

**MEETING**

**HENDON AREA PLANNING COMMITTEE**

**DATE AND TIME**

**WEDNESDAY 3RD SEPTEMBER, 2014**

**AT 7.00 PM**

**VENUE**

**HENDON TOWN HALL, THE BURROUGHS, LONDON NW4 4AX**

**TO: MEMBERS OF HENDON AREA PLANNING COMMITTEE (Quorum 3)**

Chairman: Maureen Braun  
Vice Chairman: Brian Gordon

**Councillors**

Brian Gordon	Sury Khatri	Gill Sargeant
Claire Farrier	Hugh Rayner	Agnes Slocombe

**Substitute Members**

Mark Shooter	Val Duschinsky	Charlie O-Macauley
Helena Hart	Tom Davey	Zakia Zubairi
Devra Kay		

**You are requested to attend the above meeting for which an agenda is attached.**

**Andrew Nathan – Head of Governance**

Governance Services contact: Paul Frost 020 8359 2205 paul.frost@barnet.gov.uk

Media Relations contact: Sue Cocker 020 8359 7039

**ASSURANCE GROUP**

## ORDER OF BUSINESS

Item No	Title of Report	Pages
1.	MINUTES	1 - 4
2.	ABSENCE OF MEMBERS (IF ANY)	
3.	DECLARATION OF MEMBERS' DISCLOSABLE PECUNIARY INTERESTS AND NON PECUNIARY INTERESTS (IF ANY)	
4.	REPORT OF THE MONITORING OFFICER (IF ANY)	
5.	PUBLIC QUESTION AND COMMENTS (IF ANY)	
6.	MEMBERS' ITEMS (IF ANY)	
	<b>Reports of the Assistant Director - Development Management and Building Control</b>	
	<b>Mill Hill Ward</b>	
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	<b>Edgware Ward</b>	
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12.	Any Item(s) the Chairman decides are urgent	
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## Decisions of the Hendon Area Planning Committee

28 July 2014

Members Present:-

AGENDA ITEM 1

Councillor Maureen Braun (Chairman)  
Councillor Brian Gordon (Vice-Chairman)

Councillor Claire Farrier  
Councillor Sury Khatri

Councillor Hugh Rayner  
Councillor Agnes Slocombe

### 1. ABSENCE OF MEMBERS (IF ANY)

All Members were present.

### 2. DECLARATION OF MEMBERS' DISCLOSABLE PECUNIARY INTERESTS AND NON PECUNIARY INTERESTS (IF ANY)

#### **Mill Hill ERUV - H/02182/14**

Councillor Sury Khatri declared a Non Pecuniary interest as a local resident had contacted him in respect to the application. Councillor Khatri took part in the consideration and voting process.

#### **Bald Faced Stag, 104 Burnt Oak Broadway, Edgware, Middx, HA8 0BE - H/01765/14**

Councillor Sury Khatri declared a Non Pecuniary interest as he knew the applicant. Councillor Khatri took part in the consideration and voting process.

### 3. PUBLIC QUESTIONS AND COMMENTS (IF ANY)

There were none.

### 4. MEMBERS' ITEMS (IF ANY)

There were none.

### 5. THE SPINNEY, 4 ELEANOR CRESCENT, LONDON, NW7 1AH - H/02344/14

The sub-Committee having considered the application:

**RESOLVED TO APPROVE** the application as per the Officer's report and subject to the conditions and informative set out in the report.

Votes were recorded as follows:

In favour: 6  
Against: 0  
Abstentions: 0

**6. SITE OF 39A, FLOWER LANE, LONDON, NW7 2JN - H/01485/14**

The Committee having heard oral representations from Mr Harrison:

**RESOLVED TO DEFFER** the application to enable officers to seek further clarification on the submitted plans in regards to the retaining wall; access arrangements and right of way to neighbouring garage and emergency vehicle manoeuvrability in and out of site.

During the consideration of the application, Councillor Clair Farrier joined the meeting and was unable to vote on the item.

Votes were recorded as follows:

In favour: 6  
Against: 0  
Abstentions: 0

**7. MILL HILL ERUV - H/02182/14**

The sub-Committee having considered the application:

**RESOLVED TO APPROVE** the application as per the Officer's report and subject to the conditions and informative set out in the report.

Votes were recorded as follows:

In favour: 7  
Against: 0  
Abstentions: 0

**8. 19 STATION ROAD, EDGWARE, MIDDX, HA8 7JE - H/01988/14**

The sub-Committee having considered the application:

**RESOLVED TO APPROVE** the application as per the Officer's report and subject to the conditions and informative set out in the report including deleting condition 3.

Votes were recorded as follows:

In favour: 7  
Against: 0  
Abstentions: 0

**9. 90 AUDLEY ROAD, LONDON, NW4 3HB - H/01741/14**

The sub-Committee having considered the application:

**RESOLVED TO APPROVE** the application as per the Officer's report and subject to the conditions and informative set out in the report.

Votes were recorded as follows:

In favour: 5  
Against: 1  
Abstentions: 1

**10. 101 STATION ROAD, LONDON, NW4 4NT - H/00869/14**

The Committee having heard oral representations from Mr Martin and Mr Alber:

**RESOLVED TO REFUSE** being a reversal of Officer's recommendation), for the following reason:

The proposed conversion by reason of the number of units proposed would represent an overdevelopment of the site resulting in increased comings and goings from the additional households within the building and likely to infringe upon the residential amenities of neighbouring occupiers contrary to policies CS NPPF, CS1 and CS5 of the Local Plan Core Strategy (adopted September 2012), Policy DM01 of the Development Management Policies DPD (adopted September 2012) and the Residential Design Guidance SPD (adopted April 2013).

Votes were recorded as follows:

In favour: 3  
Against: 4  
Abstentions: 0

**11. BALD FACED STAG, 104 BURNT OAK BROADWAY, EDGWARE, MIDDX, HA8 0BE - H/01765/14**

The sub-Committee having considered the application:

**RESOLVED TO APPROVE** the application as per the Officer's report and subject to the conditions and informative set out in the report.

Votes were recorded as follows:

In favour: 7  
Against: 0  
Abstentions: 0

**12. ANY ITEM(S) THE CHAIRMAN DECIDES ARE URGENT**

There were none.

The meeting finished at 20:40

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**LOCATION:** Site Of 39A, Flower Lane, London, NW7 2JN

**AGENDA ITEM 7**

**REFERENCE:** H/01485/14

**Received:** 18 March 2014

**Accepted:** 28 March 2014

**WARD(S):** Mill Hill

**Expiry:** 23 May 2014

**Final Revisions:**

**APPLICANT:** Ms Mulchandani

**PROPOSAL:** Erection of two detached three storey and basement dwellings.

**RECOMMENDATION: Approve Subject to Conditions**

- 1 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.

- 2 The development hereby permitted shall be carried out in accordance with the following approved plans: 1000 P01B, 1000 P02C, 1000 P03C, 1000 P04C, 1000 P05C, 1000 P06C, 1000 P07C, 1000 P08C, 1000 P09C, 1000 P11A, 1000 P12A, A145\_015\_PL05 (Proposed External Lighting), WSP Lighting Report, Design and Access Statement, Arboricultural Report Ref. 018524.

Reason:

For the avoidance of doubt and in the interests of proper planning and so as to ensure that the development is carried out fully in accordance with the plans as assessed in accordance with policies DM01 of the Adopted Barnet Development Management Policies DPD (2012) and CS NPPF and CS1 of the Adopted Barnet Core Strategy DPD (2012).

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

Reason:

To safeguard the visual amenities of the locality.

- 4 Before the development hereby permitted commences on site, details of all external lighting (to include the number, power, lux levels and controls) shall be submitted and approved in writing by the Local Planning Authority. Any

external lighting placed within the curtilage of the property hereafter shall be in accordance with these approved details and in accordance with plan no. A145\_015\_PL05 (Proposed External Lighting) and report "Environmental Appraisal of the lighting proposed at 39A and 39B Flower Lane" WSP - May 2012.

Reason: To ensure the proposal does not impact on the University of London Observatory."

- 5 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.

- 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 window(s) in the first floor flank elevations facing 1 Oakl Lodge Way, 39a, 39b and 41 Flower Lane shall be glazed with obscure glass only and shall be permanently retained as such thereafter and shall be permanently fixed shut with only a fanlight opening.

Reason:

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

- 8 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 first and second floor flank and rear elevations facing 1 Oaklodge Way, 39a, 39b and 41 Flower Lane and the University of London Observatory without the prior specific permission of the Local Planning Authority.

Reason:

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

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

Reason:

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

- 10 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. The landscaping scheme shall incorporate retention of existing trees and planting of additional coniferous trees along the boundary with the University of London Observatory.

Reason:

To ensure a satisfactory appearance to the development.

- 11 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.

- 12 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.

- 13 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.

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

Reason:

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

- 15 Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any order revoking and re-enacting that Order with or without modification), no development otherwise permitted by any of Classes A, B, C, D and E of Part 1 to Schedule 2 of that Order shall be carried out within the area of 39a and 39b Flower Lane hereby approved without the prior written permission of the local planning authority.

Reason:

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

- 16 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.

## INFORMATIVE(S):

- 1 i) In accordance with paragraphs 186 and 187 of the NPPF, the Council takes a positive and proactive approach to development proposals, focused on solutions. The Local Planning Authority has produced planning policies and written guidance to guide applicants when submitting applications. These are all available on the Council's website. A pre-application advice service is also offered. The Local Planning Authority has negotiated with the applicant / agent where necessary during the application process to ensure that the proposed development is in accordance with the Council's relevant policies and guidance.
  
- 2 The Community Infrastructure Levy (CIL) applies to all 'chargeable development'. This is defined as development of one or more additional units, and / or an increase to existing floor space of more than 100 sq m. Details of how the calculations work are provided in guidance documents on the Planning Portal at [www.planningportal.gov.uk/cil](http://www.planningportal.gov.uk/cil).

