached Buildings), and:

Core Strategy (Submission version) 2011:

Relevant policies: CS5

Development Management Policies (Submission version)2011:

Relevant Policies: DM01, DM14, DM15

ii) The proposal is acceptable for the following reason(s): - The proposed development is considered to have an acceptable impact on the character and appearance of the property and would be in keeping with the established appearance of neighbouring properties along Broadfields Avenue. It is not considered to have an adverse impact on the residential or visual amenities of the neighbouring occupiers and would be in accordance with the aforementioned policies.

1. MATERIAL CONSIDERATIONS

National Planning Policy Guidance/ Statements:

PPS1 - Delivering Sustainable Development

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

Relevant Unitary Development Plan Policies: GBEnv1, GBEnv2, D1, D2, D5, H27.

Supplementary Design Guidance 5: Extensions to Houses

Core Strategy (Submission version) 2011

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 submitted its LDF Core Strategy Submission Stage document in August 2011. Therefore weight can be given to it as a material consideration in the determination of planning applications.

Relevant Core Strategy Policies: CS5

The Development Management Policies document provides the borough wide planning policies that implement the Core Strategy. These policies will be used for day-to-day decision making.

The Council submitted its LDF Development Management Policies Submission Stage document in September 2011. Therefore weight can be given to it as a material consideration in the determination of planning applications.

Relevant Development Management Policies: DM01

Relevant Planning History:

Site Address: 6 Broadfields Avenue EDGWARE Middx
Application Number: W10079
Application Type: Full Application
Decision: Approve with conditions
Decision Date: 09/02/1993
Appeal Decision: No Appeal Decision Applies
Appeal Decision Date: No Appeal Decision Date exists
Proposal: **Single-storey side and rear extensions.**
Case Officer:

Site Address: 6 Broadfields Avenue, Edgware, Middx, HA8 8PG
Application Number: H/03767/11
Application Type: Section 192
Decision: Lawful Development
Decision Date: 22/09/2011
Appeal Decision: No Appeal Decision Applies
Appeal Decision Date: No Appeal Decision Date exists
Proposal: **Single storey rear extension. Alterations to roof including dormer at rear and hip to gable facing number 8 Broadfields Avenue to facilitate a loft conversion.**
Case Officer: Lisa Cheung

Site Address: 6 Broadfields Avenue, Edgware, Middx, HA8 8PG

Application Number: H/03788/11
Application Type: Householder
Decision: Approve with conditions
Decision Date: 08/12/2011
Appeal Decision: No Appeal Decision Applies
Appeal Decision Date: No Appeal Decision Date exists
Proposal: **Single storey side extension. Roof extension including front dormer window to facilitate a loft conversion.**
Case Officer: Lisa Cheung

Consultations and Views Expressed:

Neighbours Consulted: 12 Replies: 1
Neighbours Wishing To Speak 0

1 objection was received. This related to issues relating to party wall and clarifying which set of plans were correct.

The application has been referred to the West Area Sub-Committee as the applicant is a member of the Council.

Internal /Other Consultations: N/A

2. PLANNING APPRAISAL

Site Description and Surroundings:

The application site relates to a detached single family dwelling located on the eastern side of Broadfields Avenue. This road is residential in character comprised of detached dwellings, many of which have been extended in order to increase the living accommodation.

The application site is located close to the junction of Broadfields Avenue with Hale Lane and The Rise.

Proposal:

This application seeks planning permission for a single storey side extension and rear extension, with rooflights.

The proposed single storey side extension would wrap around the side wall of the property adjoining the rear extension.

The side extension would be sited in line with the front wall of the property and would have a flat roof.

The proposed rear extension would be 4m deep and 3.32m high with a flat roof with parapet wall. It would extend along the boundary with No.8 Broadfields Avenue.

The plans have been amended to reduce the height of the extension.

Planning Considerations:

The extensions are similar to those approved under application reference H/03788/11 except that a rear extension is included.

Policy Context

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

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

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

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

The Council Guide "Extensions to house" was approved in March 2010. This leaflet in the form of supplementary planning guidance (SPG) sets out information for applicants to help them design an extension to their property which would receive favourable consideration by the local planning authority and was subject to separate consultation.

Included advice says:

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

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

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

The impact on the character and appearance of the streetscene and general locality.

The side extension would be set in line with the front wall of the house and would have minimal impact on the character and appearance of the streetscene. The design and scale of the extensions would be acceptable in planning terms.

The proposed extensions would comply with Council Design Guidance on Extensions to Houses and would be a proportionate addition to the dwellinghouse. It would have an acceptable impact on the character and appearance of the site property, streetscene and general locality.

The impact on the neighbouring amenity

The rear extension would be 4m deep. It is noted that the approved side extension under reference H/03788/11 extended a similar depth beyond the rear wall of no.8. This extension was 2.8m high at its rearmost point. The proposed extension would be 3.32m high.

Given that there historically has been a building in this location, albeit lower than proposed, that the extension has been lowered, and that the extension would only be 0.52m higher than that approved under reference H/03788/11, it is not considered that it would cause a materially harmful loss of light, outlook or privacy to the occupiers of no.8 through its impact.

The neighbouring property at no.4 has the benefit of a single storey rear extension of approximately 4m depth. The proposed extension would be of similar depth, it is not anticipated there would be a harmful impact on the amenities of the occupiers of no.4.

It is not considered that the extension would have a harmful impact on the visual or residential amenities of neighbouring occupiers.

3. COMMENTS ON GROUNDS OF OBJECTIONS

Party wall issues are a civil matter between residents, in which the Council cannot intervene.

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

This application is considered to accord with council policies and guidance and is recommended for **approval** subject to conditions.

SITE LOCATION PLAN: 6 Broadfields Avenue, Edgware, Middx, HA8 8PG

REFERENCE: H/00465/12



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LOCATION: 8 Ravenscroft Avenue, London, NW11 0RY
REFERENCE: F/04735/11 **Received:** 24 November 2011
Accepted: 02 December 2011
WARD(S): Golders Green **Expiry:** 27 January 2012

Final Revisions:

APPLICANT: Rosh Investments Ltd.
PROPOSAL: Retention of single storey building in rear garden for use as office and storage ancillary to existing HMO.

RECOMMENDATION: Approve Subject to Conditions

- 1 The development hereby permitted shall be carried out in accordance with the following approved plans: Design & Access Statement, Site Location Plan, 2056 Dwng No 1 (dated 30th November 2011)
Reason:
For the avoidance of doubt and in the interests of proper planning.
- 2 The use of the outbuilding hereby permitted shall at all times be as storage and an office for the management of the HMO at No 8 Ravenscroft Avenue and occupied ancillary to and in conjunction with the main building and shall not at any time be occupied as a separate unit or primary residential accommodation
Reason:
To ensure that the development does not prejudice the character of the locality and the amenities of occupiers of adjoining residential properties.
- 3 The outbuilding hereby permitted shall not at any time be fitted with a shower, bath or kitchen facilities.
Reason:
To ensure that the development does not facilitate a use which might prejudice the character of the locality and the amenities of occupiers of adjoining residential properties.
- 4 No windows shall be placed at any time in the rear elevation facing 7 St John's Road or either side elevation facing 6 or 10 Ravenscroft Avenue respectively.
Reason:
To safeguard the privacy and amenities of occupiers of adjoining residential properties.

INFORMATIVE(S):

- 1 The reasons for this grant of planning permission or other planning related decision are as follows: -
 - i) The proposed development accords with strategic planning guidance and policies as set out in the London Borough of Barnet Unitary Development Plan (UDP) (2006).
In particular the following policies are relevant:
Adopted Barnet Unitary Development Plan (2006):
GBEnv1, D2, D4, D5, H27
Supplementary Planning Guidance:
Design Guidance Note 5 - Extensions to Houses - Revised (March 2010)
Local Development Framework:
Core Strategy - CS5
Development Management Policies – DM01, DM02
 - ii) The proposal is acceptable for the following reason(s): -
It is considered that the proposal would not unreasonably detract from the residential amenity of neighbouring occupiers. The size, siting and design of the outbuilding is such that it would not have an unacceptable impact on the

character of either the host property or surrounding area.

1. MATERIAL CONSIDERATIONS

Relevant Unitary Development Plan Policies:

GBEnv1, D2, D4, D5, H27

Supplementary Planning Guidance:

Barnet Design Guidance Note 5 - Extensions

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.

Core Strategy (Submission Version) 2011:

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 (Submission Draft) 2011:

The Development Management Policies document provides the borough wide planning policies that implement the Core Strategy. These policies will be used for day-to-day decision making.

The Council submitted its LDF Development Management Policies Submission Stage document in September 2011. Therefore weight can be given to it as a material consideration in the determination of planning applications

Relevant Development Management Policies:

DM01, DM02

Relevant Planning History:

Planning applications

Site Address: 8 Ravenscroft Avenue London NW110RY
Application Number: C09038B/06
Application Type: Section 191
Decision: Unlawful Development
Decision Date: 12/04/2006
Appeal Decision: No Appeal Decision Applies
Appeal Decision Date: No Appeal Decision Date exists
Proposal: **Continued use of property as 8 multiple occupation bed-sitting rooms and one self contained flat.**
Case Officer: Kevin Waters

Site Address: 8 Ravenscroft Avenue London NW110RY
Application Number: C09038C/06
Application Type: Section 191
Decision: Lawful Development
Decision Date: 18/01/2007
Appeal Decision: No Appeal Decision Applies
Appeal Decision Date: No Appeal Decision Date exists
Proposal: **Use of property as 1 No. house in multiple occupation (comprising 8 No. bedsit units) and 1 No. self contained flat.**
Case Officer: Kevin Waters

Site Address: 8 Ravenscroft Avenue NW11
Application Number: C09038
Application Type: Full Application
Decision: Approve with conditions
Decision Date: 01/07/1986
Appeal Decision: No Appeal Decision Applies
Appeal Decision Date: No Appeal Decision Date exists
Proposal: **Single storey rear extension**
Case Officer:

Enforcement Notices

| | |
|----------------|---|
| Reference Name | C9038D/07/ENF |
| Description | Enforcement Notice served under Section 171A(1)(a) of the Town & Planning Act 1990. (The conversion of a house in multiple occupation into 7 self-contained units within the last four years.) |

Consultations and Views Expressed:

Neighbours Consulted: 68
Neighbours Wishing To Speak: 0
Replies: 5

The objections raised may be summarised as follows:

- Overdevelopment of the site
- Commercial use inappropriate
- No demand for commercial office space in the area
- Detrimental to safety and security of the area
- Undermines 'family character'
- Increased noise and disturbance due to commercial use
- Increase in traffic due to commercial use
- Shortage of parking as a result of commercial use

- Scale and appearance of outbuilding
- Outbuilding dominates neighbouring gardens
- Overlooking
- Loss of garden space for tenants at No 8

Internal /Other Consultations:

None

Date of Site Notice: 15 December 2011

2. PLANNING APPRAISAL

Site Description and Surroundings:

8 Ravenscroft Avenue is a semi-detached Edwardian property set over three floors, including front and rear dormer windows and rooms in the roof space. The street is typified by such substantial, semi-detached pairs, each with its own subtle architectural variations. Many have been sub-divided to form HMO's and self-contained flats, though a number remain in use as single family dwelling-houses. No 8 is currently used as a combination of self-contained units and an HMO. The property has been previously extended to the rear, but continues to benefit from a considerable rear garden of some 15m, currently split between a near part and far part, in which the outbuilding subject to this application sits on a low timber deck approximately 10cms off the ground.

Proposal:

Retention of single storey building in rear garden for use as office and storage ancillary to existing HMO.

Planning Considerations:

The outbuilding subject to this application is clad in horizontal dark-stained timber, standing approximately 2.4m in height with a flat, felt covered roof. It is 4.2m deep and set 50cm off the boundaries to the side and rear. The boundary treatments on all sides consist of low fencing (wall to rear) approximately 1.5m in height, whilst the ground level is roughly consistent throughout the neighbouring properties.

