

MEETING

CHIPPING BARNET AREA PLANNING COMMITTEE

DATE AND TIME

WEDNESDAY 12TH JUNE, 2019

AT 7.00 PM

VENUE

HENDON TOWN HALL, THE BURROUGHS, LONDON NW4 4BG

TO: MEMBERS OF CHIPPING BARNET AREA PLANNING COMMITTEE (Quorum 3)

Chairman: Councillor Stephen Sowerby MA
Vice Chairman: Councillor Wendy Prentice

Richard Cornelius	Reema Patel	Tim Roberts
Laurie Williams	Roberto Weeden-Sanz	

Substitute Members

Alison Cornelius	Thomas Smith	Lisa Rutter
Paul Edwards	Jo Cooper	
Pauline Coakley Webb	Julian Teare	

Please note that the below agenda may not reflect the order in which items will be heard at the meeting.

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

Andrew Charlwood – Head of Governance

Governance Service contact: chippingbarnet@barnet.gov.uk

Media Relations contact: Gareth Greene 020 8359 7039

ASSURANCE GROUP

ORDER OF BUSINESS

Item No	Title of Report	Pages
1.	Minutes of last meeting	5 - 12
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.	Addendum (if applicable)	
6.	23 Kenerne Drive Barnet EN5 2NW (Underhill)	13 - 22
7.	4 Norrys Close Barnet EN4 9JY (East Barnet)	23 - 30
8.	Chipping Barnet Library 3 Stapylton Road Barnet EN5 4QT (High Barnet)	31 - 36
9.	Any item(s) the Chairman decides are urgent	

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Decisions of the Chipping Barnet Area Planning Committee

15 April 2019

Members Present:-

AGENDA ITEM 1

Councillor Stephen Sowerby (Chairman)
Councillor Wendy Prentice (Vice-Chairman)

Councillor Alison Cornelius
Councillor Tim Roberts

Councillor Laurie Williams
Councillor Weeden-Sanz

CHAIRMAN'S INTRODUCTION

The Chairman welcomed everyone to the meeting, explained the procedure and detailed the revised running order.

1. MINUTES OF LAST MEETING

CHAIRMAN'S INTRODUCTION

The Chairman welcomed everyone to the meeting, explained the procedure and detailed the revised running order.

RESOLVED that the minutes of the meeting held on 08 January 2019 be agreed as a correct record.

2. ABSENCE OF MEMBERS (IF ANY)

An apology for lateness was received from Councillor Roberto Weeden-Sanz.

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

Councillor Stephen Sowerby declared a non Pecuniary interest in relation to item 11, 58 East View Barnet EN5 5TN (High Barnet). Councillor Sowerby stated that the site address was a neighbouring property to where he lived. Councillor Sowerby withdrew from the meeting during the item and did not take part in the consideration or decision-making process.

4. REPORT OF THE MONITORING OFFICER (IF ANY)

None.

5. ADDENDUM (IF APPLICABLE)

Items contained within the agenda would be considered under individual agenda items.

6. 5 - 12 BOOKBINDERS COTTAGES BAWTRY ROAD LONDON N20 0SS (OAKLEIGH)

The Committee received the report and addendum to the report. A representation was heard from Miss Lorraine Crawford and the Agent. The Committee were able to question the Re Highways officer during the consideration of the item.

The Committee voted on the Officer recommendation to approve the application, subject to the conditions detailed in the report and subject to the addendum:

Vote
For 4
Against 2

RESOLVED that the application be approved, subject to the conditions detailed in the report and subject to the addendum.

7. 1302 HIGH ROAD LONDON N20 9HJ (OAKLEIGH)

The Committee received the report and addendum to the report. A representation was heard from Mr Andrew Halstead and the applicant's Agent.

The Committee voted on the Officer recommendation to approve the application, subject to the conditions detailed in the report and subject to the addendum:

Proposal to change area underneath the windows on the front shopfront elevation shown on plans as painted to red brick by Councillor Lurie Williams which was seconded by Councillor Alison Cornelius. This was unanimously agreed by the committee

The Committee voted on the Officer recommendation to approve the application, subject to the conditions detailed in the report and subject to the addendum:

Vote
For 4
Against 2

RESOLVED that the application be approved, subject to the conditions detailed in the report and subject to the addendum and agreed extra condition outlined above.

8. EVERYMAN CINEMA GREAT NORTH ROAD BARNET EN5 1AB - 19/1100/LBC (OAKLEIGH)

The Committee received the report and addendum to the report. A representation was heard from the applicant's Agent.