The Mayor of London adopted a CIL charge on 1st April 2012 setting a rate of £36.04 per sq m on all forms of development in Barnet except for education and health developments which are exempt from this charge. Your planning application has been assessed at this time as liable for a £32,868.48 payment under Mayoral CIL.

The London Borough of Barnet adopted a CIL charge on 1st May 2013 setting a rate of £135 per sq m on residential and retail development in its area of authority. All other uses and ancillary car parking are exempt from this charge. Your planning application has therefore been assessed at this time as liable for a £123,120 payment under Barnet CIL.

Liability for CIL will be recorded to the register of Local Land Charges as a legal charge upon your site payable should you commence development. Receipts of the Mayoral CIL charge are collected by the London Borough of Barnet on behalf of the Mayor of London; receipts are passed across to Transport for London to support Crossrail, London's highest infrastructure priority.

You will be sent a 'Liability Notice' that provides full details of the charge and to whom it has been apportioned for payment. If you wish to identify named parties other than the applicant for this permission as the liable party for paying this levy, please submit to the Council an 'Assumption of Liability' notice, which is also available from the Planning Portal website.

The Community Infrastructure Levy becomes payable upon commencement of development. You are required to submit a 'Notice of Commencement' to

the Council's CIL Team prior to commencing on site, and failure to provide such information at the due date will incur both surcharges and penalty interest. There are various other charges and surcharges that may apply if you fail to meet other statutory requirements relating to CIL, such requirements will all be set out in the Liability Notice you will receive. You may wish to seek professional planning advice to ensure that you comply fully with the requirements of CIL Regulations.

If you have a specific question or matter you need to discuss with the CIL team, or you fail to receive a 'Liability Notice' from the Council within 1 month of this grant of planning permission, please email us at: [cil@barnet.gov.uk](mailto:cil@barnet.gov.uk).

#### Relief or Exemption from CIL

If social housing or charitable relief applies to your development or your development falls within one of the following categories then this may reduce the final amount you are required to pay; such relief must be applied for prior to commencement of development using the 'Claiming Exemption or Relief' form available from the Planning Portal website: [www.planningportal.gov.uk/cil](http://www.planningportal.gov.uk/cil).

You can apply for relief or exemption under the following categories:

##### 1. Charity

If you are a charity, intend to use the development for social housing or feel that there are exception circumstances affecting your development, you may be eligible for a reduction (partial or entire) in this CIL Liability. Please see the documentation published by the Department for Communities and Local Government.

[https://www.gov.uk/government/uploads/system/uploads/attachment\\_data/file/6314/19021101.pdf](https://www.gov.uk/government/uploads/system/uploads/attachment_data/file/6314/19021101.pdf)

##### 2. Residential Annexes or Extension

You can apply for exemption or relief to the collecting authority in accordance with Regulation 42(B) of Community Infrastructure Levy Regulations (2010), as amended before commencement of the chargeable development.

##### 3. Self Build

Application can be made to the collecting authority provided you comply with the regulation as detailed in the [legislation.gov.uk](http://legislation.gov.uk)

Visit:

<http://www.planningportal.gov.uk/planning/applications/howtoapply/whattosubmit/cil> for further details on exemption and relief.

- 3 Refuse collection points should be located within 10 metres of the Public Highway, otherwise, unobstructed access needs to be provided to the refuse vehicle on the day of the collection. The development access needs to be designed and constructed to allow refuse vehicles to access the site. Alternatively, the dustbins will need to be brought to the edge of public highways on collection days. Any issues regarding refuse collection should be referred to the Cleansing Department.
- 4 Any highway approval as part of the planning process for the alteration to the existing crossovers or new crossovers will be subject to detailed survey by the Crossover Team in Highways Group as part of the application for crossover under Highways Act 1980 and would be carried out at the applicant's expense. Please note, reinstatement of redundant crossovers, any relocation of street furniture, lighting column or amendments to parking bays affected by the proposed works would be carried out under a rechargeable works agreement by the Council's term contractor for Highway Works. An estimate for this work could be obtained from London Borough of Barnet, Highways Group, NLBP, Building 4, 2<sup>nd</sup> Floor, Oakleigh Road South, London N11 1NP.

## **1. MATERIAL CONSIDERATIONS**

The National Planning Policy Framework 2012

The Mayor's London Plan: July 2011

Relevant Core Strategy (2012) Policies:

CS NPPF - National Planning Policy Framework - Presumption in Favour of Sustainable Development  
CS5 - Protecting and Enhancing Barnet's character to create high quality places

Relevant Development Management (2012) Policies:

DM01 Protecting Barnet's character and amenity  
DM02 Development standards  
DM17 Travel impact and parking standards

Supplementary Planning Documents and Guidance

Sustainable Design and Construction (2013)  
Residential Design Guidance (2013)  
Planning Obligations (2013)

## Mayor's CIL

The Mayor of London is empowered to charge a Community Infrastructure Levy (CIL). The Levy is intended to raise £300 million towards the delivery of Crossrail. The Mayoral CIL will take effect on developments that are granted planning permission on or after 1 April 2012 setting a rate of £36.04 per sqm on all 'chargeable development' in Barnet.

## Barnet CIL

Barnet's Community Infrastructure Levy was approved at Full Council on 16 April 2013. Adoption of the Barnet CIL Charging Schedule is the 1st May 2013. All planning applications decided on or after that date will be subject to the charge at a rate of £135 per sqm on all 'chargeable development' in Barnet.

## Relevant Planning History:

<b>Application:</b>	Planning	<b>Number:</b>	H/00133/12
<b>Validated:</b>	01/02/2012	<b>Type:</b>	APF
<b>Status:</b>	DEC	<b>Date:</b>	20/06/2012
<b>Summary:</b>	APC	<b>Case Officer:</b>	Emily Benedek
<b>Description:</b>	Erection of two detached three storey dwelling houses with garages following demolition of two existing bungalows and garages.		

<b>Application:</b>	Planning	<b>Number:</b>	H/06020/13
<b>Validated:</b>	15/01/2014	<b>Type:</b>	S96A
<b>Status:</b>	DEC	<b>Date:</b>	05/02/2014
<b>Summary:</b>	APC	<b>Case Officer:</b>	Emily Benedek
<b>Description:</b>	Non-material amendment to planning permission H/00133/12 dated 12/06/2012. Amendments include alterations to window size/location and change of external facing material to brick.		

## Consultations and Views Expressed:

Neighbours Consulted: 7

Replies: 5

Neighbours Wishing To Speak: 1

### Summary of responses:

- Concern that there is the potential for light pollution to impact adversely on the operations of the adjoining London Observatory
- Concern regarding the potential for subsidence from piling on the site



- Concern that the proposal would impact adversely on the neighbouring residents at 1 Oaklodge Way to gain access to light and minimise the enjoyment of their garden
- Concern that trees on the boundary of the site may be removed as this would result in overlooking, reduced security and an increase in noise from the adjoining A41
- Concerns regarding the potential for a lack of access to the site by emergency services
- Concerns regarding the lack of submitted information in relation to foul sewage
- Concerns regarding the potential for flooding
- Concerns relating to the impact on the public right of way

Internal /Other Consultations:

- Traffic & Development – Raised no objections to the previously approved application
- Street Lighting Engineer - Raised no objections to the previously approved application subject to the inclusion of conditions

## **2. PLANNING APPRAISAL**

Site Description and Surroundings:

The application site relates to a pair of back land semi-detached bungalows located on the east side of Flower Lane which is predominantly residential in character. The site is accessed via an existing access between Nos 39 and 43 Flower Lane. Located east of the site is the University of London Observatory, to the south is the Flower Lane resource centre and a pair of detached 2 storey dwellings are located to the north.

Proposal:

The application is a resubmission of a previously approved proposal for the erection of two three storey detached residential dwellings following the demolition of two existing bungalows and garages (H/00133/12). The application differs to the previously approved scheme as the proposed dwellings would feature basements. The dimensions of the properties above ground would remain unaltered.

The proposed dwellings will measure approximately 14 metres in depth, 8.8 metres in width and 10 metres in height with a gabled roof. Both properties will benefit from private garden amenity space.

The application was previously deferred at committee on 28 July 2014 as there was an anomaly on the submitted plans which indicated different positions of a wall that would be located on the front of the site. There were also concerns raised with regards to the potential for emergency vehicles to access the site and for the adjoining garage owner to access their garage due to the siting of the wall. The applicant has submitted a revised plan (drawing 1000 P04C) which indicates the manoeuvrability of the site for emergency services. They have also submitted CGI images to demonstrate the height of the proposed wall, which would measure approximately 0.6 metres tall and would be positioned to ensure that there is sufficient access for the adjoining garage owner to access their garage.

### Planning Considerations:

The main considerations are:

- The impact on the character and appearance of the property and surrounding area
- The impact on the amenity of neighbouring properties
- The impact on highway safety and providing a sufficient parking allocation
- Other material planning considerations

### The impact on the character and appearance of the property and surrounding area

The 2012 National Planning Policy Framework states that *“the Government attaches great importance to the design of the built environment. Good design is a key aspect of sustainable development, is indivisible from good planning, and should contribute positively to making places better for people”*. In addition to the NPPF, Policy CS5 of the Core Strategy states that the Council *“will ensure that development in Barnet respects local context and distinctive local character creating places and buildings of high quality design”*. In addition to this, Policy DM01 of the Council’s Development Management Policies 2012 states that *“development proposals should preserve or enhance local character and respect the appearance, scale, mass, height and pattern of surrounding buildings, spaces and streets... development (should) demonstrate a good understanding of the local characteristics of an area. Proposals which are out of keeping with the character of an area will be refused”*.