Despite its width, the materials and design of the outbuilding leaves it relatively unassuming, particularly when compared to local rendered, block-built examples. The total overall height of around 2.5m is similarly not considered excessive when compared to the ridge roof of the shed at neighbouring No 6 and the provisions of the General Permitted Development Order 2008 (which affords other neighbouring properties the opportunity to construct far more onerous and inappropriate outbuildings despite the 'family character' of the main dwelling houses). It is also noted that the common use of boundary treatments of a lower height than the 2m allowed under the General Permitted Order 1995 affords neighbouring occupiers the opportunity to further mitigate the impact of the outbuilding on views from their gardens should they choose.

This is also the case in respect of any perceived overlooking. Although an objection has been raised in respect of overlooking from the timber deck on which the outbuilding is constructed, it should be noted that this is only around 10cm in height and a perspective over the surrounding boundaries would be readily attainable in any case from the natural ground level. If anything, the presence of the outbuilding is likely to restrict views over those boundaries and in addition, a condition will be imposed restricting the future installation of any windows in either the side or rear elevations.

Although the main house has been extended and the garden split in two, the considerable size of the curtilage means that adequate amenity space is retained between these two areas, with some 80m² available. This is also indicative of the fact that the curtilage comfortably accommodates the outbuilding and does not give rise to a cumulative over-development of the site.

Internally the outbuilding is split in to three rooms: a storage space, the HMO management office and a room containing w.c and hand basin. Despite the concerns raised by objectors, the application does not propose the use of the outbuilding as commercial office space and conditions will be appended restricting the use of the office to the management of the HMO at No 8 and preventing the use of the outbuilding for primary living accommodation (in line with the terms of the General Permitted Development Order 2008). As such, it is not anticipated that the office use will result in any significant increase in noise and disturbance, or additional pressure on the availability of parking. Any comings and goings would therefore also be associated with No 8 and so it is not anticipated that any increased risk to the safety and security of neighbouring occupiers would occur.

3. COMMENTS ON GROUNDS OF OBJECTIONS

Addressed in the Planning Appraisal

4. EQUALITIES AND DIVERSITY ISSUES

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

5. CONCLUSION

The proposal is considered to be in accordance with the policies of the Development Plan, in that it would not have an unacceptable impact on the character of either the host property or surrounding area and would not unreasonably detract from the residential amenity of neighbouring occupiers. It is recommended the application be **APPROVED** accordingly.

SITE LOCATION PLAN: 8 Ravenscroft Avenue, London, NW11 0RY

REFERENCE: F/04735/11



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LOCATION: 4 Hurst Close, London, NW11 7BE
REFERENCE: F/04416/11 **Received:** 28 October 2011
WARD(S): Garden Suburb **Accepted:** 06 December 2011
APPLICANT: Mr & Mrs Miller **Expiry:** 31 January 2012
PROPOSAL: Single storey flat roofed side extension behind relocated side screen wall; Roof extension with 2 no. side and rear dormers and 1 no. rooflight. Insertion of double doors to rear ground floor. Extend rear paving. Replace existing shed with a larger shed. **Final Revisions:**

RECOMMENDATION: Approve Subject to Conditions

- 1 The development hereby permitted shall be carried out in accordance with the following approved plans: Design & Access Statement, 04HUR/1, 04HUR/2, 04HUR/3, 04HUR/4 RevC, 04HUR/5
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).
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.
- 5 Notwithstanding the details shown on the hereby approved drawings, the rooflight hereby approved shall be of a "conservation" type (with central, vertical glazing bar), set flush in the roof.
Reason:
To safeguard the character and appearance of the Hampstead Garden Suburb Conservation Area.
- 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.
Reason:
To ensure that the amenities of the occupiers of adjoining properties are not prejudiced by overlooking.
- 7 Before the building hereby permitted is occupied the proposed windows (including dormer window) in the side elevation 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.
Reason:
To safeguard the privacy and amenities of occupiers of adjoining residential properties.

INFORMATIVE(S):

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

i) The proposed development accords with strategic planning guidance and policies as set out in The Mayor's London Plan: July 2011 and the Adopted Barnet Unitary Development Plan (UDP) (2006).

In particular the following policies are relevant:

London Plan 2011:

Relevant policies: 7.8

Adopted Barnet Unitary Development Plan (2006):

GBEnv1, GBEnv2, GBEnv4, D1, D2, D5, HC1, HC5, H27.

Supplementary Design Guidance:

Barnet Design Guidance Note 5 – Extensions to Houses

Hampstead Garden Suburb Conservation Area Design Guidance (2010)

Hampstead Garden Suburb Character Appraisals (2010)

Core Strategy (Submission version) 2011:

Relevant policies: CS5.

Development Management Policies (Submission version)2011:

Relevant policies: DM01, DM02, DM06.

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

The design, size and siting of the proposed extensions is such that, subject to condition, they would not impact unacceptably on the residential amenities of neighbouring occupiers and preserve the character and appearance of the host property, street scene, Hampstead Garden Suburb Conservation Area and Area of Special Character.

1. MATERIAL CONSIDERATIONS

The Mayor's London Plan: July 2011:

7.8

Relevant Unitary Development Plan Policies:

GBEnv1, GBEnv2, GBEnv4, D1, D2, D5, HC1, HC5 and H27.

Supplementary Planning Guidance:

Barnet Design Guidance Note 5 – Extensions to Houses.

Hampstead Garden Suburb Conservation Area Design Guidance (2010) and Hampstead Garden Suburb Character Appraisals (2010) – The Council's '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.

Local Development Framework

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.

Core Strategy (Submission Version) 2011:

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.

Relevant Core Strategy Policies:

CS5,

Development Management Policies (Submission Draft) 2011:

The Development Management Policies document provides the borough wide planning policies that implement the Core Strategy. These policies will be used for day-to-day decision making.

The Council submitted its LDF Development Management Policies Submission Stage document in September 2011. Therefore weight can be given to it as a material consideration in the determination of planning applications

Relevant Development Management Policies:

DM01, DM02, DM06

Relevant Planning History:

Planning applications

| | |
|------------------------------|--------------------------------|
| Site Address: | 4 Hurst Close LONDON NW11 |
| Application Number: | C13793 |
| Application Type: | Full Application |
| Decision: | Approve with conditions |
| Decision Date: | 18/10/1999 |
| Appeal Decision: | No Appeal Decision Applies |
| Appeal Decision Date: | No Appeal Decision Date exists |

Proposal: Alteration to side elevation involving relocation of side door.
Case Officer:

Consultations and Views Expressed:

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

The objections raised may be summarised as follows:

- Expansion of ground floor front windows from four to five frames disrupting symmetry of houses in the close
- Effect on access to the Close, parking availability and emergency vehicle access
- Diminishing of the space between properties
- Increase in noise and cooking smells from heightened proximity
- Sensitivity of the close to small changes
- Relocation of side screen wall
- Overlooking from side dormer

Internal /Other Consultations:

HGS CAAC meeting of the 11th January 2012 – ‘Refused: Side dormer destroys homogeneity of the group character. Rear dormer too large and out of context. Window changes approved.’

Date of Site Notice: 15 December 2011

2. PLANNING APPRAISAL

Site Description and Surroundings:

The property is one of a set of two opposing pairs designed by Parker & Unwin as austere three storey cottages of white painted render over a red brick plinth and a hint of Dutch styling in the line of their gables. To the front, flat top dormers are set in the steep roofs and a long run of shallow casement windows is set high under the eaves. The rear has a gable similar to the front and features a small, angular bay at ground floor level giving access to the garden. The rear roof slope has no dormer, but features a tall brick chimney stack. A further smaller chimney stack sits astride the ridge of the end gable just forward of the centre as viewed from the side elevation.

Hurst Close is a fairly intimate cul-de-sac, the head of which is narrowed by the garden hedges of the corner properties. Beyond this it opens out to reveal the mirrored Parker & Unwin pairs (3-5 & 4-6) and is enclosed by two detached L-shape properties linked by a screen wall and garages.

Proposal:

Single storey flat roofed side extension behind relocated side screen wall; Roof

extension with 2 no. side and rear dormers and 1 no. rooflight. Insertion of double doors to rear ground floor. Extend rear paving. Replace existing shed with a larger shed.

Planning Considerations:

The proposal involves the erection of a single storey side extension 1.5m in width and 5m in depth heading back from the existing screen wall and stopping 1m short of the rear building line. It is proposed to be 2.6m to the underside of the eaves and 2.9m to the top of the roof. As such, no change will be visible from the street behind the existing screen wall.

The proposal has been amended during the application process and now involves no change to the existing screen wall (no longer brought forward). The boundary to No 2 is well screened and so the extension will not give rise to any increased sense of enclosure or overlooking. The windows in the side elevation have been amended from full length to small, quartered frames with leaded lights set at the level of the brick plinth (as are the other windows on the ground floor).

The small dormers in the side and rear are considered sufficiently subordinate and, though slightly deeper than that on the front elevation, are suitably scaled to be set comfortably within the proportions of their respective roof slopes. Though no such dormers yet exist at No 6, side and rear dormers are present at Nos 3 & 5 in the mirrored pair. A condition is proposed to be amended requiring obscure glazing and restricted opening to the side dormer to prevent any inappropriate perspectives and relieve any actual or perceived overlooking from within that property.

A single roof light is proposed for the rear elevation, discretely placed in the side of the end gable facing back across the property towards No 6. A condition will be appended to ensure conservation area type roof-lights are used.

At ground floor level in the rear elevation it is proposed to replace the existing fixed window with a further set of French doors, flanked by single casement windows on either side. The design affords no additional width to the glazed area and remains in line with the windows above. Matching materials and window types are proposed. As such, it is not considered inappropriate in this elevation.

An existing area of rear paving, currently in an L-shaped pattern, is proposed to be re-layed and squared off by way of a small area of additional Yorkstone. This is not considered to have any detrimental impact.

An existing small shed in the back corner of the rear garden adjacent to the boundary with No 2 is proposed to be replaced with a new 8' x 6' dark stained timber shed on an extended base. This is only a marginal increase on that which already exists and is considered to bear a similarly negligible impact on the character of the host property or the amenities of the occupiers of No 2.

3. COMMENTS ON GROUNDS OF OBJECTIONS

In addition to that addressed in the report, the side extension is to the main living

room and so no heightened impact of cooking smells is anticipated. Similarly, given the design of the extension, the orientation of the buildings and the distance to the rear of No 2, a material increase in noise pollution is also not anticipated.

The additional bedroom to this single family dwelling-house has no anticipated bearing on the availability of on-street parking or on emergency vehicle access.

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 is considered to be in accordance with the policies of the Development Plan and Supplementary Design Guidance, in that it would not have an unacceptable impact on the character of either the host property or this part of the Hampstead Garden Suburb Conservation Area and would not detract from the residential amenity of neighbouring occupiers. It is recommended the application be **APPROVED** accordingly.

SITE LOCATION PLAN: 4 Hurst Close, London, NW11 7BE

REFERENCE: F/04416/11



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LOCATION: 294 Watford Way, London, NW4 4UR
REFERENCE: H/05118/11 **Received:** 21 December 2011
WARD(S): Hendon **Accepted:** 04 January 2012
APPLICANT: Mr Tanna **Expiry:** 29 February 2012
PROPOSAL: Two storey side and first floor rear extensions to Flat B and Flat C. Enlargement of existing loft space including insertion of rear dormer and 2no solar panels at rear roof slope. Erection of detached garage at rear of property for 2no cars with access from Clarendon Gardens.
Final Revisions:

RECOMMENDATION: Approve Subject to Conditions

- 1 The development hereby permitted shall be carried out in accordance with the following approved plans: Design & Access Statement, 101 rev P2, 102 rev P3, 103 rev P3, 104 rev P1, 107 rev P3, 115 rev P2, 116 rev P3, 118 rev P3, 119 rev P2, 120 rev P2
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 proposed garage shown on Drawing No. 107 Rev P23 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 The use of the extensions hereby permitted shall at all times be ancillary to and occupied in conjunction with the existing flats and shall not at any time be occupied as a separate unit.
Reason:
To ensure that the development does not prejudice the character of the locality and the amenities of occupiers of adjoining residential properties.
- 6 Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any order revoking and re-enacting that Order with or without modification), no development otherwise permitted by any of Classes A, B, C, D, or E of Part 1 to Schedule 2 of that Order shall be carried out within the area of the site hereby approved without the prior written permission of the local planning authority.
Reason:
To safeguard the amenities of neighbouring occupiers and the general locality.