It was moved by Councillor Sowerby that the application be **REFUSED** for the following reasons:

The proposed Mural by virtue of its size and scale across the entire rear elevation and its 1990's themed content would appear unsympathetic and out of keeping with the building's Art Deco design qualities detrimental to the building's historic appearance causing material harm to its Grade II listed heritage status. As such the proposal is contrary to policies CS NPPF and CS5 of the Local Plan Core Strategy (2012) and policies DM01 and DM06 of the Local Plan Development Management Policies DPD (2012).

This was seconded by Councillor Tim Roberts. The Chairman requested that this be voted on.

Vote:

- For - 5
- Against 0
- Abstain - 1

RESOLVED that the application be refused for the reasons detailed above. The Committee noted that this was an overturn of the Officer's recommendations.

9. EVERYMAN CINEMA GREAT NORTH ROAD BARNET EN5 1AB - 19/1102/ADV (OAKLEIGH)

The Committee received the report and addendum to the report. A representation was heard from the applicant's Agent.

It was moved by Councillor Sowerby that the application be **REFUSED** for the following reasons:

The proposed Mural by virtue of its size and scale across the entire rear elevation and its 1990's themed content would appear unsympathetic and out of keeping with the building's Art Deco design qualities detrimental to the building's historic appearance causing material harm to its Grade II listed heritage status and further detract from the character and visual amenity of the area. As such the proposal is contrary to policies CS NPPF and CS5 of the Local Plan Core Strategy (2012) and policies DM01 and DM06 of the Local Plan Development Management Policies DPD (2012).

This was seconded by Councillor Tim Roberts. The Chairman requested that this be voted on.

Vote:

- For - 5
- Against 0
- Abstain - 1

RESOLVED that the application be refused for the reasons detailed above. The Committee noted that this was an overturn of the Officer's recommendations

10. WESSEX COURT 51 WEST END LANE BARNET EN5 2RA (UNDERHILL)

The Committee received the report and addendum to the report. A representation was heard from the applicant's Agent.

The Committee voted on the Officer recommendation to approve the application, subject to the conditions detailed in the report and subject to the addendum:

Vote

For – 6

Against – 1

RESOLVED that the application be approved, subject to the conditions detailed in the report and subject to the addendum

11. 58 EAST VIEW BARNET EN5 5TN (HIGH BARNET)

Before the consideration of the item Councillor Stephen Sowerby withdrew from the meeting due to his declaration. Vice-Chairman, Councillor Wendy Prentice therefore became Chairman for the item only. During the consideration of the item Councillor Roberto Weeden-Sanz joined the meeting and gave his apology for lateness. Councillor Prentice noted that he was unable to take part in the item as he missed the majority of the Officers presentation.

The Committee received the report and addendum to the report. A representation was heard from the Agent.

The Committee gave consideration to the Officer's report and unanimously agreed to include an additional tree protection condition as documented below. The Chairman requested that the item be voted on to approve the application, subject to the conditions detailed in the report, and subject and the additional tree protection condition as highlighted below.

RESOLVED that the application be approved, subject to the conditions detailed in the report, subject to the addendum and the following additional condition.

a) No site works (including any temporary enabling works, site clearance and demolition) or development shall take place until details of temporary tree protection have been submitted to and approved in writing by the Local Planning Authority.

b) No site works (including any temporary enabling works, site clearance and demolition) or development shall take place until the scheme of temporary tree protection as approved under this condition has been erected around existing trees in the front garden area of the site and the neighbouring site at N0.60. This protection shall remain in position until after the development works are completed and no material or soil shall be stored within these fenced areas at any time.

Reason: To safeguard the health of existing tree(s) which represent an important amenity feature in accordance with Policy DM01 of the Development Management Policies DPD (adopted September 2012), Policies CS5 and CS7 of the Local Plan Core Strategy (adopted September 2012) and Policy 7.21 of the London Plan 2015.

For – 2

Against – 0

Abstained – 2

12. 151-153 HIGH STREET 18-6607-FUL (1) (HIGH BARNET)

The Committee received the report and addendum to the report. A representation was heard from the Agent.