The area surrounding the application site characteristically features a mixture of two storey, semi – detached and detached residential dwellings. Nos 39a and 39b Flower Lane are a pair of semi-detached bungalows that are not visible from Flower Lane. The neighbouring backland properties in Oak Lodge Way (two

storey) and 41 Flower Lane (Flower Lane Resource Centre) comprise a mix of styles and there is no predominant building style which characterises the immediate area.

The current application is largely similar to a previously approved scheme for two detached dwellinghouses on the site (H/00133/12). The only difference between the two schemes is that the proposed dwellings in the current application would feature basements.

The proposed dwellings would feature gable fronted roofs to their front and rear elevations. The new dwellings respect the existing eaves and ridge height of the neighbouring property at Oak Lodge Way. The proposed dwellings are considered to relate satisfactorily to the immediately adjacent buildings and the development is considered to sit comfortably within the existing surroundings. The proposed dwellings are therefore considered to sufficiently maintain the character and appearance of the property and surrounding area.

#### The impact on the amenity of neighbouring properties

Policy DM01 of the Development Management Policies 2012 states that all development should represent high quality design and should be designed to allow for adequate daylight, sunlight, privacy and outlook for adjoining occupiers.

The proposed dwelling nearest to 1 Oak Lodge Way respects the existing front building line of that property and will only project approximately 1.5 metres beyond the existing rear building line at a distance of approximately 3m from the flank elevation. Conditions have been recommended to obscure glaze the windows on the first floor flank elevations of both properties and restrict the insertion of further windows without prior consent from the Local Planning Authority. The proposed balconies on the rear elevations are recessed to ensure that they do not result in any overlooking to the occupiers of the neighbouring properties and the balconies to the front are located more than 21 metres from the end of the rear gardens of Nos 37 and 39 Flower Lane. Given all of the above it is considered that the proposal would not impact adversely on the amenity of adjoining residents to an extent that would warrant the refusal of the application on these grounds.

In terms of the impact of the proposed dwellings on the operation of University of London Observatory, the observatory raised concerns to the previously approved development on the basis that the observatory is involved in long term research observations of extra-solar planets, which requires brightness changes of the order of 1 to 2% in the host stars to be monitored on a regular basis. Diffuse and scattered background light from the 2 houses particularly the upper floors and roof skylight style windows may reasonably be expected to swamp the subtle variations in brightness and raise the existing threshold of the local sky background to a level which will inhibit effective observation.

As the property falls within direct sight of the University of London Observatory, the concerns raised by the organisation were taken very seriously and resulted in several changes to the previously approved scheme. The current application reflects these changes. The applicant has submitted a supporting statement which states "regarding the lighting report, it is evident from the report already submitted that the basement will have no impact in terms light nuisance. Paragraph 5.1.5 of the existing report states that "The top of the ground floor windows will be approximately 1.5m below the ground level of the observatory and therefore can be discounted as having potential to cause a direct source of light nuisance to the observatory". Given that the top of the basement windows are approximately 4.5m below the ground level of the observatory, it is self evident that these too can be discounted as having potential to cause light nuisance". Based on these considerations, it is considered that subject to conditions, the amount of light from the development is unlikely to be greater than that from other buildings in the vicinity and will not impact adversely on the Observatory.

#### The impact on highway safety and providing a sufficient parking allocation

No changes are proposed to the existing access route in order to gain vehicular, pedestrian, cycle access to the site. As the access is existing and currently services the two existing bungalows, the Council's Highways officers have raised no objection to its width or vehicle manoeuvrability. Concerns have been raised by respondents in relation to the access of the site to emergency services. It is considered that the removal of the garages in the front forecourt provides greater turning space for emergency vehicles should they need to access the site. Given that no changes are proposed to the access route or the number of dwellings in this location, it is not considered that the proposal will have a detrimental impact on pedestrian or highway safety.

The application site has a PTAL rating of 3 and would provide access to 2 car parking spaces for each of the properties. This is considered sufficient to comply with council parking standards.

#### Other material planning considerations

With regards to refuse, the proposed arrangements will remain as the existing set up. The existing residents of Nos 39a and 39b are required to bring their refuse to the edge of the public highway (between Nos 39 and 41) on refuse collection days and as the refuse vehicles do not currently access the dwellings it is not proposed that they will do so in the future either.

### **3. COMMENTS ON GROUNDS OF OBJECTIONS**

- It is proposed that all existing trees will remain on site.

- Conditions to deal with the potential light overspill onto the London Observatory will be included in the event that the application is approved
- Subsidence is not a consideration in the determination of a planning application
- Sewage is considered through the building regulations and not in the determination of a planning application
- A condition has been proposed relating to levels, although there is no evidence to suggest that the proposal will give rise to increased flooding in the area. The area is not one identified by the Environment Agency as at risk of flooding.
- Impact on private rights of way is not a material planning consideration.
- The remaining concerns raised have been addressed in the considerations above.

#### **4. EQUALITIES AND DIVERSITY ISSUES**

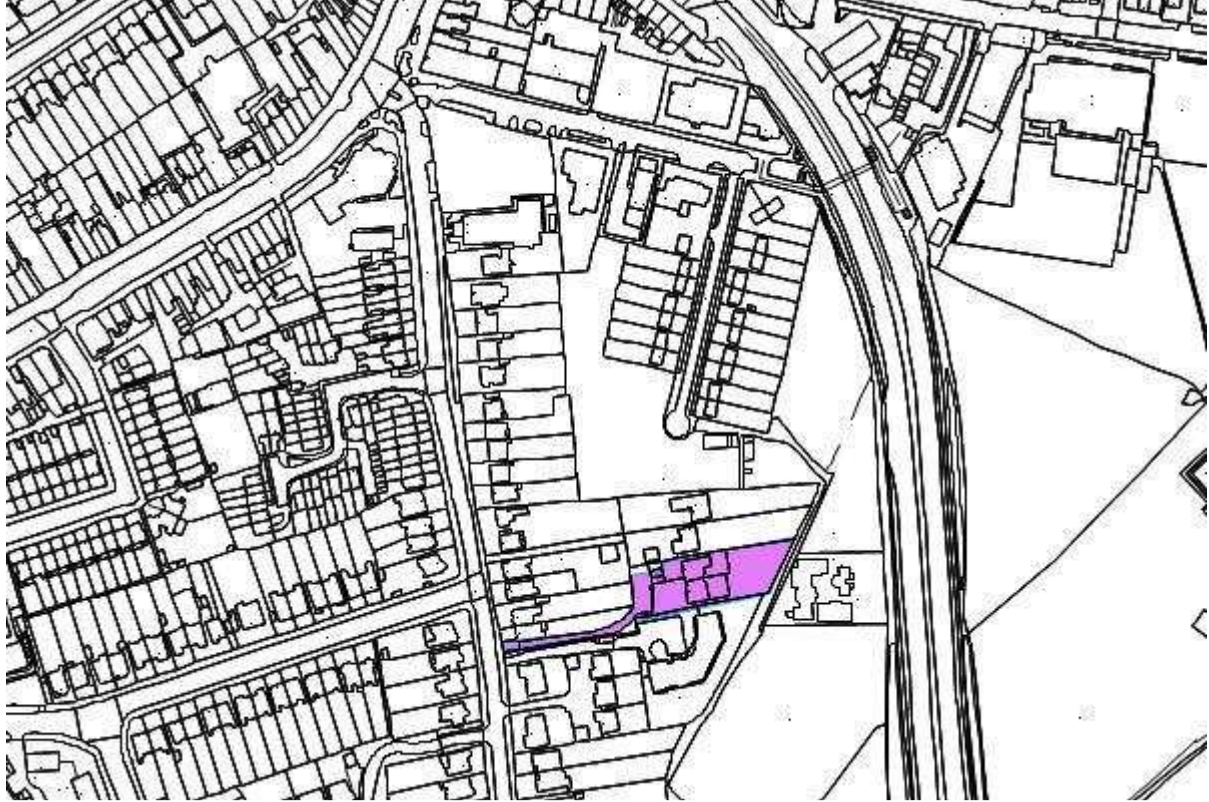
The proposals do not conflict with either Barnet Council's Equalities Policy or the commitments set in our Equality Scheme and supports the council in meeting its statutory equality responsibilities.

#### **5. CONCLUSION**

Approval subject to conditions

**SITE LOCATION PLAN: Site Of 39A, Flower Lane, London, NW7 2JN**

**REFERENCE: H/01485/14**



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**LOCATION:** 112 Station Road, London, NW4 3SN

**AGENDA ITEM 8**

**REFERENCE:** H/02934/14

**Received:** 30 May 2014

**Accepted:** 30 May 2014

**WARD(S):** West Hendon

**Expiry:** 25 July 2014

**Final Revisions:**

**APPLICANT:** New Way Investments LTD.

**PROPOSAL:** Conversion of existing 6no. flats into 11no. HMO rooms. Insertion of 5no. new dormer windows and removal of 5no rooflights at side and rear existing roofslopes to facilitate a loft conversion. Construction of new single-storey shed. Provision of new bin storage and bicycle storage.

**RECOMMENDATION: Approve Subject to Conditions**

- 1 The development hereby permitted shall be carried out in accordance with the following approved plans: Site plan; 112ST-PP-01; 112ST-PP1-02 RevB.

Reason:

For the avoidance of doubt and in the interests of proper planning and so as to ensure that the development is carried out fully in accordance with the plans as assessed in accordance with policies DM01 of the Adopted Barnet Development Management Policies DPD (2012) and CS NPPF and CS1 of the Adopted Barnet Core Strategy DPD (2012).

- 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 character and visual amenities of the site and wider area and to ensure that the building is constructed in accordance with policies DM01 of the Adopted Barnet Development Management Policies DPD

(2012), CS NPPF and CS1 of the Adopted Barnet Core Strategy DPD (2012) and 1.1, 7.4, 7.5 and 7.6 of the London Plan 2011.