INFORMATIVE(S):

- 1 The reasons for this grant of planning permission or other planning related decision are as follows: -
 - i) The proposed development accords with strategic planning guidance and policies as set out in the consultation draft replacement London Plan 2009 and the Adopted Barnet Unitary Development Plan (UDP) (2006).
In particular the following policies are relevant:
Adopted Barnet Unitary Development Plan (2006): GBEnv1, GBEnv2, 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 appearance of the property and the street scene and on the amenities of the neighbouring occupiers. It complies with all relevant council policy and design guidance
- 2 Any alteration to the existing 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 rechargeable works agreed by the council's term contractor for Highways Works. An estimate for this work could be obtained from London Borough of Barnet, Environment and operations Directorate, NLBP, Building 4, 2 nd Floor, Oakleigh Road South, London N11 1NP.
- 3 The applicant is advised that the proposed development may involve alterations to the existing on-street waiting and loading restrictions. Alterations to on-street waiting and loading restrictions will be subject to a statutory consultation period. The Council cannot prejudge the outcome of the consultation process.
- 4 The plans accompanying this application are:-Sustainability Statement 11/2003/2 rev 0

1. MATERIAL CONSIDERATIONS

National Planning Policy Guidance/ Statements:
PPS1.

The Mayor's London Plan: July 2011
None specific.

Relevant Unitary Development Plan Policies:
Core Strategy (Submission version) 2011

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 submitted its LDF Core Strategy Submission Stage document in August 2011. Therefore weight can be given to it as a material consideration in the determination of planning applications.

Relevant Core Strategy Policies: CS5

The Development Management Policies document provides the borough wide planning policies that implement the Core Strategy. These policies will be used for day-to-day decision making.

The Council submitted its LDF Development Management Policies Submission Stage document in September 2011. Therefore weight can be given to it as a material consideration in the determination of planning applications.

Relevant Development Management Policies:
DM01, DM02

Relevant Planning History:

Site history for current landparcel :

60082 - 294 Watford Way, London, NW4 4UR

Case Reference: **H/05118/11**

| | | | |
|---------------------|--|----------------------|------------------|
| Application: | Planning | Number: | H/02849/11 |
| Validated: | 15/07/2011 | Type: | 191 |
| Status: | DEC | Date: | 22/08/2011 |
| Summary: | LW | Case Officer: | Matthew Corcoran |
| Description: | Use of the property for three self contained flats (2 x two bedroom flats and 1 x one bedroom flat) including existing single storey rear extension and rooflights to side and rear of roof to facilitate a loft conversion. | | |

Consultations and Views Expressed:

| | | | |
|-----------------------------|----|----------|---|
| Neighbours Consulted: | 26 | Replies: | 5 |
| Neighbours Wishing To Speak | 0 | | |

The objections raised may be summarised as follows:

- The proposed garage is too tall
- Loss of privacy and overlooking
- Noise and disturbance
- Loss of light

Internal /Other Consultations:

- Traffic & Development - Proposal is acceptable on highway grounds subject to informative on the permission.

2. PLANNING APPRAISAL

Site Description and Surroundings:

Application site is a corner property located at the junction where Clarendon Gardens meets Watford Way. The site is a semi detached property in use as flats located within a predominantly residential area.

Proposal:

The application seeks permission for a two storey side extension, enlargement of loft space including insertion of rear dormer and 2 solar panels on the roof slope and the erection of a detached garage in the garden.

The proposed two storey side extension has a depth of 8.9 metres, a width of 2.6 metres and a height of 9.25 metres with a hipped roof. It would be sited on the same footprint as the existing ground floor extension.

The proposed first floor rear extension has a depth of 3 metres, a maximum width of 4 metres and a height of 8.1 metres with a pitched roof.

The proposed dormer has a width of 2.5 metres and a height of 1.6 metres with a flat roof.

Planning Considerations:

The proposed two-storey side extension is considered an acceptable addition to the dwelling house and would broadly satisfy the design considerations listed within design guidance note 5.

The proposed two storey side and rear extension will increase the number of bedrooms for Flat C . This property is currently a two bedroom flat and the extension will increase the size of the flat to a 3 bedroom flat.

The proposed rear dormer window will result in an increase in the size of Flat C to provide a 2 bedroom flat. The dormer window is in accordance with the councils design guidance being half the width and half the height of the roof slope and is considered acceptable. Four solar panels would be located on it's roof.

The proposed side extension has been amended and would be in keeping with the scale of the house and the character of surrounding properties. The proposed first floor side extension is 1.2 metres off the boundary at the front and 0.5m at the rear. The roof is set down from the main ridge and the first floor part is set back 0.6m from the main front elevation to ensure it appears as a subordinate addition. This is considered an acceptable addition to the property.

The proposed first floor rear extension will have a depth of 3.5 metres and is 4.7 metres away from the shared boundary of neighbouring property 292 Watford Way. It is considered that the first floor rear extension would be in keeping with the character of the host property and the general locality and there would be no significant affect on neighbouring amenities.

The proposed garage in the rear garden fronting Clarendon Gardens has been reduced to 3 metres in height. This is now considered acceptable and is in keeping with the character of the area. As the height of the garage has been reduced it is not considered to significantly affect the amenities of adjoining neighbours.

Overall, the proposal is acceptable in size and design.

3. COMMENTS ON GROUNDS OF OBJECTIONS

Addressed in main body of the report.

4. EQUALITIES AND DIVERSITY ISSUES

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

5. CONCLUSION

The application is recommended for **Approval**.

SITE LOCATION PLAN: 294 Watford Way, London, NW4 4UR

REFERENCE: H/05118/11



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LOCATION: 28 Alexandra Road, London, NW4 2SA
REFERENCE: H/00068/12 **Received:** 06 January 2012
Accepted: 06 January 2012
WARD(S): Hendon **Expiry:** 02 March 2012
Final Revisions:

APPLICANT: Mr N Isaacson
PROPOSAL: 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, Drawing No. 1 (Existing & Proposed Floor Plans), Drawing No. 2 (Existing & Proposed Elevations), Drawing No.3 Existing 7 Proposed Side Elevations), Drawing No.4 (Sections sheet 1), Drawing No.5 (Sections Sheet 2)
Reason:
For the avoidance of doubt and in the interests of proper planning.
- 2 This development must be begun within three years from the date of this permission.
Reason:
To comply with Section 51 of the Planning and Compulsory Purchase Act, 2004.
- 3 The materials to be used in the external surfaces of the building(s) shall match those used in the existing building(s).
Reason:
To safeguard the visual amenities of the building and the surrounding area.
- 4 The roof of the extension hereby permitted shall only be used in connection with the repair and maintenance of the building and shall at no time be converted to or used as a balcony, roof garden or similar amenity or sitting out area.
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 consultation draft replacement London Plan 2009 and the Adopted Barnet Unitary Development Plan (UDP) (2006).
In particular the following policies are relevant:
Adopted Barnet Unitary Development Plan (2006): GBEnv1, GBEnv2, 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 appearance of the property and the street scene and on the amenities of the neighbouring occupiers. It complies with all relevant council policy and design guidance

1. MATERIAL CONSIDERATIONS

National Planning Policy Guidance/ Statements:
PPS1

The Mayor's London Plan: July 2011
None specific.

Relevant Unitary Development Plan Policies: GBEnv1, GBEnv2, D1, D2 and H27
Design Guidance Note 5: Extensions to Houses

Core Strategy (Submission version) 2011

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 submitted its LDF Core Strategy Submission Stage document in August 2011. Therefore weight can be given to it as a material consideration in the determination of planning applications.

The Development Management Policies document provides the borough wide planning policies that implement the Core Strategy. These policies will be used for day-to-day decision making.

The Council submitted its LDF Development Management Policies Submission Stage document in September 2011. Therefore weight can be given to it as a material consideration in the determination of planning applications.

Relevant Development Management Policies:
DM01

Consultations and Views Expressed:

| | | | |
|-----------------------------|---|----------|---|
| Neighbours Consulted: | 4 | Replies: | 4 |
| Neighbours Wishing To Speak | 0 | | |

The objections raised may be summarised as follows:
The property is in use an HMO
Loss of light/sunlight

2. PLANNING APPRAISAL

Site Description and Surroundings:

The property to which this application relates is a two storey terrace house located on Alexandra Road which is predominately residential in character.

Proposal:

The application seeks permission for a single storey rear infill extension. The single storey rear extension will have a width of 4.6 metres, a depth of 4.5 metres and a height of 3 metres with a flat roof.

Planning Considerations:

The application site is currently "L" shaped to the rear and the application seeks permission for a single storey rear infill extension which extends 4.5 metres in depth. The proposed extension will not project any further than the existing extension at No. 26 Alexandra Road and extends only 0.5 metres beyond the rear wall of neighbouring property No. 30 Alexandra Road.

It is considered that the proposed extension will not have any significant affect on neighbouring amenities as the rear extension does not extend beyond the extension of No. 26 Alexandra Road and extends only 0.5 metres beyond the rear wall of neighbouring property 30 Alexandra Road.

The proposed extension, given its size, depth and relationship with neighbouring properties, is not considered to result in significant harm to the character and appearance of the property, general locality or the visual and residential amenities of neighbouring occupiers.

3. COMMENTS ON GROUNDS OF OBJECTIONS

Addressed in 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: 28 Alexandra Road, London, NW4 2SA

REFERENCE: H/00068/12



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LOCATION: 5 Westlinton Close, London, NW7 1PY
REFERENCE: H/05002/11 **Received:** 15 December 2011
Accepted: 15 December 2011
WARD(S): Mill Hill **Expiry:** 09 February 2012
Final Revisions:

APPLICANT: Mr Sultan Alkuwani
PROPOSAL: Conversion of garage into kitchen. (Amended description)

RECOMMENDATION: Approve Subject to Conditions

- 1 The development hereby permitted shall be carried out in accordance with the following approved plans: Site Location Plan, Drawing No. PMB/11/150/1 (Existing Plans & Elevations) and Drawing No. PMB/11/150/2 (Proposed Plans & Elevations)

Reason:

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

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

Reason:

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

- 3 The kitchen hereby permitted shall only be used for the preparation of food in connection with the domestic use of properties at 1, 3, 4, 5 and 7 Westlinton Close and not for commercial purposes.

Reason:

To safeguard the amenities of occupiers of adjoining residential properties.

“The use hereby permitted shall cease and all equipment associated with it shall be removed within 2 months of the date of failure to meet any one of the requirements set out in (i) to (iv) below:-

i. within 1 month of the date of this decision a scheme for details of all extraction and ventilation equipment including flues shall have been submitted for the written approval of the local planning authority and the scheme shall include a timetable for its implementation.

ii. if within 3 months of the date of this decision the local planning authority refuse to approve the scheme or fail to give a decision within the prescribed period, an appeal shall have been made to, and accepted as validly made by, the Secretary of State.

iii. if an appeal is made in pursuance of (ii) above, that appeal shall have been finally determined and the submitted scheme shall have been approved by the Secretary of State.

iv. the approved scheme shall have been carried out and completed in accordance with the approved timetable.

Reason:

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

The level of noise emitted from the ventilation and extraction equipment 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.