It was moved by Councillor Sowerby the application be REFUSED for the following reasons:

1. The proposed re-development of N0.153, including its demolition, would result in the total loss of a non-designated established original heritage asset which makes a positive contribution within this part of the Monken Hadley Conservation Area and in particular to the setting of the adjoining Grade II listed building at N0.151. Given there is an in-principle policy presumption for the protection of such assets the proposal would result in substantial harm to the overall significance, character and coherent appearance of the Grade II listed building and detract significantly from the character and appearance of the Monken Hadley Conservation Area Character Appraisal Statement. As such, the proposed development would be contrary to policies CS5 of the Local Plan Core Strategy (2012) and policies DM01 and DM06 of the Barnet Local Plan Development Management Policies DPD (2012) and paragraph 197 of the NPPF (2019).
2. The proposed development of N0.153 incorporating part single, part two, part three storey building, front dormer windows and single storey shopfront extension would by reason of their size, siting, scale, established building line, unsympathetic modern building design and excessive flat roof form would be harmful to the established historic form of the existing buildings and severely detract from the pre-eminence of the Grade II listed building and its setting, harming its historic significance, and further failing to enhance or preserve the character and appearance of the Monken Hadley Conservation Area. As such, the proposed development would be contrary to policies CS5 of the Local Plan Core Strategy (2012) and policies DM01 and DM06 of the Barnet Local Plan Development Management Policies DPD (2012) and paragraph 197 of the NPPF (2019).
3. The proposed alterations to the Grade II listed building (N0.151) including removal of part of the wood panelling at ground floor level and the only surviving ground floor window at front to facilitate the new entrance door would be harmful to the internal fabric of this building and fail to sufficiently preserve or enhance the architectural integrity and special character of the Grade II Listed Building or the character and appearance of this part of the Monken Hadley Conservation Area contrary to policies CS NPPF and CS5 of the Local Plan Core Strategy (2012) and Policies DM01 and DM06 of the Local Plan Development Management Policies DPD (2012).
4. The proposed front dormer additions and associated rooflights within the existing roofscape of the Grade II listed building and the new shopfront extension would be unsympathetically modern design which would be out of keeping with the appearance of this historic listed building. Furthermore, the increased width of the new shopfront extension would further erode the heritage significance of this listed building. As such the proposed alterations would be contrary to policies DM01 and DM06 of the adopted Development Management Policies DPD (2012) and the Monken Hadley Conservation Area Character Appraisal Statement.

5. The proposed two Mews Cottages by reason of their layout, design, proximity to site boundary and poor quality outlook to the front, facing a high security metal fence along Nursery Row, particularly at ground floor level, would provide a poor standard of residential amenity to the detriment of the future occupiers of these residential units contrary to Policies DM01 and DM02, of the Council's Development Management Policies (2012), Policies CS NPPF, CS1 and CS5 of the Council's Core Strategy (2012) as well as the Residential Design Guidance SPD (2016) and Sustainable Design and Construction SPD (2016).

This was seconded by Councillor Wendy Prentice. The Chairman requested that this be put to the vote.

RESOLVED that the application be unanimously refused for the reasons detailed above.

13. 151-153 HIGH STREET 18-6607-FUL (2) (HIGH BARNET)

The Committee received the report and addendum to the report. A representation was heard from the Agent.

It was moved by Councillor Sowerby the application be REFUSED for the following reasons:

1. The proposed re-development of N0.153, including its demolition, would result in the total loss of a non-designated established original heritage asset which makes a positive contribution within this part of the Monken Hadley Conservation Area and in particular to the setting of the adjoining Grade II listed building at N0.151. Given there is an in-principle policy presumption for the protection of such assets the proposal would result in substantial harm to the overall significance, character and coherent appearance of the Grade II listed building and detract significantly from the character and appearance of the Monken Hadley Conservation Area Character Appraisal Statement. As such, the proposed development would be contrary to policies CS5 of the Local Plan Core Strategy (2012) and policies DM01 and DM06 of the Barnet Local Plan Development Management Policies DPD (2012) and paragraph 197 of the NPPF (2019).
2. The proposed development of N0.153 incorporating part single, part two, part three storey building, front dormer windows and single storey shopfront extension would by reason of their size, siting, scale, established building line, unsympathetic modern building design and excessive flat roof form would be harmful to the established historic form of the existing buildings and severely detract from the pre-eminence of the Grade II listed building and its setting, harming its historic significance, and further failing to enhance or preserve the character and appearance of the Monken Hadley Conservation Area. As such, the proposed development would be contrary to policies CS5 of the Local Plan Core Strategy (2012) and policies DM01 and DM06 of the Barnet Local Plan Development Management Policies DPD (2012) and paragraph 197 of the NPPF (2019).
3. The proposed alterations to the Grade II listed building (N0.151) including removal of part of the wood panelling at ground floor level and the only surviving ground

floor window at front to facilitate the new entrance door would be harmful to the internal fabric of this building and fail to sufficiently preserve or enhance the architectural integrity and special character of the Grade II Listed Building or the character and appearance of this part of the Monken Hadley Conservation Area contrary to policies CS NPPF and CS5 of the Local Plan Core Strategy (2012) and Policies DM01 and DM06 of the Local Plan Development Management Policies DPD (2012).