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

Reason:

To ensure a satisfactory appearance for the development and satisfactory accessibility; and to protect the amenities of the area in accordance with policies DM01 of the Adopted Barnet Development Management Policies DPD (2012) and CS14 of the Adopted Barnet Core Strategy DPD (2012).

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

Reason: To ensure that the amenities of occupiers are not prejudiced by rail and / or road traffic and / or mixed use noise in the immediate surroundings in accordance with policy DM04 of the Adopted Barnet Development Management Policies DPD (2012).

- 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), the floor layout plans hereby approved must not be changed without the prior written permission of the local planning authority.

Reason: To safeguard the amenities of neighbouring occupiers and the general locality in accordance with policies DM01 and DM04 of the Adopted Barnet Development Management Policies DPD (2012)

- 7 Prior to the occupation of the units, copies of Pre-completion Sound Insulation Test Certificates shall be submitted to the Local Planning Authority, confirming compliance with Requirement E of the Building Regulations 2010 (or any subsequent amendment in force at the time of implementation of the permission).

Reason:

To protect the amenities of future and neighbouring residential occupiers in accordance with policy DM02 and DM04 of the Adopted Barnet Development Management Policies DPD (2012).



- 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 in accordance with policies DM01 of the Adopted Barnet Development Management Policies DPD (2012) and 7.21 of the London Plan 2011 and CS5 and CS7 of the Adopted Barnet Core Strategy DPD (2012).

- 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 in accordance with policies DM01 of the Adopted Barnet Development Management Policies DPD (2012) and CS5 and CS7 of the Adopted Barnet Core Strategy DPD (2012) and 7.21 of the London Plan 2011.

- 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 in accordance with policies DM01 of the Adopted Barnet Development Management Policies DPD (2012) and CS5 and CS7 of the Adopted Barnet Core Strategy DPD (2012) and 7.21 of the London Plan 2011.

#### **INFORMATIVE(S):**

- 2 The Community Infrastructure Levy (CIL) applies to all 'chargeable development'. This is defined as development of one or more additional units, and / or an increase to existing floor space of more than 100 sq m. Details of how the calculations work are provided in guidance documents on the Planning Portal at [www.planningportal.gov.uk/cil](http://www.planningportal.gov.uk/cil).

The Mayor of London adopted a CIL charge on 1st April 2012 setting a rate of £35 per sq m on all forms of development in Barnet except for education and health developments which are exempt from this charge. Your planning

application has been assessed at this time as liable for a £1,330 payment under Mayoral CIL.

The London Borough of Barnet adopted a CIL charge on 1st May 2013 setting a rate of £135 per sq m on residential and retail development in its area of authority. All other uses and ancillary car parking are exempt from this charge. Your planning application has therefore been assessed at this time as liable for a £5,130 payment under Barnet CIL.

Liability for CIL will be recorded to the register of Local Land Charges as a legal charge upon your site payable should you commence development. Receipts of the Mayoral CIL charge are collected by the London Borough of Barnet on behalf of the Mayor of London; receipts are passed across to Transport for London to support Crossrail, London's highest infrastructure priority.

You will be sent a 'Liability Notice' that provides full details of the charge and to whom it has been apportioned for payment. If you wish to identify named parties other than the applicant for this permission as the liable party for paying this levy, please submit to the Council an 'Assumption of Liability' notice, which is also available from the Planning Portal website.

The Community Infrastructure Levy becomes payable upon commencement of development. You are required to submit a 'Notice of Commencement' to the Council's CIL Team prior to commencing on site, and failure to provide such information at the due date will incur both surcharges and penalty interest. There are various other charges and surcharges that may apply if you fail to meet other statutory requirements relating to CIL, such requirements will all be set out in the Liability Notice you will receive. You may wish to seek professional planning advice to ensure that you comply fully with the requirements of CIL Regulations.

If you have a specific question or matter you need to discuss with the CIL team, or you fail to receive a 'Liability Notice' from the Council within 1 month of this grant of planning permission, please email us at: [cil@barnet.gov.uk](mailto:cil@barnet.gov.uk).

#### Relief or Exemption from CIL

If social housing or charitable relief applies to your development or your development falls within one of the following categories then this may reduce the final amount you are required to pay; such relief must be applied for prior to commencement of development using the 'Claiming Exemption or Relief' form available from the Planning Portal website: [www.planningportal.gov.uk/cil](http://www.planningportal.gov.uk/cil).

You can apply for relief or exemption under the following categories:

1. Charity

If you are a charity, intend to use the development for social housing or feel that there are exception circumstances affecting your development, you may be eligible for a reduction (partial or entire) in this CIL Liability. Please see the documentation published by the Department for Communities and Local Government.

[https://www.gov.uk/government/uploads/system/uploads/attachment\\_data/file/6314/19021101.pdf](https://www.gov.uk/government/uploads/system/uploads/attachment_data/file/6314/19021101.pdf)

2. Residential Annexes or Extension

You can apply for exemption or relief to the collecting authority in accordance with Regulation 42(B) of Community Infrastructure Levy Regulations (2010), as amended before commencement of the chargeable development.

3. Self Build

Application can be made to the collecting authority provided you comply with the regulation as detailed in the legislation.gov.uk

Visit:

<http://www.planningportal.gov.uk/planning/applications/howtoapply/whattosubmit/cil> for further details on exemption and relief.

- 6
- i) In accordance with paragraphs 186 and 187 of the NPPF, the Council takes a positive and proactive approach to development proposals, focused on solutions. The Local Planning Authority has produced planning policies and written guidance to guide applicants when submitting applications. These are all available on the Council's website. A pre-application advice service is also offered. The Local Planning Authority has negotiated with the applicant / agent where necessary during the application process to ensure that the proposed development is in accordance with the Council's relevant policies and guidance.
  - ii) In this case, formal pre-application advice was sought prior to submission of the application.

## **1. MATERIAL CONSIDERATIONS**

National Planning Policy Framework

The Mayor's London Plan: July 2011

Relevant Local Plan (2012) Policies:

Barnet's Local Plan is made up of a suite of documents including the Core Strategy and Development Management Policies Development Plan Documents (DPD). Both DPDs were adopted on 11th September 2012

Relevant Core Strategy Policies:

CS NPPF, CS1

Relevant Development Management Policies:

DM01, DM02m DM04, DM08, DM09 and DM17  
Supplementary Planning Document: Sustainable Design and Construction  
Supplementary Planning Document: Residential Design Guidance

Relevant Planning History:

**Site history for current landparcel :**

16288 - 112 Station Road, London, NW4 3SN

Case Reference: **H/02934/14**

<b>Application:</b>	Planning	<b>Number:</b>	H/02934/14
<b>Validated:</b>	30/05/2014	<b>Type:</b>	APF
<b>Status:</b>	REG	<b>Date:</b>	
<b>Summary:</b>	DEL	<b>Case Officer:</b>	Elizabeth Thomas
<b>Description:</b>	Conversion of existing 6no. flats into 15no. HMO rooms. Insertion of 4no. new dormer windows and removal of 5no rooflights at side and rear existing roofslopes to facilitate a loft conversion. Construction of new single-storey communal gym. Provision of new bin storage and bicycle storage.		

Consultations and Views Expressed:

Neighbours Consulted: 27      Replies: 7  
Neighbours Wishing To Speak 1

The objections raised may be summarised as follows:

- Rear gardens have become cluttered with outbuildings.
- Traffic is a hazard.
- Increased number of bins and waste.
- Increased road and pedestrian volume.
- Intensification of use.
- Increased massing.
- Reduction of amenity space.

- Increased noise and disturbance.
- Right of way to the side of the property.
- No provision of dropped kerb.
- No levels details.
- No elevations or sections through the building or outbuilding.
- No drawings of existing or proposed landscaping.
- Loss of light.
- No trees information.
- Loss of privacy.
- No details of compliance with codes for sustainable homes.
- No details of compliance with Part M of building regulations.
- No statement on CIL.
- Damaging streetscene.
- Do not maintain properties adequately.
- 15 units would be too much.
- NPPF seeks self contained accommodation not shared.

Date of Site Notice:

## **2. PLANNING APPRAISAL**

Site Description and Surroundings:

The application site occupies a pair of semi detached properties on the corner with Audley Road.

Proposal:

The application relates to the conversion of the property into 11 HMO units with shared kitchen, living room and communal laundry.

Planning Considerations:

The application has been amended since its initial submission reducing the number of rooms within the HMO to 11, reducing the size of the outbuilding to provide a shed in place of the previously proposed gym. The cycle store has also been relocated to the rear garden.

Each of the rooms will have their own bathroom and tea point. There is a communal kitchen, living room and laundry at first floor level and a communal kitchen at loft floor level.

The property has a large rear garden which can be accessed via the side entrance.

One parking space is shown on the plans, together with cycle storage facilities to the rear and two areas for refuse storage facilities.

### Planning Considerations:

- \* Principle of use;
- \* Intensification and impact on amenity of adjoining properties;
- \* Impact on living standards of current occupiers

### Principle of use:

Policy DM09 advocates that proposals for new HMO's will be encouraged provided that :

- they meet an identified need;
- can demonstrate that they will not have a harmful impact on the character and amenities of the surrounding area;
- are easily accessible by public transport, cycling and walking; and
- meet the relevant housing standards for a HMO.

Core strategy policy CS4 aims to maximise housing choice by providing a range of sizes and types of accommodation that can meet aspirations and increase access to affordable and decent new homes. Barnet's growing and increasingly diverse population has a range of needs that requires a variety of sizes of accommodation. HMO's are recognised as an important source of low cost, private sector housing for students, those on low incomes and those seeking temporary accommodation. The proposal is therefore considered to meet an identified need.

The proposal will not result in an over concentration of HMO type housing in this area, however, given its proximity to Middlesex University and town centre amenities is considered to be an appropriate location.