INFORMATIVE(S):

- 1 The reasons for this grant of planning permission or other planning related decision are as follows: -
 - i) The proposed development accords with strategic planning guidance and policies as set out in the consultation draft replacement London Plan 2009 and the Adopted Barnet Unitary Development Plan (UDP) (2006).
In particular the following policies are relevant:
Adopted Barnet Unitary Development Plan (2006): GBEnv1, 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.

1. MATERIAL CONSIDERATIONS

National Planning Policy Guidance/ Statements:

PPS 1.

The Mayor's London Plan: July 2011

None specific.

Relevant Unitary Development Plan Policies: GBEnv1, D2, H27, Env12

Design Guidance Note 5: Extensions to Houses

Core Strategy (Submission version) 2011

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 submitted its LDF Core Strategy Submission Stage document in August 2011. Therefore weight can be given to it as a material consideration in the determination of planning applications.

Relevant Core Strategy Policies: CS5

The Development Management Policies document provides the borough wide planning policies that implement the Core Strategy. These policies will be used for day-to-day decision making.

The Council submitted its LDF Development Management Policies Submission Stage document in September 2011. Therefore weight can be given to it as a material consideration in the determination of planning applications.

Relevant Development Management Policies: DM01

Relevant Planning History:

Site history for current landparcel :

35848 - 5 Westlinton Close, London, NW7 1PY

Case Reference: **H/05002/11**

| | | | |
|---------------------|---|----------------------|---------------|
| Application: | Planning | Number: | H/03855/11 |
| Validated: | 16/09/2011 | Type: | HSE |
| Status: | DEC | Date: | 11/11/2011 |
| Summary: | APC | Case Officer: | Emily Benedek |
| Description: | Extension to roof including front rooflight windows, 1no rear dormer and 1no dormer to each side (totalling 3no dormers) to facilitate a loft conversion. | | |

| | | | |
|---------------------|------------------------------------|----------------------|------------|
| Application: | Planning | Number: | W/16165/07 |
| Validated: | 19/11/2007 | Type: | S63 |
| Status: | DEC | Date: | 14/01/2008 |
| Summary: | AP | Case Officer: | |
| Description: | Retention of conservatory at rear. | | |

Consultations and Views Expressed:

| | | | |
|-----------------------------|---|----------|---|
| Neighbours Consulted: | 7 | Replies: | 3 |
| Neighbours Wishing To Speak | 0 | | |

The objections raised may be summarised as follows:

The garage is being used to supply food to 5 homes and is more of an industrial/ restaurant type kitchen

The only means of access is to the side of the property

Cooking smells

Noise and disturbance

Loss of garaging

Blocking of drains resulting in pollution of brook. Thames Water have been investigating

2. PLANNING APPRAISAL

Site Description and Surroundings:

The subject property is two storey detached dwelling house located with Westlinton Close which is predominately residential in character.

Proposal:

The application seeks permission for the conversion of a garage into a kitchen.

Planning Considerations:

The proposed conversion of the garage into a kitchen is considered an acceptable alteration to the property and would meet the design considerations listed within the aforementioned guidance note. The proposed garage conversion does not include any elevational changes to the property. The kitchen would utilise the existing window and door on the side elevation. A number of properties within Westlinton Close are in the same ownership and the kitchen is used on occasion to cater for occupants of more than one property. It is considered that the level of activity associated with this could be accommodated without adversely affecting the amenities of neighbouring occupiers.

Concerns have been raised in relation to the commercial use of the kitchen and the effect on drainage as well as noise and smells arising from the level of activity. A condition is proposed restricting the use of the kitchen and preventing commercial use. The implications for the site drainage system are not expected to be significantly greater than for normal domestic use. A condition is proposed with regards to the submission of ventilation and extraction equipment details so that officers can ensure that smells and noise resulting from the kitchen use will not cause nuisance to neighbours.

It is considered that the proposed conversion of the garage to habitable room would not result in unacceptable pressure on the on-street parking in the surrounding roads.

3. COMMENTS ON GROUNDS OF OBJECTIONS

Addressed in main body of report.

4. EQUALITIES AND DIVERSITY ISSUES

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

5. CONCLUSION

The application is recommended for **Approval**.

SITE LOCATION PLAN: 5 Westlinton Close, London, NW7 1PY

REFERENCE: H/05002/11



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LOCATION: 15 Russell Grove, London, NW7 3QU
REFERENCE: H/00046/12 **Received:** 04 January 2012
Accepted: 04 January 2012
WARD(S): Mill Hill **Expiry:** 29 February 2012
Final Revisions:
APPLICANT: Mr & Mrs Schlagman
PROPOSAL: Two storey side and part single storey rear extension following demolition of the existing garage.

RECOMMENDATION: Approve Subject to Conditions

- 1 The development hereby permitted shall be carried out in accordance with the following approved plans: Site plan, BBC-216/12-16.02.2012 Revision 01, BBC-216/11-02.03.2011 Revision 02
Reason:
For the avoidance of doubt and in the interests of proper planning.
- 2 This development must be begun within three years from the date of this permission.
Reason:
To comply with Section 51 of the Planning and Compulsory Purchase Act, 2004.
- 3 The materials to be used in the external surfaces of the building(s) shall match those used in the existing building(s) unless otherwise agreed in writing by the local planning authority.
Reason:
To safeguard the visual amenities of the building and the surrounding area.
- 4 Before the building hereby permitted is occupied the proposed window(s) in the west elevation facing 587 Watford Way shall be glazed with obscure glass only and shall be permanently retained as such thereafter and shall be permanently fixed shut with only a fanlight opening, unless otherwise agreed in writing by the Local Planning Authority.
Reason:
To safeguard the privacy and amenities of occupiers of adjoining residential properties.
- 5 Notwithstanding the provisions of any development order made under Section 59 of the Town and Country Planning Act 1990 (or any Order revoking and re-enacting that Order), the following operation(s) shall not be undertaken without the prior specific permission of the Local Planning Authority .-Insertion of windows in the west elevation facing 587 Watford Way.
Reason:
To safeguard the privacy and amenities of neighbouring occupiers.

INFORMATIVE(S):

- 1 The reasons for this grant of planning permission or other planning related decision are as follows: -
 - i) The proposed development accords with strategic planning guidance and policies as set out in The Mayor's London Plan: July 2011 and the Adopted Barnet Unitary Development Plan (UDP) (2006).
In particular the following policies are relevant:
Adopted Barnet Unitary Development Plan (2006): GBEnv1 (Character), GBEnv2, D1, D2 (Built Environment / Character), D5 and H27 (Extensions to Houses and Detached Buildings), and:

Supplementary Design Guidance 5: Extensions to Houses
Core Strategy (Submission version) 2011:

Relevant policies: CS5

Development Management Policies (Submission version) 2011:

Relevant Policies: DM01, DM14, DM15

ii) The proposal is acceptable for the following reason(s): - The application is considered to have an acceptable impact on the character and appearance of the streetscene and general locality, and would not have a harmful impact on the amenities of neighbouring occupiers.

1. MATERIAL CONSIDERATIONS

National Planning Policy Guidance/ Statements:

PPS1

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

Relevant Unitary Development Plan Policies: GBEnv1, GBEnv2, D1, D2, D5, H27.

Supplementary Design Guidance 5: Extensions to Houses

Core Strategy (Submission version) 2011

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 submitted its LDF Core Strategy Submission Stage document in August 2011. Therefore weight can be given to it as a material consideration in the determination of planning applications.

Relevant Core Strategy Policies: CS5

The Development Management Policies document provides the borough wide planning policies that implement the Core Strategy. These policies will be used for day-to-day decision making.

The Council submitted its LDF Development Management Policies Submission

Stage document in September 2011. Therefore weight can be given to it as a material consideration in the determination of planning applications.

Relevant Development Management Policies: DM01

Relevant Planning History:

Site Address: 15 Russell Grove and 587 Watford Way London NW7
Application Number: W03678D/03
Application Type: Full Application
Decision: Refuse
Decision Date: 06/01/2004
Appeal Decision: Dismissed
Appeal Decision Date: 06/01/2004
Proposal: **Demolition of existing buildings and erection of 2 no. part two, part three-storey blocks to provide a total of 14 no.self-contained flats. Basement parking and surface parking for a total of 18 no.cars with associated access onto Russell Grove.**
Case Officer: Lesley Feldman

Site Address: 15 Russell Grove and 587 Watford Way London NW7
Application Number: W03678C/02
Application Type: Full Application
Decision: Refuse
Decision Date: 06/01/2004
Appeal Decision: Dismissed
Appeal Decision Date: 06/01/2004
Proposal: **Demolition of existing buildings and erection of a part two, part three-storey block to provide 14 no. self contained flats. Basement car-parking for 24 no. cars with associated access onto Russell Grove.**
Case Officer: Lesley Feldman

Site Address: 15 Russell Grove London NW7 3QU
Application Number: W03678F/04
Application Type: Full Application
Decision: Approve with conditions
Decision Date: 03/12/2004
Appeal Decision: No Appeal Decision Applies
Appeal Decision Date: No Appeal Decision Date exists
Proposal: **Single storey side and rear extension. Canopy over front entrance.**
Case Officer:

Site Address: 15 Russell Grove London NW7 3QU
Application Number: W03678E/04
Application Type: Full Application
Decision: Withdrawn
Decision Date: 23/09/2004
Appeal Decision: No Appeal Decision Applies
Appeal Decision Date: No Appeal Decision Date exists
Proposal: **Part single/part two-storey rear & side extension with associated roof extension. Erection of single storey front extension to accommodate porch.**
Case Officer:

Site Address: 15 Russell Grove, London, NW7 3QU
Application Number: H/00046/12
Application Type: Householder
Decision: Not yet decided

Decision Date: Not yet decided
Appeal Decision: No Appeal Decision Applies
Appeal Decision Date: No Appeal Decision Date exists
Proposal: **Two storey side and part single storey rear extension following demolition of the existing garage.**
Case Officer: Graham Robinson

Consultations and Views Expressed:

Neighbours Consulted: 12 Replies: 3
Neighbours Wishing To Speak 0

The objections raised may be summarised as follows:

- Extension is of substantial size, would have detrimental impact on neighbouring gardens.
- Concerns that the house may be converted to flats in the future
- Removal of trees, loss of greenery and open gardens

Internal /Other Consultations:

N/A

2. PLANNING APPRAISAL

Site Description and Surroundings:

The site property is a detached dwellinghouse on the west side of Russell Grove, in a predominantly residential area.

Proposal:

The proposal is for a two storey side and single storey rear extension.

The proposed single storey rear extension would be of the same height of 4m as the existing rear extension, and the same depth, 4m. It would infill the existing gap on the side nearest no.13.

The two storey side extension would extend to the boundary with no.587 Watford Way. It would be set back 1m from the boundary at first floor level, set back 1m from the front, with a lower roof.

The side extension has been amended in design following discussion with the case officer.

Planning Considerations:

Policy Context

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

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

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

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

The Council Guide "Extensions to house" was approved in March 2010. This leaflet in the form of supplementary planning guidance (SPG) sets out information for applicants to help them design an extension to their property which would receive favourable consideration by the local planning authority and was subject to separate consultation.

Included advice says:

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

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

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

The impact on the character and appearance of the streetscene and general locality.

The proposed side extension would be set back 1m from the front and side of the property to the front and side. It would have a roof lower than the main roof of the property. In this way it is considered that the first floor side extension would be a subordinate addition to the property.

The proposed extensions would comply with Council Design Guidance on Extensions to Houses and would be a proportionate addition to the dwellinghouse. It would have an acceptable impact on the character and appearance of the site property, streetscene and general locality.

The impact on the neighbouring amenity

The extension would be on the side of the property nearest no.13 Russell Grove. This property has an existing extension which extends approximately 4m from the rear wall of that property. The proposed extension would extend in line with this. It is therefore considered that there would not be a harmful impact on the visual or

residential amenities of the occupiers of this property.