4. The proposed front dormer additions and associated rooflights within the existing roofscape of the Grade II listed building and the new shopfront extension would be unsympathetically modern design which would be out of keeping with the appearance of this historic listed building. Furthermore, the increased width of the new shopfront extension would further erode the heritage significance of this listed building. As such the proposed alterations would be contrary to policies DM01 and DM06 of the adopted Development Management Policies DPD (2012) and the Monken Hadley Conservation Area Character Appraisal Statement.
5. The proposed two Mews Cottages by reason of their layout, design, proximity to site boundary and poor quality outlook to the front, facing a high security metal fence along Nursery Row, particularly at ground floor level, would provide a poor standard of residential amenity to the detriment of the future occupiers of these residential units contrary to Policies DM01 and DM02, of the Council's Development Management Policies (2012), Policies CS NPPF, CS1 and CS5 of the Council's Core Strategy (2012) as well as the Residential Design Guidance SPD (2016) and Sustainable Design and Construction SPD (2016).

This was seconded by Councillor Wendy Prentice. The Chairman requested that this be put to the vote.

RESOLVED that the application be unanimously refused for the reasons detailed above.

14. PLANNING ENFORCEMENT AND PLANNING COMMITTEE APPEALS UPDATE – 2018

The Chairman introduced the report and requested that the Committee consider the report and the recommendations.

Resolved:

That the Committee note the Planning Enforcement and Planning Committee Appeals Update for the year 2018.

15. ANY ITEM(S) THE CHAIRMAN DECIDES ARE URGENT

None.

The meeting finished at 21:08

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Location **23 Kenerne Drive Barnet EN5 2NW**

Reference: **19/2282/HSE**

Received: 17th April 2019

Accepted: 18th April 2019

Ward: Underhill

Expiry 13th June 2019

Applicant: Mr Sharkawi

Proposal: Single storey rear extension

AGENDA ITEM 6

Recommendation: Approve subject to conditions

AND the Committee grants delegated authority to the Service Director – Planning and Building Control or Head of Strategic Planning to make any minor alterations, additions or deletions to the recommended conditions/obligations or reasons for refusal as set out in this report and addendum provided this authority shall be exercised after consultation with the Chairman (or in his absence the Vice- Chairman) of the Committee (who may request that such alterations, additions or deletions be first approved by the Committee)

- 1 The development hereby permitted shall be carried out in accordance with the following approved plans:
 - 01 Ground Floor Plan
 - 02 First Floor Plan
 - 03 Loft Plan
 - 04 Roof Plan
 - 05 Front Elevation
 - 06 Side Elevation
 - 07 Rear Elevation
 - 08 Section
 - OS Map

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 CS NPPF and CS1 of the Local Plan Core Strategy DPD (adopted September 2012) and Policy DM01 of the Local Plan Development Management Policies DPD (adopted September 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 Policy DM01 of the Development Management Policies DPD (adopted September 2012) and Policies CS NPPF and CS1 of the Local Plan Core Strategy (adopted September 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 Development Management Policies DPD (adopted September 2012).

- 5 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 pm on other days.

Reason: To ensure that the proposed development does not prejudice the amenities of occupiers of adjoining residential properties in accordance with policy DM04 of the Development Management Policies DPD (adopted September 2012).

Informative(s):

- 1 In accordance with paragraphs 38-57 of the NPPF, the Local Planning Authority (LPA) takes a positive and proactive approach to development proposals, focused on solutions. The LPA has produced planning policies and written guidance to assist applicants when submitting applications. These are all available on the Council's website. A pre-application advice service is also offered and the Applicant engaged with this prior to the submissions of this application. The LPA has negotiated with the applicant/agent where necessary during the application process to ensure that the proposed development is in accordance with the Development Plan.

Officer's Assessment

1. Site Description

The application site relates to a two-storey semi-detached dwelling located on the west side of Kenerne Drive, Barnet, EN5 2NW. The existing property is a three-bedroom single family dwellinghouse. The surrounding area is characterised by similar two-storey semi detached dwellings which benefit from amenity space to the rear.

To the north, the application site shares a common boundary with No.25 Kenerne Drive, to the south the host dwelling directly adjoins No.21 Kenerne Drive. To the rear, the application site abuts, Nos 34 and 36 Darlands Drive.