The property has been in use as self contained flats. The proposal would provide 11 units of accommodation. Station Road has a mixed character comprising of single family dwellings and flatted development. The proposal which occupies two houses is not considered to result in an over intensification of the site which would be out of character with this part of Station Road.

The accessibility of the site is indicated with the Public Transport Accessibility Level (PTAL). This rating measures the amount of public transport service available. This site has been assessed to have a PTAL of 4, with 6 being the highest level of accessibility. Four off street parking spaces are provided at the front of the property. HMO's are recognised as a source of low cost accommodation where residents are likely to be reliant on public transport. Therefore the proposal is considered acceptable from a Highways point of view.

The Council has the following minimum room standards for HMO's when the rooms are provided with a separate shared kitchen:

1 person household	10.2sqm
2 person household	14sqm

Each of the rooms will meet the minimum required floorspace for a HMO.

Communal garden space is provided to the rear of the site with Malcolm Park in close proximity to the site.

Intensification and impact on amenity of adjoining properties:

The proposal is not considered to give rise to increased comings and goings to an unacceptable degree.

Furthermore, Policy DM08 (ensuring a variety of sizes of new homes to meet housing need) states that development should provide an appropriate mix of dwelling types and sizes in order to provide choice within the borough and that for market housing homes with 4+ bedrooms are the highest priority. The proposal having already been converted into self contained flats is not considered that the conversion will result in the loss of the highest priority housing.

Extensions and outbuilding:

The proposal also incorporates extensions to the building by way of rear dormer windows, front rooflight windows and side dormers. The proposed roof extensions are considered to be acceptable and will not occupy more than half the width of half the depth of the original roofslope. The dormers are positioned to sit comfortably within the roofslope.

Within the rear garden a canopy to house cycle storage is proposed and a small shed. These are considered to be of a proportional scale for the size of the garden.

### **3. COMMENTS ON GROUNDS OF OBJECTIONS**

- An informative relating to CIL has been included to advise the applicant/agent of the requirements.
- Refuse storage provision is being provided for the units.
- The building is for an internal conversion. As the proposal is not for a new building the sustainable homes requirements do not apply.
- It is considered that there are sufficient plans to make a determination of the application.
- The proposed extensions are not considered to result in a loss of light or privacy to surrounding residential occupiers. There is sufficient distance between the

proposed dormers windows and neighbouring windows and gardens to ensure that the proposal will not result in undue harm to the residential amenities.

#### **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: 112 Station Road, London, NW4 3SN**

**REFERENCE: H/02934/14**



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**LOCATION:** MUGA Site, Middlesex University, Hendon Campus, The Burroughs, London, NW4 4BT **AGENDA ITEM 9**  
**REFERENCE:** H/02816/14 **Received:** 23 May 2014  
**WARD(S):** Hendon **Accepted:** 10 June 2014  
**Expiry:** 05 August 2014

**Final Revisions:**

**APPLICANT:** Middlex University

**PROPOSAL:** Installation of 6 portakabins for temporary class rooms.

**RECOMMENDATION: Approve Subject to Conditions**

- 1 This development must be begun within one year from the date of this permission.

Reason:

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

- 2 The development hereby permitted shall be carried out in accordance with the following approved plans: HD/8254/04, 13001-07-07A, 13001-07-08A, 13001-07-09B, 13001-07-12A and 13001-07-13A

Reason:

For the avoidance of doubt and in the interests of proper planning and so as to ensure that the development is carried out fully in accordance with the plans as assessed in accordance with policies DM01 of the Adopted Barnet Development Management Policies DPD (2012) and CS NPPF and CS1 of the Adopted Barnet Core Strategy DPD (2012).

- 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 character and visual amenities of the site and wider area and to ensure that the building is constructed in accordance with policies DM01 of the Adopted Barnet Development Management Policies DPD (2012), CS NPPF and CS1 of the Adopted Barnet Core Strategy DPD (2012) and 1.1, 7.4, 7.5 and 7.6 of the London Plan 2011.

- 4 The development hereby permitted and all associated structures shall be removed from the site edged red and shown on the drawing numbered 13001-07-07A on or before the expiration of two years from the date of this permission. Within six months of removal, the land shall be reinstated for the purposes of car parking as shown on the drawing numbered 13001-07-12A

Reason: To ensure that the site is restored to a condition that is fit for purpose for outdoor sport and to accord with paragraph 74 of the National Planning Policy Framework and development Management policies DM01, DM13 and DM15.

#### **INFORMATIVE(S):**

- 1 i) In accordance with paragraphs 186 and 187 of the NPPF, the Council takes a positive and proactive approach to development proposals, focused on solutions. The Local Planning Authority has produced planning policies and written guidance to guide applicants when submitting applications. These are all available on the Council's website. A pre-application advice service is also offered. The Local Planning Authority has negotiated with the applicant / agent where necessary during the application process to ensure that the proposed development is in accordance with the Council's relevant policies and guidance.

#### **1. MATERIAL CONSIDERATIONS**

The National Planning Policy Framework 2012

The Mayor's London Plan: July 2011

Relevant Core Strategy (2012) Policies:

CS NPPF - National Planning Policy Framework - Presumption in Favour of Sustainable Development  
CS5 - Protecting and Enhancing Barnet's character to create high quality places

Relevant Development Management (2012) Policies:

DM01 Protecting Barnet's character and amenity  
DM02 Development standards  
DM13 Community and education uses  
DM17 Travel impact and parking standards

Supplementary Planning Documents and Guidance

Sustainable Design and Construction (2013)

Residential Design Guidance (2013)  
Planning Obligations (2013)

### Mayor's CIL

The Mayor of London is empowered to charge a Community Infrastructure Levy (CIL). The Levy is intended to raise £300 million towards the delivery of Crossrail. The Mayoral CIL will take effect on developments that are granted planning permission on or after 1 April 2012 setting a rate of £36.04 per sqm on all 'chargeable development' in Barnet.

### Barnet CIL

Barnet's Community Infrastructure Levy was approved at Full Council on 16 April 2013. Adoption of the Barnet CIL Charging Schedule is the 1st May 2013. All planning applications decided on or after that date will be subject to the charge at a rate of £135 per sqm on all 'chargeable development' in Barnet.

### Relevant Planning History:

None

### Consultations and Views Expressed:

Neighbours Consulted: 372  
Replies: 9  
Neighbours Wishing To Speak: 2

Date of site notice: 19 June 2014

### Summary of objections:

The proposal would result in the overdevelopment of the site  
The loss of parking on the site would exacerbate existing parking problems around the site  
The proposal will result in a loss of light to neighbours  
The proposal will impact adversely on neighbours and the surrounding area  
The proposal would be built on land that forms part of an adjoining school  
The proposal will impact adversely on the health of trees  
The design of the proposed units would be detrimental to the character and appearance of the surrounding area  
The proposal would result in additional waste in the area from increased students  
The level of noise from students is not acceptable

### Internal /Other Consultations:

Sport England - have no comment to make on the application

## 2. PLANNING APPRAISAL

### Site Description and Surroundings:

The application site features several university buildings and sport pitches.

### Proposal:

The application proposes the erection of 2 portakabins to provide temporary classrooms on an existing car parking area for a period of 2 years. The units would be constructed of plastic coated galvanised steel. The 2 units would be linked with a storage and entrance lobby. The proposal would enable further classes to take place simultaneously for the temporary period.

### Planning Considerations:

The main considerations are:

- The principle of the proposed development
- The impact on the character and appearance of the application site and surrounding area
- The impact on the amenity of neighbouring residents
- The impact on parking
- Other material planning considerations

### The principle of the proposed development

The proposed classrooms would be used for a temporary period in order to provide a more efficient timetable for existing students. The applicant's supporting documentation states that "the key issue in the short term is making up the shortfall in teaching rooms. The portakabins will address this on a temporary basis. Use of the space has provisionally been timetabled and allocated to different Schools. Without this space, there will be extended timetables with students and lecturers having to come to campus more frequently and experience longer breaks between teaching sessions".

The applicant's supporting documentation also states that "the academic timetable is intense. Formal teaching takes place between 9am and 9pm Mon-Fri. Undergraduate year 1 students are taught 9am-6pm, years 2 and 3 between 9am-7pm and Postgraduates between 9am-9pm. Some additional teaching takes place on Saturday mornings. The Academic staff handbook stipulates how much time academics can teach each week, which imposes some limitations on teaching flexibility. The University timetable is constructed for students and aims to prioritise Full-Time students having their teaching on no more than 4 days of the week and ideally on no more than 3 days with gaps of no more than 2 hours between sessions on any given day. The 2013/14 timetable schedule resulted in a shortfall of 13

teaching rooms and was unable to meet these and other student timetable policy priorities. This resulted in a large proportion of students having to attend campus over 5 days and/or be on campus for longer periods each day".

In addition to a supporting statement, the applicant has submitted prospective student numbers for the next five years. This indicates that the student numbers on the application site are predicted to steadily decrease over the next few years as more students are based at the Allianz Park campus. As such, based on the information provided, the provision of a temporary structure to relieve pressure on the current timetable is considered appropriate.

#### The impact on the character and appearance of the application site and surrounding area

The 2012 National Planning Policy Framework states that *"the Government attaches great importance to the design of the built environment. Good design is a key aspect of sustainable development, is indivisible from good planning, and should contribute positively to making places better for people"*. In addition to the NPPF, Policy CS5 of the Core Strategy states that the Council *"will ensure that development in Barnet respects local context and distinctive local character creating places and buildings of high quality design"*. In addition to this, Policy DM01 of the Council's Development Management Policies 2012 states that *"development proposals should preserve or enhance local character and respect the appearance, scale, mass, height and pattern of surrounding buildings, spaces and streets... development (should) demonstrate a good understanding of the local characteristics of an area. Proposals which are out of keeping with the character of an area will be refused"*.