The site property is set well forward of no.587 Watford Way. The applicant has agreed to obscure glaze the windows on this side of the property. It is not considered that the side extension would harmfully impact the outlook of the occupiers of 587 Watford Way from their front windows, given the distance away.

It is not considered that the extension would have a harmful impact on the visual or residential amenities of neighbouring occupiers.

3. COMMENTS ON GROUNDS OF OBJECTIONS

Extension is of substantial size, would have detrimental impact on neighbouring gardens. - *Addressed in main report.*

Concerns that the house may be converted to flats in the future - *Planning applications are assessed on their own merits, a conversion to flats would need planning permission in itself.*

Removal of trees, loss of greenery and open gardens - *There are no protected trees that would be affected by the proposals. The trees referred to could be removed without permission.*

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: 15 Russell Grove, London, NW7 3QU

REFERENCE: H/00046/12



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LOCATION: 84 Uphill Road, London, NW7 4QE

REFERENCE: TPO/00086/12/H **Received:** 26 January 2012
WARD: MH **Expiry:** 22 March 2012

CONSERVATION AREA -

APPLICANT: Mr David Clarke

PROPOSAL 2 x Oak – Remove, T8 and T10 of Tree Preservation Order.

RECOMMENDATION:

APPROVE SUBJECT TO CONDITIONS

1. The siting of 2 replacement Oak (*Quercus robur*) trees of at least 12 – 14cm girth shall be agreed in writing with the Local Planning Authority and the trees shall be planted within 6 months (or as otherwise agreed in writing) of the commencement of the approved treatment (either wholly or in part). The replacement trees shall be maintained and / or replaced as necessary until 2 new trees are established in growth.

Reason: To maintain the visual amenities of the area.

2. Within 3 months of the commencement of the approved treatment (either wholly or in part) the applicant shall inform the Local Planning Authority in writing that the work has / is being undertaken.

Reason: To maintain the visual amenities of the area.

INFORMATIVE:

1. Any and all works carried out in pursuance of this consent / notice will be subject to the duties, obligations and criminal offences contained in the Wildlife and Countryside Act 1981 (as amended). Failure to comply with the provisions of the Wildlife and Countryside Act 1981 (as amended) may result in a criminal prosecution.

NOTES:

- 1 Your attention is drawn to the Third Schedule of the Tree Preservation Order and if you are aggrieved by the decision of the Local Planning Authority you may appeal to the Secretary of State for Communities and Local Government, c/o The Environment Team, Room 4/04, Kite Wing, Temple Quay House, 2 The Square, Bristol, BS1 6PN within 28 days of receipt of this decision.
- 2 If you are not the owner of the tree(s) you are advised to consult with and where necessary obtain the permission of the owner before taking any further action with regard to the treatment.
- 3 Fuller details about the Local Planning Authority's decision are included in the delegated / Committee report.

Consultations

Date of Press and Site Notices: 9th February 2012

Consultees:

Neighbours consulted: 5

Replies: 5 objections including Mill Hill Preservation Society and Barnet Group
London Wildlife Trust

The grounds of objection can be summarised as:

- Trees predate Uphill Road – part of pre-existing field scene
- Trees significant to streetscene
- Effect on nature conservation
- Trees had reasonable foliage and leaf cover last year
- Condition of trees not as bad as suggested in report
- Fungal significance overemphasized in report and the proposed tree removal excessive
- Alternatives to tree removal
- Removal of substantial trees affect flooding and rainwater
- Concern that underlying reason for tree removal is to facilitate development
- A separate Tree Health and Structural Integrity Report was commissioned by residents 'to ensure the quantification of decay and risk assessment of the trees is accurate and unbiased' – aiming to prove that the trees 'are healthy, safe and prominent specimens in the local landscape with high amenity value'.

MATERIAL CONSIDERATIONS

Relevant Recent Planning History:

TREW11817A/00 - Oak - Crown thin by 15% including removal of epicormic growth, T8 of TPO. Conditional consent – 14/11/00

TREW11817B/03 - 2x Oak crown thin by 30%. T8 & T10 of TPO. Conditional consent – 10/04/03

TPO/00173/09/H - 1 x Oak (Applicants Ref T4) - Clean Canopy and Reduce Lower Limb over Neighbour's Roof by 3-4m back as Specified. T10 of Tree Preservation Order. 1 x Oak (Applicant's Ref T5) - Clean Canopy and Raise by 1m over Path. T8 of Tree Preservation Order. Conditional approval – 05/05/09

PLANNING APPRAISAL

1. Introduction

The application has been submitted by Mr David Clarke, Chartered Landscape Architect and Arboriculturist, as agent for the site owner. The application was accompanied by a Tree Decay Report prepared by Jim Mead of Gristwood and Toms Ltd dated 10th January 2012 based on a site inspection on 1st December 2011 (referred to below as the Gristwood and Toms Report).

A separate Tree Health and Structural Integrity Report was commissioned by residents, this report was prepared by Jason Mills of FA Bartlett Tree Expert Co Ltd dated 8th March 2012 based on a site inspection on 5th March 2012 (referred to below as the Bartlett Report).

Both Reports refer to T8 of the Tree Preservation Order as 'T1' and T10 of the Tree Preservation Order as 'T2'.

2. Appraisal

The application

The reason for the proposed removal of Oak T1 cited on the application form is *“Remove tree immediately and grind out stump. Remove due to advanced decay to root structure from Grifola frondosa. Advanced decay can lead to catastrophic failure and could result in serious injury or death to residents or users of the property. There could also be significant damage to the property itself. Replant with Heavy Standard Oak (Quercus robur) on site frontage. To be sited to prevent future impact to existing property.”*

The reason for the proposed removal of Oak T2 cited on the application form is *“Remove tree immediately and grind out stump. Remove due to extent of decay to trees basal area which predisposes the tree to complete failure. Failure and could result in serious injury or death to residents or users of the property and the adjacent property. There could be significant damage to the property or adjacent property. Replant with Heavy Standard Oak (Quercus robur) on site frontage. To be sited to prevent future impact to existing property.”*

Trees and Amenity Value

The two Oaks subject of this application stand on either side of the front garden of 84 Uphill Road. The trees pre-date the suburban development of Mill Hill and are shown on historic Ordnance Survey maps as being part of the row of trees bordering Lilley Lane (which linked Marsh Lane with Shakerham Farm, Hale Lane). The mature Oaks are very prominent in the Uphill Road streetscene, and this is accentuated by the topography. As noted in the applicant’s Gristwood and Toms Report “The trees contribution to the site and surrounding areas amenity and ecological value is high and their retention desirable if possible. However the trees structural integrity and their failure potential must be assessed and managed appropriately.”

T8 of the Tree Preservation Order (T1) stands in an area of lawn towards the garage on the northern (left) side of the front garden, it is about 8 metres from the garage and less than 15 metres from the house; T10 of the Tree Preservation Order (T2) stands beside shrubbery towards the southern (right) edge of the front garden, quite close to the boundary with and less than 10 metres from the building at 78 Uphill Road. There is a marked slope across the garden, with T1 being upslope and T2 at a lower level.

T1 is approximately 18 metres in height with a trunk diameter (at 1.5m above ground level) of 111cm, it has previously been thinned, lifted (including removal of some quite large branches), and there has been some historic reduction. There is decay evident at some previous pruning points (with a woodpecker hole on one limb), and a large decayed limb with epicormic regrowth in the canopy (previous storm damage?). The base of the tree is extensively buttressed. There is some rotational cracking evident. Budding appeared reasonable.

T2 is approximately 16 metres in height with a trunk diameter (at 1.5m above ground level) of 99cm, it has previously been thinned, lifted (including removal of some quite large branches), and reduced back to provide building clearance. There is decay evident at some previous pruning points. The base of the tree is extensively buttressed with a significant bulge at the base of the main stem on the eastern side, with a large cavity to the north-east. The tree has much more deadwood, the canopy

was much sparser, and budding considerably more limited.

The Gristwood and Toms Report refers to, and includes photographs of, fungal fruiting bodies of *Inonotus dryadeus* and *Grifola frondosa* on and adjacent to T1. However, being annual fruiting bodies and there having been quite heavy snow in the intervening period, neither were clearly evident at the time of either the Bartlett Report or my own inspection – but there was a trunk scar evident at approx. 0.5m on the southern side of T1 which corresponds to the location for the *Inonotus* brackets shown in the photographs. There were also some very blackened fragments present on the ground, but these were far too decayed to accurately identify.

Grifola frondosa is a fungus found on older Oaks, it causes white rot stem base and root decay – cellulose, hemicellulose and lignin are degraded causing the wood to become soft, fibrous and bleached. As the decay is usually seated in the central part of the root-plate and stem base, it can weaken the anchorage of the tree. The Gristwood and Toms Report notes “It is accepted that *Grifola frondosa* causes decay to trees that rarely leads to complete failure, when fruiting bodies are evident actually on the host trees buttresses. However, when fruiting bodies are emanating from the soils around the hosts rootplate above lateral roots, this can indicate that the trees complete failure is imminent and more predictable.”

Inonotus dryadeus is another fungus found mainly on Oak which causes white rot decay to stem base, root buttresses, and roots – again causing wood to become soft, the decay has been noted to start in the inner part of the root system and can extend into the stem base (though never more than 2 metres above soil level) and remains confined to the central wood - often only the under sides of root buttresses are decayed.

Both the Gristwood and Toms Report and the Bartlett Report included details of decay testing at the bases of the trees – by visual inspection, mallet sounding, probing, and ultra-sound testing by Picus tomography. Solid wood conducts sound waves better than decayed or structurally damaged wood - Picus testing uses a set of sensors positioned around the tree which are connected to nails tapped through the bark into contact with the sapwood. Each nail is tapped in turn and the network of relative speeds of reception by the sensors is processed by the associated software to give a visual image of the interior of the tree stem. The ‘Tomograms’ produced generally indicate structurally sound wood to be dark to light brown; through early stage decay / dysfunction and or desiccation shown as green areas; pink and blue areas are known to represent advanced decay through to complete cavity.

Research has been undertaken to assess ‘how hollow a tree can be before it becomes dangerous’ – it is often held that for trees with a full crown the ratio of radial thickness of sound wood (i.e. the remaining wall) to the external radius (t/R) of the hollow stem should be greater than 0.3 - 0.35 for central cavities, although the presence of eccentric cavities or external openings significantly reduces safety. The tomograms show a red line for this notional t/R ratio.

There are discrepancies between the Tomograms in the Gristwood and Toms Report and the Bartlett Report and it seems likely that these are attributable to the buttressing, differences in measuring height above ground level on sloping ground,

and the nails being located in slightly different positions.

Detailed analysis of T1

The Bartlett Report notes “The base of this tree is surrounded by extensive buttressing. 10no large exposed roots were observed. 2no 250mm diameter exposed buttress roots on the east side and 1no 150mm diameter buttress root on the north side with hollow sound when sounded with mallet close to ground level. Sounding of the remaining exposed buttress roots did not confirm a hollow sound. A shallow excavation adjacent to the hollow sounding roots revealed a soft consistency that can easily be probed with a metal spike.”

The Gristwood and Toms Report comments “Significant secondary buttressing / flare consistent with upper root decay....Mallet sounding indicates minimal decay to stem but buttresses appear affected.” It also notes “Shallow excavation of soils around buttress roots exposed necrotic cambial layer and soft rot decay of the outer tissue.”

The Gristwood and Toms Report includes one tomogram at 20cm / 0.2m above ground level – this shows mainly browns (structurally sound wood) with some yellow and green areas (early stage decay / dysfunction / desiccation), although there are a few small patches of pink / blue (advanced decay) between points 5 and 6, by 10 and between 12 and 1. The Bartlett Report includes two tomograms – one at the same height and the other at 60cm / 0.6m above ground level – the latter shows mainly browns (structurally sound wood) with some central areas of decay (both early and advanced) and a few isolated areas of early decay and points 7, 10, and near 12. In marked contrast, however, the Bartlett tomogram at 20cm / 0.2m shows extensive central pink / blue advanced decay, surrounded by green early stage, very little shows as brown solid wood. The decay extends beyond the ‘safe notional t/R ratio’. The position of the decay depicted on the tomograms at 5/6/7 seems to correlate with the location of the *Inonotus* fungal fruiting bodies, and is consistent with the type of decay.