The proposed units would be of a simple design and given their intended use for a temporary period and their siting well within the application site, the units are not considered to impact adversely on the character and appearance of the application site or surrounding area.

#### The impact on the amenity of neighbouring residents

Policy DM01 of the Development Management Policies 2012 states that all development should represent high quality design and should be designed to allow for adequate daylight, sunlight, privacy and outlook for adjoining occupiers.

The proposed units by virtue of their scale and siting well away from neighbouring properties would not impact adversely on any neighbouring properties access to light, privacy or have an overbearing impact on the neighbouring property.

Concerns have been raised with regards to the proposal resulting in increased litter and noise. In this instance it is considered that the proposed units are intended to be used for a temporary period for existing students, would not

facilitate a growth in student numbers and would be located well within the campus buildings. As such, the proposed units are not considered to impact adversely on the surrounding area through noise or litter.

#### The impact on parking

The proposed siting of the temporary units would not impact on existing parking allocations on the site and as the units are intended to better manage the timetable of existing students, there should not be an adverse impact on parking as a result of the proposed units.

#### Other material planning considerations

In terms of the impact of the proposal on the health of on site trees, the proposal would not impact adversely on the amenity of any tree preservation order or mature trees

### **3. COMMENTS ON GROUNDS OF OBJECTIONS**

Comments have been received in respect of the ownership of land on the site. This is not a consideration in the determination of a planning application.

The remaining concerns raised have been addressed in the considerations above.

### **4. EQUALITIES AND DIVERSITY ISSUES**

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

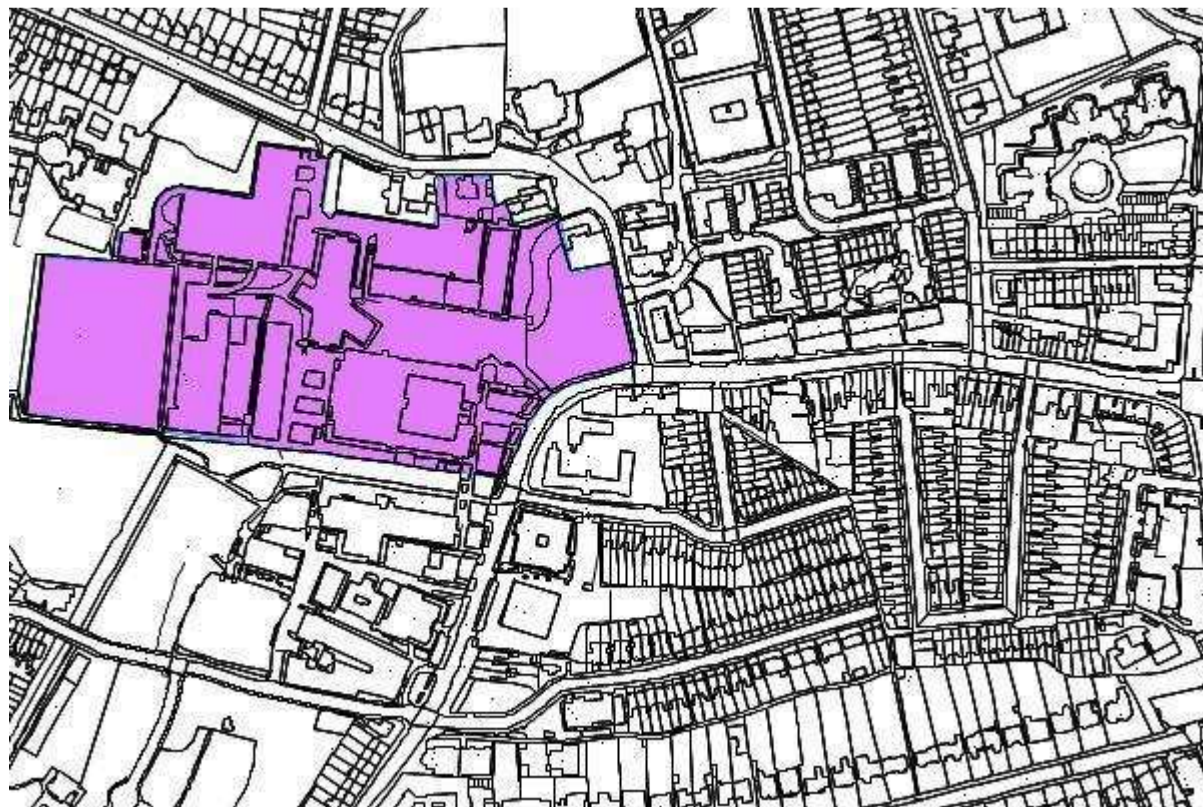
### **5. CONCLUSION**

Approval subject to conditions



**SITE LOCATION PLAN: MUGA Site, Middlesex University, Hendon Campus,  
The Burroughs, London, NW4 4BT**

**REFERENCE: H/02816/14**



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**LOCATION:** Williams Car Park, Middlesex University, Hendon Campus, The  
Boroughs, London, NW4 4BT **AGENDA ITEM 10**  
**REFERENCE:** H/03345/14 **Received:** 23 May 2014  
**Accepted:** 24 June 2014  
**WARD(S):** Hendon **Expiry:** 19 August 2014

**Final Revisions:**

**APPLICANT:** Middlesex Univesity

**PROPOSAL:** Installation of 2no. porta cabins for temporary classrooms.

**RECOMMENDATION: Approve Subject to Conditions**

- 1 This development must be begun within one year from the date of this permission.

Reason:

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

- 2 The development hereby permitted shall be carried out in accordance with the following approved plans: HD/8254/05, 13001-07-07A, 13001-07-08A, 13001-07-09B, 13001-07-10B and 13001-07-11B

Reason:

For the avoidance of doubt and in the interests of proper planning and so as to ensure that the development is carried out fully in accordance with the plans as assessed in accordance with policies DM01 of the Adopted Barnet Development Management Policies DPD (2012) and CS NPPF and CS1 of the Adopted Barnet Core Strategy DPD (2012).

- 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 character and visual amenities of the site and wider area and to ensure that the building is constructed in accordance with policies DM01 of the Adopted Barnet Development Management Policies DPD (2012), CS NPPF and CS1 of the Adopted Barnet Core Strategy DPD (2012) and 1.1, 7.4, 7.5 and 7.6 of the London Plan 2011.

- 4 The development hereby permitted and all associated structures shall be

removed from the site edged red and shown on the drawing numbered 13001-07-07A on or before the expiration of two years from the date of this permission. Within six months of removal, the land shall be reinstated for the purposes of car parking as shown on the drawing numbered 13001-07-10B.

Reason: To ensure that the site is restored to a condition that is fit for purpose for outdoor sport and to accord with paragraph 74 of the National Planning Policy Framework and development Management policies DM01 and DM14

### **INFORMATIVE(S):**

- 1 i) In accordance with paragraphs 186 and 187 of the NPPF, the Council takes a positive and proactive approach to development proposals, focused on solutions. The Local Planning Authority has produced planning policies and written guidance to guide applicants when submitting applications. These are all available on the Council's website. A pre-application advice service is also offered. The Local Planning Authority has negotiated with the applicant / agent where necessary during the application process to ensure that the proposed development is in accordance with the Council's relevant policies and guidance.

### **1. MATERIAL CONSIDERATIONS**

The National Planning Policy Framework 2012

The Mayor's London Plan: July 2011

Relevant Core Strategy (2012) Policies:

CS NPPF - National Planning Policy Framework - Presumption in Favour of Sustainable Development  
CS5 - Protecting and Enhancing Barnet's character to create high quality places

Relevant Development Management (2012) Policies:

DM01 Protecting Barnet's character and amenity  
DM02 Development standards  
DM13 Community and education uses  
DM17 Travel impact and parking standards

Supplementary Planning Documents and Guidance

Sustainable Design and Construction (2013)

Residential Design Guidance (2013)  
Planning Obligations (2013)

### Mayor's CIL

The Mayor of London is empowered to charge a Community Infrastructure Levy (CIL). The Levy is intended to raise £300 million towards the delivery of Crossrail. The Mayoral CIL will take effect on developments that are granted planning permission on or after 1 April 2012 setting a rate of £36.04 per sqm on all 'chargeable development' in Barnet.

### Barnet CIL

Barnet's Community Infrastructure Levy was approved at Full Council on 16 April 2013. Adoption of the Barnet CIL Charging Schedule is the 1st May 2013. All planning applications decided on or after that date will be subject to the charge at a rate of £135 per sqm on all 'chargeable development' in Barnet.

### Relevant Planning History:

None

### Consultations and Views Expressed:

Neighbours Consulted: 263

Replies: 4

Neighbours Wishing To Speak: 2

### Summary of objections:

The proposal would result in the overdevelopment of the site

The loss of parking on the site would exacerbate existing parking problems

The proposal will result in loss of light

The proposal would result in overlooking to neighbours at Heton Gardens

### Internal /Other Consultations:

Council highways department - the proposal would result in a reduction in car parking spaces. However, given that there would be only a temporary reduction by 12 spaces (from 497 to 485) for a period of 2 years, the proposal is not considered to impact adversely on parking to an extent that would warrant the refusal of the application on these grounds.

## **2. PLANNING APPRAISAL**

### Site Description and Surroundings:

The application site features several university buildings and sport pitches.

### Proposal:

The application proposes the erection of 2 portakabins to provide temporary classrooms on an existing car parking area for a period of 2 years. The units would be constructed of plastic coated galvanised steel. The 2 units would be linked with a storage and entrance lobby. The proposal would enable further classes to take place simultaneously for the temporary period.