Detailed analysis of T2

The Bartlett Report notes “There is an area of extensive buttressing on the east side of the main stem, which contains a large cavity on the north-east side. The cavity is approximately 600mm wide and 300mm tall at the mouth, and the void can be probed easily horizontally up to 1000mm toward centre of tree.”

The Gristwood and Toms Report comments “Significant secondary buttressing, basal swelling and open cavity to northern elevation at ground level....Mallet sounding confirms decay to lower stem extensive and indicates buttress roots to be affected.” It also notes “Shallow excavation of soils around buttress roots exposed necrotic cambial layer and soft rot decay of the outer tissue particularly to the north and east. Also the tree has minimal lateral root structure to the south east.” The Report also describes the open cavity to the north east, noting that “Probing the cavity confirms lateral depths of up to 1.2m to the south west. The stem from ground level up to just below 1m has developed extensive basal swelling to the east consistent with the extent of decay present. Mallet sounding of the swelling indicates significant decay to all elevations.”

The Gristwood and Toms Report includes two tomograms, one at 15cm / 0.15m and

the other at 80cm / 0.8m above ground level. The lower tomogram shows extensive slightly eccentric (offset to east) pink / blue advanced decay, surrounded by green early stage, very little shows as brown solid wood. The decay extends beyond the 'safe notional t/R ratio'. The upper tomogram shows a significant proportion of decay in the central part of the stem, surrounded mainly by sound wood apart from a small area of early decay to the north (between points 1 and 2) - the decay is largely within the 'safe notional t/R ratio'. The Bartlett Report includes only one tomogram at 15cm / 0.15m above ground level, which shows extensive advanced decay extending well beyond the 'safe notional t/R ratio' and only minimal sound wood. The extensive advanced decay reaches the perimeter of the tree to the east – corresponding with the open cavity and the dark blue line (110cm) traversing from between points 10 and 11 towards point 3 would correspond with the probed void.

Treatment

As the Bartlett Report notes “The properties at No84 and No86, the footway and the edge of the carriageway are within falling distance of T1. The properties at No84 and No78, the footway and the edge of the carriageway are within falling distance of T2.”

It is clear from both Reports and my own observations that there is extensive decay at the base of both Oaks. The tomograms and visual assessments collectively indicate that there are decay cones extending through the lower stems into the buttress roots and that advanced decay is present to such extent that the structure of the trees is significantly compromised.

Although (in accordance with the Tree Preservation legislation) the Council must either approve or refuse the application i.e. proposed felling and has no powers to require lesser works or a programme of cyclical pruning management, it may help to assess if felling the most appropriate treatment or whether lesser treework is feasible.

The Bartlett Report suggests that T1 could be reduced to a height of approximately 12m, and reduced in crown spread by approximately 5m to the west, 3m to the north, 4m to the east and 3m to the south; and that T2 could be reduced to a height of approximately 10m, and reduced in crown spread by up to 2m in all directions.

The Gristwood and Toms Report also includes an 'Option 2' for T2 to reduce the tree's crown by at least 40% in height, down to around 10m and shorten lateral branches – but with the caveat that “The tree's amenity value will be severely affected by this proposal, and the shock is likely to kill the tree entirely”. It also notes “Trees that are already severely stressed do not respond well to crown reduction. Heavy crown reduction removes vast energy reserves and energy conversion potential. Therefore, the extent of crown modification or reduction required to structurally stabilise T's 1 & 2 is likely to exacerbate their stress levels and accelerate their complete death.”

The Bartlett Report concludes “T1 – The results show that the tree structure has been severely compromised by the decay. Whilst the current extent of decay at the base of the main stem increases the likelihood of failure, the likely decay within the buttress roots is of most concern. The tree must be classified as a high risk [Failure

likely especially during storms; personal injury and / or property damage likely] at its present size and the works recommended should be carried out immediately (timescale is based on the level of risk). The tree has moderate vigour and it is considered that a significant reduction of the crown would allow the tree to be retained with a reduced risk of failure. However it should be noted that a reduction of this extent will deplete energy reserves and is likely to be detrimental to the health of the tree, but may allow the tree to be retained in the immediate future and may provide further 5 to 10 years of further life.” It continues, for T2 – “When considering the current evidence we must conclude that the tree structure has been severely compromised by the decay. The tree must be classified as a high risk at its present size and the works recommended should be carried out immediately (timescale is based on the level of risk). It is considered that a significant reduction of the crown would allow the tree to be retained with a reduced risk of failure. However the tree has low vigour, a further reduction of energy as a result of reducing the crown may lead to the accelerated decline of this tree.”

It is widely accepted that mature trees do not respond well to significant reduction, and both these trees are already stressed (as evidenced by e.g. amount of deadwood, sparse canopy, limited budding) – it is considered that, given their current condition, the trees would respond very poorly to the extent of pruning that would be necessary to reduce the risk of failure.

In addition, the impact of such drastic treatment on the appearance of the trees should be considered. The extent of reduction indicated in both Reports would have a substantial detrimental impact on the trees’ visual amenity and presence in the streetscene – it is extremely unlikely that the ‘magnificent’; ‘fine’; ‘noteworthy’; ‘remarkable’; ‘beautiful’ epithets currently bestowed on the trees would continue to apply.

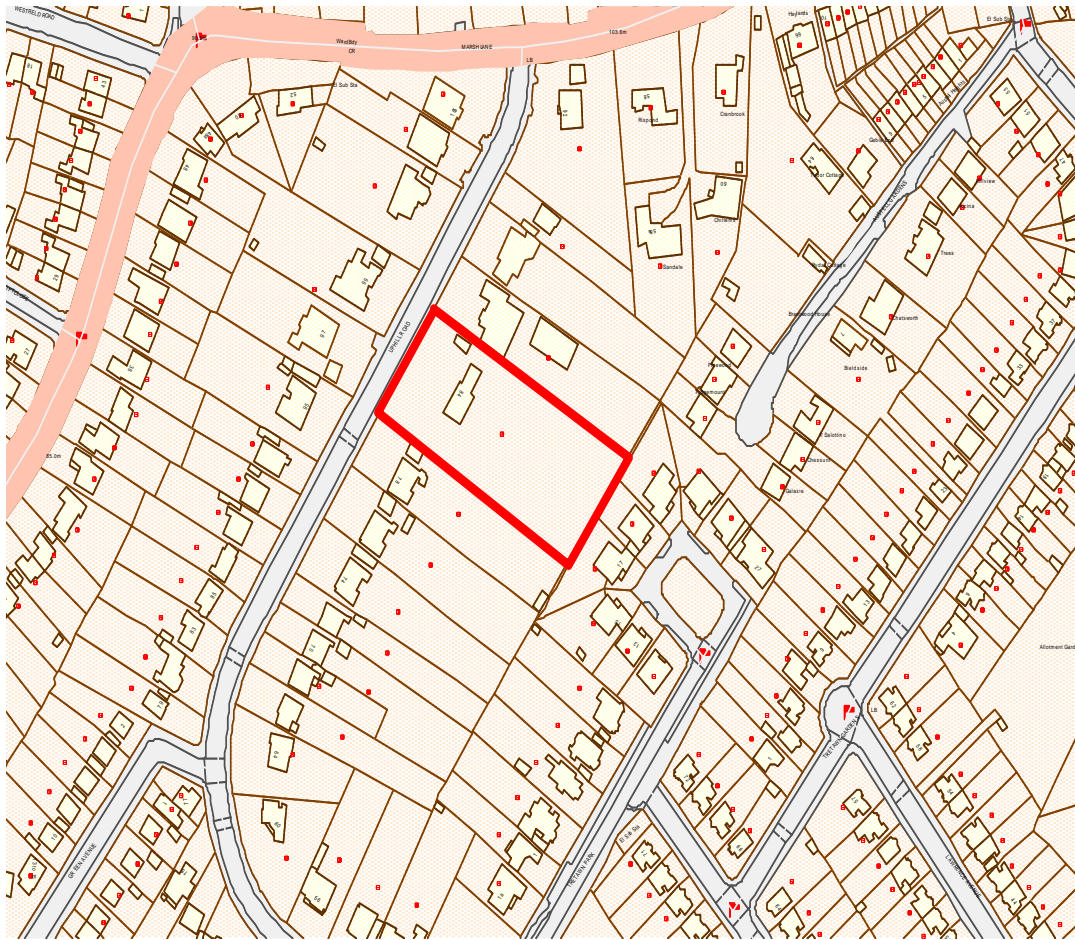
In the absence of any certainty that significant reduction could prolong the trees’ lives in a manner that would also proportionately uphold their public amenity value, it may be considered that in the longer term the streetscene and the borough’s tree-stock would be better served by allowing the felling of the two Oaks with demonstrated advanced decay subject to planting by two healthy replacements.

COMMENTS ON THE GROUNDS OF OBJECTION

Matters addressed in the body of the report.

CONCLUSION

The two mature Oaks predate the suburban development of Mill Hill and are very prominent in the streetscene. However, decay testing by arboricultural consultants on behalf of both the applicant and objectors has clearly demonstrated that there is significant advanced decay to the base and root buttresses of both trees. Given the condition of both trees, it is not considered that substantial reduction would be a viable alternative, and therefore it is recommended that consent is granted subject to replacement planting.



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LOCATION: Dukes House, 13 Dollis Avenue, London, N3 1UD
REFERENCE: F/00610/12 **Received:** 17 February 2012
Accepted: 17 February 2012
WARD: Finchley Church End **Expiry:** 13 April 2012
Final Revisions:

APPLICANT: Gaiapa Ltd
PROPOSAL: Erection of a 4 storey block of 7 flats with associated parking and refuse storage and bicycle storage at level 1, following demolition of existing block (converted house) of 5 flats and garages.

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 (inc. libraries) £15,598.00**
A contribution towards Education Facilities and Library Facilities in the borough.
- 4 **Libraries (financial) £278.00**
A contribution towards Library Facilities and Resources in the borough
- 5 **Health £3,364.00**
A contribution towards Health Facilities and Resources in the borough
- 6 **Monitoring of the Agreement £962.00**
Contribution towards the Council's costs in monitoring the obligations of the agreement.

RECOMMENDATION II:

That upon completion of the agreement the Assistant Director of Planning and Development Management approve the planning application reference: F/00610/12 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 - Loc01; 3296-1; 3296-2; 11/733/P01A; 11/733/P02A; 11/733/P03; 11/733/P04B; 11/733/P05C; 11/733/P06C; 11/733/P07B; 11/733/P08B; 11/733/P09A; 11/733/P10A; 11/733/P12C; 11/733/P14A; 11/733/P16; 11/733/P17B; 11/733/P18B; 11/733/P19B; 11/733/P20; TCC/1104/24/TPP Rev B.
Reason:
For the avoidance of doubt and in the interests of proper planning.
- 2 This development must be begun within three years from the date of this permission.
Reason:
To comply with Section 51 of the Planning and Compulsory Purchase Act, 2004.
- 3 A 'Demolition and Construction Management Plan' must be submitted to and approved by the Local Planning Authority prior to commencing any

construction or demolition works. This document following approval must be complied with in full.

Reason:

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

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

Reason:

To ensure a satisfactory appearance to the development.

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

Reason:

To ensure a satisfactory appearance to the development.

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

Reason:

To ensure a satisfactory appearance to the development.

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

Reason:

To safeguard the visual amenities of the locality.