### Planning Considerations:

The main considerations are:

- The principle of the proposed development
- The impact on the character and appearance of the application site and surrounding area
- The impact on the amenity of neighbouring residents
- The impact on parking
- Other material planning considerations

### The principle of the proposed development

The proposed classrooms would be used for a temporary period in order to provide a more efficient timetable for existing students. The applicant's supporting documentation states that "the key issue in the short term is making up the shortfall in teaching rooms. The portakabins will address this on a temporary basis. Use of the space has provisionally been timetabled and allocated to different Schools. Without this space, there will be extended timetables with students and lecturers having to come to campus more frequently and experience longer breaks between teaching sessions".

The applicant's supporting documentation also states that "the academic timetable is intense. Formal teaching takes place between 9am and 9pm Mon-Fri. Undergraduate year 1 students are taught 9am-6pm, years 2 and 3 between 9am-7pm and Postgraduates between 9am-9pm. Some additional teaching takes place on Saturday mornings. The Academic staff handbook stipulates how much time academics can teach each week, which imposes some limitations on teaching flexibility. The University timetable is constructed for students and aims to prioritise Full-Time students having their teaching on no more than 4 days of the week and ideally on no more than 3 days with gaps of no more than 2 hours between sessions on any given day. The 2013/14 timetable schedule resulted in a shortfall of 13 teaching rooms and was unable to meet these and other student timetable policy priorities. This resulted in a large proportion of students having to attend campus over 5 days and/or be on campus for longer periods each day".

In addition to a supporting statement, the applicant has submitted prospective student numbers for the next five years. This indicates that the student numbers on the application site are predicted to steadily decrease over the next few years. As

such, based on the information provided, the provision of a temporary structure to relieve pressure on the current timetable is considered appropriate.

#### The impact on the character and appearance of the application site and surrounding area

The 2012 National Planning Policy Framework states that *“the Government attaches great importance to the design of the built environment. Good design is a key aspect of sustainable development, is indivisible from good planning, and should contribute positively to making places better for people”*. In addition to the NPPF, Policy CS5 of the Core Strategy states that the Council *“will ensure that development in Barnet respects local context and distinctive local character creating places and buildings of high quality design”*. In addition to this, Policy DM01 of the Council’s Development Management Policies 2012 states that *“development proposals should preserve or enhance local character and respect the appearance, scale, mass, height and pattern of surrounding buildings, spaces and streets... development (should) demonstrate a good understanding of the local characteristics of an area. Proposals which are out of keeping with the character of an area will be refused”*.

The proposed units would be of a simple design and given their intended use for a temporary period and their siting well within the application site, the units are not considered to impact adversely on the character and appearance of the application site or surrounding area.

#### The impact on the amenity of neighbouring residents

Policy DM01 of the Development Management Policies 2012 states that all development should represent high quality design and should be designed to allow for adequate daylight, sunlight, privacy and outlook for adjoining occupiers.

The proposed units by virtue of their scale and siting well away from neighbouring properties would not impact adversely on any neighbouring properties access to light, privacy or have an overbearing impact on the neighbouring property.

#### The impact on parking

The proposed siting of the temporary units would reduce parking by 12 spaces on the site for a temporary period of two years. The council highways department have not objected to the proposed development. The site has a PTAL rating of 3. In this instance, given the fact that the site has good public transport accessibility and the reduction in spaces would be for a temporary period of 2 years, the temporary reduction in parking spaces is not considered to warrant the refusal of the application on these grounds.

Other material planning considerations

None

**3. COMMENTS ON GROUNDS OF OBJECTIONS**

The concerns raised have been addressed in the considerations above.

**4. EQUALITIES AND DIVERSITY ISSUES**

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

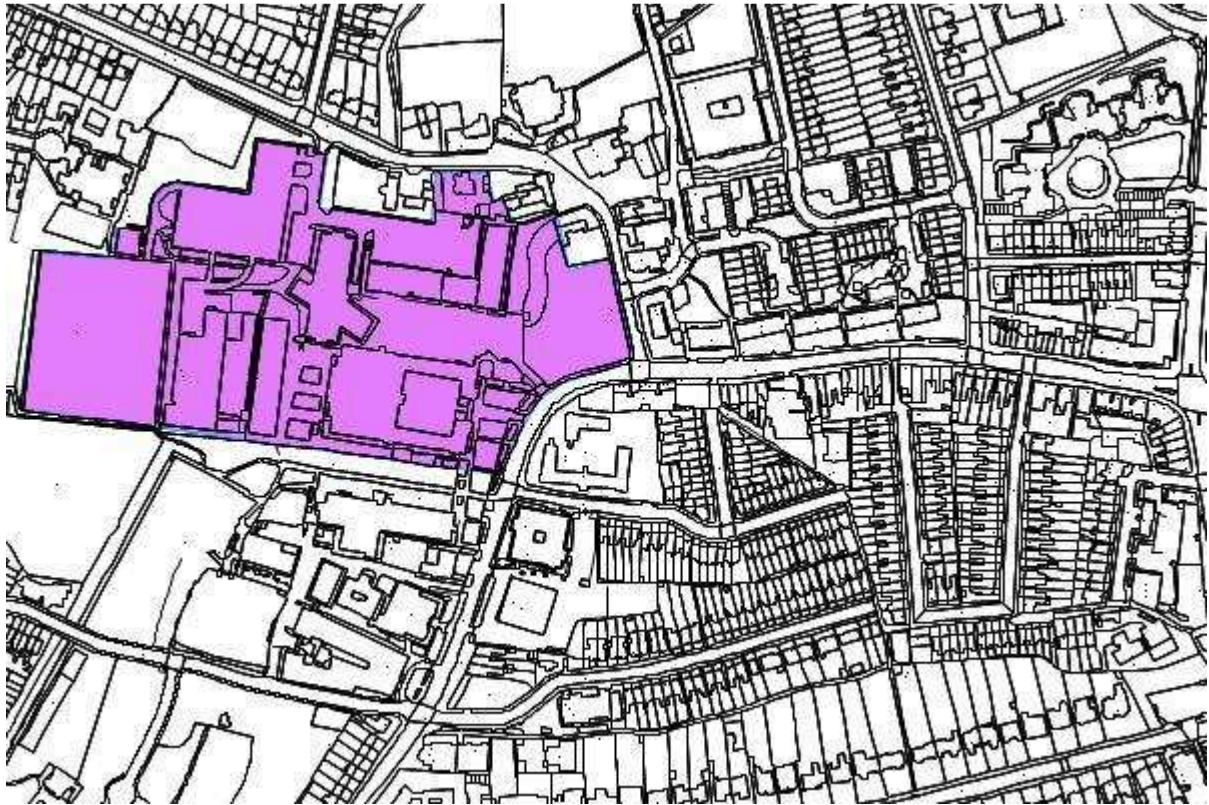
**5. CONCLUSION**

Approval subject to conditions



**SITE LOCATION PLAN: Williams Car Park, Middlesex University, Hendon Campus, The Boroughs, London, NW4 4BT**

**REFERENCE: H/03345/14**



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**LOCATION:** 8 The Drive, Edgware, Middx, HA8 8PR

**AGENDA ITEM 11**

**REFERENCE:** H/03689/14

**Received:** 10 July 2014

**Accepted:** 10 July 2014

**WARD(S):** Edgware

**Expiry:** 04 September 2014

**Final Revisions:**

**APPLICANT:** Mr Ben Zion

**PROPOSAL:** Single storey side extension including new pitched roof over

**RECOMMENDATION: Refuse**

- 1 The proposed side extension by virtue of its scale and siting would fail to remain subordinate in scale to the original form of the property. The proposal would therefore have a detrimental impact on the character and appearance of the property and local area contrary to Policy DM01 (Protecting Barnet's character and amenity) of the Barnet Development Management Plan DPD, Policy CS5 (Protecting and enhancing Barnet's character to create high quality spaces) of the adopted Barnet Core Strategy, and Barnet's Residential Design Guidance SPD 2013.

**INFORMATIVE(S):**

- 1 The plans accompanying this application are: CB-00080; CB-00081; CB-00082; GF02A (Amended 25/08/2014); CB-00084; CB-00085; CB-00086; SE02A (Amended 25/08/2014).
- 2 In accordance with paragraphs 186 and 187 of the NPPF, the Council takes a positive and proactive approach to development proposals, focused on solutions. To assist applicants in submitting development proposals, the Local Planning Authority has produced planning policies and written guidance to guide applicants when submitting applications. These are all available on the Council's website. A pre-application advice service is also offered.

**1. MATERIAL CONSIDERATIONS**

National Planning Policy Framework

The determination of planning applications is made mindful of Central Government advice and the Local 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 'National Planning Policy Framework' (NPPF) was published on 27 March 2012. This is a key part of the Governments reforms to make the planning system less complex and more accessible, and to promote sustainable growth.

The London Plan is recognised in the NPPF as part of the development plan.

The NPPF states that "good design is a key aspect of sustainable development, is indivisible from good planning, and should contribute positively to making places better for people."

NPPF retains presumption in favour of sustainable development. This applies unless any adverse impacts of a development would "significantly and demonstrably" outweigh the benefits.

#### 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 Local Plan (2012) Policies:

Barnet's Local Plan is made up of a suite of documents including the Core Strategy and Development Management Policies Development Plan Documents (DPD). Both DPDs were adopted on 11th September 2012

Relevant Core Strategy DPD (2012): Policies CS NPPF, CS1, CS5.

Relevant Development Management DPD (2012): Policies DM01, DM02.

#### Supplementary Planning Documents and Guidance

The Council has adopted the following two supporting planning documents to implement the Core Strategy and Development Management Policies DPDs. These are now material considerations. The Residential Design Guidance SPD (2013) and Sustainable Design and Construction SPD (2013) are now material considerations.