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

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

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

Reason:

- To safeguard the health of existing tree(s) which represent an important amenity feature.
- 10 Provisions shall be made within the site to ensure that all vehicles associated with the construction of the development hereby approved are properly washed and cleaned to prevent the passage of mud and dirt onto the adjoining highway.
Reason:
To ensure that the development does not cause danger and inconvenience to users of the adjoining pavement and highway.
- 11 The dwelling(s) shall achieve a Code Level 3 in accordance with the Code for Sustainable Homes Technical Guide (October 2008) (or such national measure of sustainability for house design that replaces that scheme). No dwelling shall be occupied until a Final Code Certificate has been issued certifying that Code Level 3 has been achieved and this certificate has been submitted to and approved by the local planning authority.
Reason:
To ensure that the development is sustainable and complies with policy GSD of the adopted Unitary Development Plan (adopted 2006) and the adopted Sustainable Design and Construction Supplementary Planning Document (June 2007).
- 12 Before the development hereby permitted is brought into use or occupied the site shall be enclosed except at the permitted points of access in accordance with details previously submitted to and approved in writing by the Local Planning Authority.
Reason:
To ensure that the proposed development does not prejudice the appearance of the locality and/or the amenities of occupiers of adjoining residential properties and to confine access to the permitted points in the interest of the flow of traffic and conditions of general safety on the adjoining highway.
- 13 Before the building hereby permitted is occupied, the proposed refuse enclosures for recycling containers and wheeled refuse bins shown on Plan 11/733 P17B shall be provided and shall be permanently retained.
Reason:
To ensure a satisfactory appearance for the development and satisfactory accessibility; and to protect the amenities of the area.
- 14 No construction work resulting from the planning permission shall be carried out on the premises at any time on Sundays, Bank or Public Holidays, before 8.00 am or after 1.00 pm on Saturdays, or before 8.00 am or after 6.00pm on other days.
Reason:
To ensure that the proposed development does not prejudice the amenities of occupiers of adjoining residential properties.
- 15 Before the development hereby permitted is occupied the parking spaces shown on Plan 11/733/P17B shall be provided and shall not be used for any purpose other than the parking of vehicles in connection with the approved development.
Reason:
To ensure that parking is provided in accordance with the council's standards in the interests of pedestrian and highway safety, the free flow of traffic and in order to protect the amenities of the area.

- 16 Before the building hereby permitted is occupied the proposed windows in the side elevations facing Holmwood, Dollis Avenue & 15 Dollis Avenue shall be glazed with obscure glass only and shall be permanently retained as such thereafter and shall be permanently fixed shut with only a fanlight opening.

Reason:

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

INFORMATIVE(S):

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

i) The proposed development accords with strategic planning guidance and policies as set out in The Mayor's London Plan: July 2011 and the Adopted Barnet Unitary Development Plan (2006).

In particular the following policies are relevant:

National Planning Policy:

PPS1, PPS3, PPG13

London Plan (2011):

3.4, 3.5A, 3.5B, 7.4A

Adopted Barnet Unitary Development Plan (2006):

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

Local Development Framework:

Core Strategy Policies (Submission version) 2011 – CS4, CS5.

Development Management Policies (Submission version) 2011 – DM01, DM06, DM14.

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

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

The proposed development includes provision for appropriate contributions in accordance with Regulation 122 of the Community Infrastructure Levy Regulations 2010.

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

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

The Council of the London Borough of Barnet is the Street Naming and Numbering Authority and is the only organisation that can create or change addresses within its boundaries. Applications are the responsibility of the developer or householder who wish to have an address created or amended.

Occupiers of properties which have not been formally registered can face a multitude of issues such as problems with deliveries, rejection of banking / insurance applications, problems accessing key council services and most importantly delays in an emergency situation.

Further details and the application form can be downloaded from:

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

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

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

- 4 In case if any modification is proposed or required to the existing access off the public highway then it will be subject to a detailed investigation by the Crossover Team in Environment and Operations Directorate. Heavy duty access may need to be provided to cater for a heavy duty use and may involve relocation of any existing street furniture. This would need to be done by the Highway Authority at the applicant's expense. You may obtain an estimate for this and any associated work on public highway from the Crossover Team in Environment and Operations Directorate, Building 4, North London Business Park (NLBP), Oakleigh Road South, London N11 1NP.
- 5 Any details submitted in respect of the Construction Management Plan above shall control the hours, routes taken, means of access and security procedures for construction traffic to and from the site and the methods statement shall provide for the provision of on-site wheel cleaning facilities during demolition, excavation, site preparation and construction stages of the development, recycling of materials, the provision of on-site car parking facilities for contractors during all stages of development (Excavation, site preparation and construction) and the provision on site of a storage/delivery area for all plant, site huts, site facilities and materials and a community liaison contact.
- 6 The applicant is advised that any future applications for the creation of additional units on the site are unlikely to be considered favourably by the Council.

RECOMMENDATION III

That if an agreement has not been completed by 13/04/2012, that unless otherwise agreed in writing, the Acting Assistant Director of Planning & Building Control should REFUSE the application F/00610/12 under delegated powers for the following reasons:

- The development would require a Section 106 agreement and no formal undertaking is given to the Council, as a result the proposed development would, by reason of the developer not meeting identified additional education, health and library facilities, and the associated monitoring costs which would be incurred by the community as a result of the development, contrary to Policy CS2, CS8, CS13, IMP1 and IMP2 of the adopted Unitary Development Plan and the adopted Supplementary Planning Documents "Contributions to Education", "Contributions to Health Facilities", "Contributions to Libraries" and "Planning Obligations".

1. MATERIAL CONSIDERATIONS

National Planning Policy Guidance/ Statements:

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

Planning Policy Statement PPS 1 "Delivering Sustainable Development", states at paragraph 3 that "At the heart of sustainable development is the simple idea of

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

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

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

The Mayor's London Plan July 2011:

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

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

Policy 3.4 of the London Plan states that development should optimise housing output for different types of location taking into account local context and character, the design principles set out in Chapter 7 of the London Plan and public transport capacity.

Policy 3.5A states that housing developments should be of the highest quality internally, externally and in relation to their context and the wider environment taking account of strategic policies to protect and enhance London's residential environment and attractiveness as a place to live.

Policy 3.5B indicates that the design of all new housing developments should enhance the quality of local places taking into account, amongst other things, physical context, local character and density. Table 3.3 sets out minimum space standards for new dwellings.

Policy 7.4A states that, development should have regard to the form, function, and

structure of an area, place or street, and the scale, mass and orientation of surrounding buildings. The policy goes on to say at 7.4B that buildings should provide a high quality design response that, amongst other things, is informed by the surrounding historic environment.

Relevant Unitary Development Plan Policies:

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

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

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

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

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

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

On 21 February 2008, following public consultation, a Supplementary Planning Document “Contributions to Education” was adopted by the Council. The SPD, provides guidance and advice in relation to adopted planning policy to secure contributions towards education needs generated by new residential development. The contributions were increased on 1 August 2009.

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 UDP and sets out the Council's approach to securing contributions for health facilities in order to address additional needs from new development.

The Council has also adopted (June 2007), following public consultation, an SPD "Sustainable Design and Construction". The SPD provides detailed guidance that supplements policies in the UDP, and sets out how sustainable development will be delivered in Barnet. Part 4 recognises that noise can be a significant nuisance, and can undermine quality of life. In order to meet standards for internal noise appropriate levels of insulation will be required. Paragraph 4.16 indicates that the Council requires the acoustic performance of party walls and floors between dwellings to be designed to exceed the minimum requirements set out in Part E of the Building Regulations. Part 6 of the SPD relates to generic environmental requirements to ensure that new development within Barnet meets sufficiently high environmental and design standards.

Core Strategy (Submission version) 2011:

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 submitted its LDF Core Strategy Submission Stage document in August 2011. Therefore weight can be given to it as a material consideration in the determination of planning applications.

Relevant Core Strategy policies to this case: CS4, CS5.

The Development Management Policies document provides the borough wide planning policies that implement the Core Strategy. These policies will be used for day-to-day decision making.

The Council submitted its LDF Development Management Policies Submission Stage document in September 2011. Therefore weight can be given to it as a material consideration in the determination of planning applications.

Relevant Development Management policies to this case: DM01, DM06, DM14.

Relevant Planning History:

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

| | | | |
|---------------------|---|----------------------|----------------|
| Application: | Planning | Number: | F/02433/11 |
| Validated: | 09/06/2011 | Type: | APF |
| Status: | DEC | Date: | 04/11/2011 |
| Summary: | APL | Case Officer: | Junior C. Moka |
| Description: | Erection of a 4 storey block of 7 flats with associated parking and refuse storage and bicycle storage at level 1, following demolition of existing block of 5 flats and garages. | | |

19 Dollis Avenue, London, N3 1DA

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

14 Dollis Avenue London N3 1TX

| | | | |
|---------------------|---|----------------------|----------------|
| Application: | Planning | Number: | F/01970/11 |
| Validated: | 16/05/2011 | Type: | APF |
| Status: | DEC | Date: | 13/07/2011 |
| Summary: | APC | Case Officer: | David Campbell |
| Description: | Demolition of existing dwelling and erection of 2no detached dwellings with integral garages, basement accommodation, and rooms in roofspace. Erection of ancillary 2no single storey outbuildings to accommodate private swimming pools. Associated landscape alterations at front and rear garden, and amenity space. | | |

14 Dollis Avenue London N3 1TX

| | | | |
|---------------------|--|----------------------|----------------|
| Application: | Planning | Number: | F/00793/08 |
| Validated: | 08/05/2008 | Type: | APF |
| Status: | DEC | Date: | 30/07/2008 |
| Summary: | APC | Case Officer: | Alissa Fawcett |
| Description: | Erection of two dwelling houses with internal garages. | | |

14 Dollis Avenue London N3 1TX

| | | | |
|---------------------|---|----------------------|----------------|
| Application: | Planning | Number: | C/16371/A/06 |
| Validated: | 04/04/2006 | Type: | APF |
| Status: | APD | Date: | 30/05/2006 |
| Summary: | DIS | Case Officer: | Karina Sissman |
| Description: | Demolition of existing house, garages and ancillary buildings and construction of a three-storey building (with rooms in roofspace) to provide 7no. self-contained flats. Basement parking for 12 cars. (Amended description) | | |

14 Dollis Avenue London N3 1TX

| | | | |
|---------------------|---|----------------------|----------------|
| Application: | Planning | Number: | C/16371/B/06 |
| Validated: | 07/08/2006 | Type: | APF |
| Status: | APD | Date: | 26/09/2006 |
| Summary: | W | Case Officer: | Karina Sissman |
| Description: | Demolition of existing house, garages and ancillary buildings and construction of a three-storey building (with rooms in roofspace) to provide 6No. self-contained flats. Basement parking for 12 cars. | | |

14 Dollis Avenue London N3 1TX

| | | | |
|---------------------|--|----------------------|----------------|
| Application: | Planning | Number: | C/16371/05 |
| Validated: | 26/08/2005 | Type: | APF |
| Status: | APD | Date: | 12/10/2005 |
| Summary: | DIS | Case Officer: | Karina Sissman |
| Description: | Demolition of existing house, garages and ancillary buildings and construction of a 3-storey building (with rooms in roofspace) to provide 9 self-contained flats. Basement parking for 12 cars. | | |

Consultations and Views Expressed:

| | | | |
|-----------------------------|----|----------|----|
| Neighbours Consulted: | 33 | Replies: | 18 |
| Neighbours Wishing To Speak | 3 | | |

The objections raised may be summarised as follows:

- The proposed new building is out of keeping with the visual appearance of the area which is an established residential area and there is no precedent for a development of this size;
- Overlooking resulting in a loss of our privacy;
- The new building will overshadow the neighbouring gardens preventing the use and enjoyment of these amenity spaces;
- Too much glazing in the rear elevation and the presents of balconies resulting in overlooking and the perception of overlooking;
- The perception of overlooking also applies to obscure glazed windows in side elevations;
- The change in the roof design from a multiple roofs to a large single roof will completely dominate to this side of the road;
- The perception of overlooking has been considered in a number of appeal cases in Cardiff City, Hounslaw, Merton LB, Salisbury and Cannock. This was also considered in a court of appeal case in *Geha v SOS*. 29/11/93 where they upheld the decision of the concept of an impression of overlooking was a rational and meaningful one;
- Unacceptable scale, bulk, massing and design;
- The size of the proposed building is out of scale with the existing and neighbouring properties both in terms of height (four stories) and overall size;
- The application should be rejected due to its bulk, mass and encroachment on garden areas, contrary to the UDP;
- The increase in the number of dwellings will increase the traffic and car pollution in the area from additional residents, their visitors and tradesmen;
- The property originally held two houses, which were subsequently converted to five flats;
- The proposal for a further increase to the number of dwellings will adversely affect the traffic and air quality in the neighbourhood;
- The demolition and construction process presents potential hazards in the form of building dust, noise pollution and movement of heavy machinery in a residential street, where there are many children resident;
- Concerns that a development of this size and the construction process will cause harm to the various trees under Tree Preservation Orders, during the construction phase and on an on-going basis;
- The design and assess statement and planning statement dated June 2011

hasn't been subject to any update from the previous application now the subject of a judicial review;

- The proposal description of the development is misleading - as the existing building is a converted house and not a block a flats;
- Contrary to National Planning Policy Statement PPS3 "Housing", paragraph 16 when accessing the design of quality of an application;
- Contrary to Mayor's London Plan July 2011 (2.6, 3.5, 7.4, 7.6) & Unitary Development Plan (GBEnv1, GBEnv2, D1, D2, D3, D4, D5, H16) policies;
- Contrary to the emerging Core Strategy & Development Management policies (CS5, DM01);
- Contrary to the council's "Three Strands Approach";
- The dismissed decisions at 14 Dollis Avenue must be considered in the determination of this application - where character reasons for dismissing the appeal were noted;
- Previous refusal from a house to a block of flats at 14 Dollis Avenue;
- The front building line has been moved 9 metres closer to the road than that of the existing (from 28 metres away to 19 metres away, result in a movement of 9 metres);
- Increase of 3 on site car parking spaces from 5 to 8;
- Building footprint has increased by approximately 212.36 sqm (222.72 sqm to 435.08 sqm);
- Approximately 95-100% increase in footprint;
- Potential Damage to other properties;
- Noise and disturbance during construction;
- Concerns about the safety of children within the area;
- Deep excavation is not in character with the area as this is a clay area which is unstable;
- Inappropriate use of the area.

Internal /Other Consultations:

Traffic & Development -

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

Date of Site Notice: 23 February 2012

2. PLANNING APPRAISAL

Site Description and Surroundings:

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

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

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

Proposal:

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

The application has been submitted as a result of a judicial review submitted against the previous application approved by the West Sub Committee as per the addendum and committee report dated 6 October 2011 subject to the completion of a Section 106 Legal Agreement.

This application is an identical proposal to the application previously approved. The only addition to this application from that previously approved is the inclusion of documents showing a survey of the existing building from all elevations to allow for a greater comparison when considering this proposal.

Planning Considerations:

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

The main issues are considered to be:

- Policy Context;
- Whether harm would be caused to the character and appearance of the area and street scene;
- The living conditions of future residents within the development having regard to the provision of amenity space;
- The living conditions of existing & future residents within neighbouring properties having regard to overlooking and out;
- Amendment to Planning Policy Statement 3: Housing (PPS3);
- Trees & Landscaping;
- Parking, Access and Vehicle Movements;
- Whether the proposal would result in the community incurring extra educational costs that should be met by the developer;

- Whether the proposal would increase pressures on the services provided by libraries incurring additional costs that should be met by the developer;
- Whether the proposal would increase the demand for health care facilities incurring extra costs that should be met by the developer.

Policy Context:

The proposed development is considered to be compliant with national policy (PPS1 and PPS3), the London Plan, and local policy within the UDP. PPS1 advises that Local Planning Authorities should enable the provision of good quality new homes in suitable locations.

The immediate surroundings are characterised by purpose-built flats and houses converted into residential units as well as properties in single family occupancy. The proposed density is in line with policy H21.

Proposed siting, character and appearance:

The proposed footprint would respect the character and pattern of buildings in this part of Dollis Avenue and allow for sufficient gaps in between the site and surrounding buildings. The front building line has been moved 7.6 metres forward and 4.6 metres to the rear to align with the rearward projection to the of the existing two storey wing. The ridge of the building again aligns with that of existing in the main. The only exception is over the lift shaft and stairwell areas.

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

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

Amenity of future occupiers:

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

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

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

occupiers of the adjacent neighbouring dwellings.

Amenity of existing/future neighbouring occupiers:

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

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

It is considered given the distance between the proposed building and Holmwood, Dollis Avenue & 15 Dollis Avenue, that it would not detract from the amenities of adjoining occupiers in terms of the loss of light, outlook or privacy. There are windows on both side elevations but all are to be conditions to be obscure glazes.

It is also considered that due to the nature of the design of the balconies, which are inset from the main building line, the significant natural screening in neighbouring gardens, and the distances between neighbouring properties there would not be any significant overlooking into neighbouring properties.

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

The Government has amended PPS3 with the following changes:

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

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

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

Trees & Landscaping:

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

the buildings and act as a screen for the buildings.

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

Parking, Access and Vehicle Movements:

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

The Community Infrastructure Levy Regulations 2010:

The contributions listed in the above recommendation 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.

Government Circular 05/05 and the Council's adopted SPD for section 106 related planning obligations is applicable for this site in respect of the following areas:

The education, library services, health facilities & monitoring fee of 5% contributions have been adjusted following the previously approved application which was secured by Section 106 Agreement.

UDP Policy CS2 indicates that the Council will seek to enter into planning obligations in conjunction with new developments to secure the provision of community and religious facilities. Policy CS8 states that where a residential development creates a need for school places contributions will be secured for such purposes via planning obligations. Policy CS13 states that the Council will seek to enter into planning obligations in conjunction with new residential developments to secure the provision of health and social care facilities.

The purpose of planning obligations is to make acceptable development which would otherwise be unacceptable in planning terms. Circular 05/2005 supports the use of planning obligations to secure contributions towards community infrastructure to mitigate the impacts of new development, 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.

Para. B5 of the Circular sets out five policy tests that must be met by the LPA when seeking planning obligations. In addition, Regulation 122 of the Community

Infrastructure Levy Regulations, which came into force on 6 April 2010, makes it unlawful for a planning obligation to be taken into account in determining a planning application if it does not meet the three tests set out in Regulation 122. These statutory tests are based upon three of the five policy tests in Circular 5/2005 at paragraph B5 (tests (ii), (iii) and (iv)).

The recovery of costs for the monitoring of planning obligations is set out in Section 8 (para's 8.3 & 8.4) of the Planning Obligations SPD.

Education needs generated by the development:

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

The proposal would provide an additional residential unit that it is considered would generate an increased demand for educational facilities in the area. The calculation of additional demand (SPD para's 4.6-4.14), existing facilities and capacity (SPD para's 5.5-5.12), method of calculating the required contribution (SPD para's 3.1-3.15 and 4.1-4.5), and use of the contributions (SPD para's 5.13-5.14) are set out in the Council's SPD "Contributions to Education" adopted in 2008.

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

To accord with UDP Policy CS8 and the SPD the proposed scheme of 7 residential units (net increase of 2x 3 bedroom units) would require a contribution of £15,598 plus a monitoring fee of 5%.

Contributions to library services:

The increase in population resulting from development is expected to place serious pressures on libraries, which are already required to meet all the needs of Barnet's diverse community. Developer contributions are therefore necessary to ensure service provision mitigates the impact of their development activity.

The adopted SPD "Contributions to Library Services" sets out the Council's expectations for developers contributions to the provision and delivery of a comprehensive and efficient library service, with the aim of opening up the world of learning to the whole community using all media to support peoples educational, cultural and information needs. The SPD provides the calculation of additional demand (para's 4.10-4.12), existing facilities and capacity (para's 1.1-1.4 & 2.5), method of calculation (para's 2.4 & 3.1-3.11), and use of funds (para's 5.1-5.7).

It is considered that a financial contribution towards library services is justified in terms of Circular 05/2005 and that a suitably worded legal agreement / undertaking could secure this. To accord with UDP Policy CS2 and the SPD the proposed scheme would require a contribution of £278 plus a monitoring fee of 5%.

Contributions to Health facilities:

The proposal would provide an additional residential unit that it is considered would generate an increased demand for health facilities in the area. The calculation of additional demand / method of calculating the required contribution (SPD para's 6.1-6.4), existing facilities and capacity (SPD para's 5.7-5.18), and use of the contributions (SPD para's 8.1-8.4) are set out in the Council's SPD "Contributions to Health" adopted in July 2009.

It is considered that a financial contribution towards future health care facilities is justified in terms of Circular 05/2005 and that a suitably worded legal agreement / undertaking could secure this. To accord with UDP Policy CS13 and the SPD the proposed scheme would require a contribution of £3,364 and a monitoring fee of 5%.

The education, library services, health facilities & monitoring fee of 5% contributions will be secured by Section 106 Agreement.

3. COMMENTS ON GROUNDS OF OBJECTIONS

In relation to points 1, 6, 8, 9, 10, 18, 19, 20, 21, 24, 26 and 27, it is considered that the proposal complies with National, London Plan and Council policies. It is accepted that the proposed building would be sited 7.6 metres forward (not 9 metres, as the objection states) but this would align with the established front building line created by neighbouring properties and sit more comfortably with the streetscene.

In relation to points 2, 3, 4, 5 and 7, it is considered that the proposal has been designed to respect the amenities of neighbouring occupiers. It is considered that, as conditioned, the proposal would have an acceptable impact on the amenity of neighbouring occupiers.

In relation to points 11, 14 and 30, the attachment of condition 3 to this recommendation is considered to safeguard this position.

In relation to points 12 and 16, this is not considered to change the way in which the application should be determined by the Local Planning Authority.

In relation to point 13, after having discussions with both the council's Highway and Environmental Health teams, it was considered there would be no additional harm to air quality level and traffic conditions in the area as a result of the development.

In relation to point 15, it is true that many of the trees have Tree Preservation Orders and detailed consideration for the protection of these trees have been of the utmost importance during the determination of this application to ensure that the trees remain of sufficient amenity value to the street and to the site itself. The attachment of conditions 4, 5, 6, 8 and 9 to this recommendation are considered to safeguard this position.

In relation to point 17, the Local Planning Authority has made a small amendment to this description of the proposed development upon receipt of this point of objection to

clarify the proposal.

In relation to points 22, 23 and 32, the decisions relation to 14 Dollis Avenue have been considered in the determination of this application. The dismissed appeals were for proposals relating to the demolition of an existing single family dwelling house and the construction of a three-storey building with 7 & 9 self-contained flats respectively. However, this application site currently has 5 self contained flats and the principle of increasing this number to 7 self contained flats is not considered to be harmful. It is considered that proposed density would be acceptable. Different types of tenure do not necessarily make bad neighbours.

In relation to point 25, it is considered that this has been addressed in the 'Parking, Access and Vehicle Movements' section of the report.

In relation to point 28, this is a civil matter and not a material planning consideration.

In relation to point 29, the attachment of condition 14 to this recommendation is considered to safeguard this position by restricting the hours of work.

In relation to point 31, it is considered given the arrangement of the properties within Dollis Avenue, the proposed design of the lower ground floor as a result of the excavation would not be obtrusive in the street scene. This element of the proposal would not be visible from ground level of any of the surrounding dwellings.

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 the proposed development would be in keeping with the character and appearance of the surrounding area. The proposed development is not considered to have a detrimental impact on the residential amenities of neighbouring developments and would provided good quality residential accommodation which is sort supply. It is recommended that the application be **APPROVED** subject to conditions.

The proposed development includes provision for appropriate contributions in accordance with Regulation 122 of the Community Infrastructure Levy Regulations 2010.

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

REFERENCE: F/00610/12



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