#### Relevant Planning History:

**Site Address:** Land adjoining Edgware Station, bounded by Northern Line Railway, housing in Parkfield Close and Fairfield Crescent Church Way; Station Road Edgware  
**Application Number:** W01960J  
**Application Type:** Full Application  
**Decision:** Approve with conditions  
**Decision Date:** 05/12/1984  
**Appeal Decision:** No Appeal Decision Applies  
**Appeal Decision Date:** No Appeal Decision Date exists  
**Proposal:** **Retail shopping development and associated car park, public lavatories, servicing areas, management suite, plant and landscaped areas.**

**Case Officer:**

**Site Address:** 8 The Drive EDGWARE Middx  
**Application Number:** W03646B  
**Application Type:** Full Application  
**Decision:** Approve with conditions  
**Decision Date:** 12/09/1989  
**Appeal Decision:** No Appeal Decision Applies  
**Appeal Decision Date:** No Appeal Decision Date exists  
**Proposal:** **Part single/part two-storey side extension and single- storey front extension.**

**Case Officer:**

**Site Address:** 8 The Drive Edgware  
**Application Number:** W03646A  
**Application Type:** Full Application  
**Decision:** Approve with conditions  
**Decision Date:** 13/06/1973  
**Appeal Decision:** No Appeal Decision Applies  
**Appeal Decision Date:** No Appeal Decision Date exists  
**Proposal:** **alterations and two-storey side extension to provide store room and laundry with bedroom over**

**Case Officer:**

**Site Address:** 8 The Drive Edgware  
**Application Number:** W03646  
**Application Type:** Full Application  
**Decision:** Refuse  
**Decision Date:** 20/09/1972  
**Appeal Decision:** No Appeal Decision Applies  
**Appeal Decision Date:** No Appeal Decision Date exists  
**Proposal:** **two-storey side extension**  
**Case Officer:**

Consultations and Views Expressed:

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

## 2. PLANNING APPRAISAL

### Site Description and Surroundings:

The application site is a semi-detached single family dwellinghouse located on the eastern side of The Drive. The application site is attached to No. 6 and is not located in a conservation area.

### Dimensions:

The applicant seeks planning permission for the construction of a single storey side extension with a maximum width of between 4.2 and 7.0 metres, depth of 10.0 metres and height of 3.2 metres.

### Planning Considerations:

The main issue in this case are considered to be covered under two main areas:

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

The Council's approach to extensions as set out in Policy DM01 is to minimise their impact on the local environment and to ensure that occupiers of new developments as well as neighbouring occupiers enjoy a high standard of amenity.

Policy DM01 of the Development Management Policies (Adopted) 2012 states that all development should represent high quality design and should be designed to allow for adequate daylight, sunlight, privacy and outlook for adjoining occupiers.

Policy DM02 states that where appropriate, development will be expected to demonstrate compliance to minimum amenity standards and that development makes a positive contribution to the borough. The development standards set out in Policy DM02: Development Standards are regarded as key for Barnet to deliver the highest standards of urban design.

The Council's adopted SPD 'Residential Design Guidance' states that extensions should normally be subordinate to the original house, respect the original building and should not be overly dominant. The Residential Design Guidance advises that extensions should normally be consistent in regard to the form, scale and architectural style of the original building which can be achieved through respecting the proportions of the existing house and using an appropriate roof form.

The applicant has made a previous application for an extension of the same size and design under planning application (H/02181/14). In the refused application the floor plans showed that this extension was to be used as an exercise room, cinema and shower. The application was refused as the size, bulk and design of the extension

would fail to represent a subordinate addition and would have a detrimental impact on the character and appearance of the host property and local area. Following refusal of the application, the case officer was contacted by the applicant who stated that the side extension was not be used as a game room and cinema, but instead as residential accommodation for an elderly relative with mobility requirements and a carer. A medical letter has been submitted as part of this application to support the necessity for space. In addition to this, the applicant has submitted the required dimensions for sufficient manoeuvrability from a housing grant application, which provides an indication of the required floor space.

The Council ensures that the needs of people with all types of mobility difficulties, both physical and sensory, are taken into account when considering the design of development proposals and extensions to buildings. However, the provision of this accommodation needs to be assessed in relation to the impact of the proposal on the character of the area and residential amenities, as well as the appropriateness of such residential accommodation in this location.

There is a large ground floor side extension at No. 10. However, this application was approved in 1983 before the publication of the most recent Residential Design Guidance and is considered to represent an isolated example of development uncharacteristic of the nature of extensions to properties in The Drive.

The case officer has discussed the application with the applicant's agent and has stated that the principle of extensions to the property would be acceptable subject to reductions in scale. Reducing the scale of extensions and siting part of the extension on the rear of the property would still achieve the minimum required space for wheelchair manoeuvrability.

The application property is located on a prominent corner plot and the proposed side extension fails to comply with Barnet's Residential Design Guidance as it exceeds half the width of the existing dwelling house. The proposed extension is therefore not considered to represent a subordinate addition to the property. In addition to this, the proposed extension is considered to have an unbalancing effect on the pair of semi-detached houses and disrupt the building line of the adjacent road, The Rise.

Based on the above considerations, the proposal would have a detrimental impact on the character and appearance of the property and local area contrary to Policy DM01 (Protecting Barnet's character and amenity) of the Barnet Development Management Plan DPD, Policy CS5 (Protecting and enhancing Barnet's character to create high quality spaces) of the adopted Barnet Care Strategy, and Barnet's Residential Design Guidance SPD 2013.

### **3. COMMENTS ON GROUNDS OF OBJECTIONS**

No objections received.

#### 4. EQUALITIES AND DIVERSITY ISSUES

Under section 149 of the equalities act 2010, the Council has a duty to ensure that it behaves as follows:

(1) A public authority must, in the exercise of its functions, have due regard to the need to:

(a) Eliminate discrimination, harassment, victimisation and any other conduct that is prohibited by or under this Act.

(b) Advance equality of opportunity between persons who share a relevant protected characteristic and persons who do not share it.

(c) Foster good relations between persons who share a relevant protected characteristic and persons who do not share it.

(2) A person who is not a public authority but who exercises public functions must, in the exercise of those functions, have due regard to the matters mentioned in subsection (1).

(3) Having due regard to the need to advance equality of opportunity between persons who share a relevant protected characteristic and persons who do not share it involves having due regard, in particular, to the need to:

Advance equality of opportunity between persons who share a relevant protected characteristic and persons who do not share it.

Foster good relations between persons who share a relevant protected characteristic and persons who do not share it.

a) Remove or minimise disadvantages suffered by persons who share a relevant protected characteristic that are connected to that characteristic:

(b) Take steps to meet the needs of persons who share a relevant protected characteristic that are different from the needs of persons who do not share it.

(c) Encourage persons who share a relevant protected characteristic to participate in public life or in any other activity in which participation by such persons is disproportionately low.

(4) The steps involved in meeting the needs of disabled persons that are different from the needs of persons who are not disabled include, in particular, steps to take account of disabled persons' disabilities.

(5) Having due regard to the need to foster good relations between persons who share a relevant protected characteristic and persons who do not share it involves having due regard, in particular, to the need to:

(a) Tackle prejudice

(b) Promote understanding

(6) Compliance with the duties in this section may involve treating some persons more favourably than others; but that is not to be taken as permitting conduct that would otherwise be prohibited by or under this Act.



(7) The relevant protected characteristics are:

- age;
- disability;
- gender reassignment;
- pregnancy and maternity;
- race;
- religion or belief;
- sex;
- sexual orientation.

(8) A reference to conduct that is prohibited by or under this Act includes a reference to:

- (a) a breach of an equality clause or rule;
- (b) a breach of a non-discrimination rule.

(9) schedule 18 (exceptions) has effect.”

The likely equalities impacts of the development are as follows:

In considering the application, the Council needs to pay due regard to protected characteristics under the Equalities Act.

The proposals would provide ground floor living for a person with a disability. However, this requirement of additional accommodation has to be assessed against the detrimental impact the extension will have on the character of the local area and the suitability of such accommodation in this location. In this instance it is considered that the required space could be achieved through smaller extensions to the property.

## **5. CONCLUSION**

The proposed side extension by virtue of its scale and siting would fail to remain subordinate in scale to the original form of the property and would have a detrimental impact on the character and appearance of the property and local area contrary to Policy DM01 (Protecting Barnet's character and amenity) of the Barnet Development Management Plan DPD, Policy CS5 (Protecting and enhancing Barnet's character to create high quality spaces) of the adopted Barnet Core Strategy, and Barnet's Residential Design Guidance SPD 2013.

The applicant has submitted supporting information to demonstrate that the proposed extension is required to provide space for wheelchair manoeuvrability. Based on the information provided, it is considered that sufficient space for wheelchair manoeuvrability could be achieved through smaller extensions to the property.

## **CONDITIONS IN EVENT OF APPEAL**

1) The development hereby permitted shall be carried out in accordance with the following approved plans: CB-00080; CB-00081; CB-00082; CB-00083 (Amended 06/08/2014); CB-00084; CB-00085; CB-00086; CB-00087 (Amended 06/08/2014).

Reason:

For the avoidance of doubt and in the interests of proper planning and so as to ensure that the development is carried out fully in accordance with the plans as assessed in accordance with policies DM01 of the Adopted Barnet Development Management Policies DPD (2012) and CS NPPF and CS1 of the Adopted Barnet Core Strategy DPD (2012).

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 surrounding area in accordance with policies DM01 of the Adopted Barnet Development Management Policies DPD (2012), CS NPPF and CS1 of the Adopted Barnet Core Strategy DPD (2012).

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 in accordance with policy DM01 of the Adopted Barnet Development Management Policies DPD (2012).

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

Reason:

To ensure that the development does not prejudice the character of the locality and the amenities of occupiers of adjoining residential properties in accordance with policy DM01 of the Adopted Barnet Development Management Policies DPD (2012).

**SITE LOCATION PLAN: 8 The Drive, Edgware, Middx, HA8 8PR**

**REFERENCE: H/03689/14**



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