The host property benefits from Prior Approval for a single storey rear extension with a depth of 5.35 metres, width of 5.30 metres, eaves height of 3.25 metres and maximum height of 3.25 metres, incorporating a flat roof design, under application ref no. 18/5974/PNH dated 08.11.2018. Following the benefit of a site visit it was noted that this extension has since been substantially completed.

While there is on street car parking, the property benefits from parking within the front curtilage of the dwelling. The application site is not situated within a conservation area, contains no listed buildings and is not subject to any other relevant planning restrictions.

2. Site History

Reference: 18/5974/PNH

Address: 23 Kenerne Drive, Barnet, EN5 2NW

Decision: Prior Approval Not Required

Decision Date: 8 November 2018

Description: Single storey rear extension with a proposed depth of 5.35 metres from original rear wall, eaves height of 3.25 metres and maximum height of 3.25 metres.

Reference: 18/6662/192

Address: 23 Kenerne Drive, Barnet, EN5 2NW

Decision: Lawful

Decision Date: 13 November 2018

Description: Roof extension involving rear dormer window and 1no side facing rooflight

Reference: 19/1170/192

Address: 23 Kenerne Drive, Barnet, EN5 2NW

Decision: Unlawful

Decision Date: 28 March 2019

Description: Single storey rear extension

Reference: 19/2180/192

Address: 23 Kenerne Drive, Barnet, EN5 2NW

Decision: Lawful

Decision Date: 23 May 2019

Description: Single storey rear extension

3. Proposal

Planning permission is sought for the erection of a single storey rear extension. The extension would measure a depth of 5.35 metres, width of 3.68 metres, eaves height of 3.0 metres and maximum height of 3.25 metres to the parapet wall.

The extension proposes materials to match the existing dwelling and would exist adjacent to the existing single storey rear extension.

4. Public Consultation

The Local Planning Authority notified four adjoining properties and received six objections.

Summary of comments include;

Inaccurate plans

Eyesore

Drainage concerns

Loss of light, overshadowing

Disruptive building work

Out of character

Set a precedence

5. Planning Considerations

5.1 Policy Context

Revised National Planning Policy Framework and National Planning Practice Guidance

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 Revised National Planning Policy Framework (NPPF) was published on 19th February 2019. 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 Revised 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'. The Revised NPPF retains a 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 2016

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 2050. It forms part of the development plan for Greater London and is recognised in the NPPF as part of the development plan.

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.

The Mayor's Draft London Plan

Whilst capable of being a material consideration, at this early stage very limited weight should be attached to the Draft London Plan. Although this weight will increase as the Draft London Plan progresses to examination stage and beyond, applications should continue to be determined in accordance with the 2016 London Plan.

Barnet's Local Plan (2012)

Barnet's Local Plan is made up of a suite of documents including the Core Strategy and Development Management Policies Development Plan Documents. Both were adopted in September 2012.

- Relevant Core Strategy Policies: CS NPPF, CS1.
- Relevant Development Management Policies: DM01, DM02.

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 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 make a positive contribution to the Borough. The development standards set out in Policy DM02 are regarded as key for Barnet to deliver the highest standards of urban design.

Supplementary Planning Documents

Residential Design Guidance SPD (adopted October 2016)

- Sets out information for applicants to help them design an extension to their property which would receive favourable consideration by the Local Planning Authority and was the subject of separate public consultation. The SPD states that large areas of Barnet are characterised by relatively low density suburban housing with an attractive mixture of terrace, semi-detached and detached houses. The Council is committed to protecting, and where possible enhancing the character of the borough's residential areas and retaining an attractive street scene.
- States that extensions should normally be subordinate to the original house, respect the original building and should not be overly dominant. 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.
- In respect of amenity, states that extensions should not be overbearing or unduly obtrusive and care should be taken to ensure that they do not result in harmful loss of outlook, appear overbearing, or cause an increased sense of enclosure to adjoining properties. They should not reduce light to neighbouring windows to habitable rooms or cause significant overshadowing, and should not look out of place, overbearing or intrusive when viewed from surrounding areas.

Sustainable Design and Construction SPD (adopted October 2016)

- Provides detailed guidance that supplements policies in the adopted Local Plan, and sets out how sustainable development will be delivered in Barnet.

5.2 Main issues for consideration

The main issues for consideration in this case are:

- Whether harm would be caused to the character and appearance of the existing building, the street scene and the wider locality;
- Whether harm would be caused to the living conditions of neighbouring residents.

5.3 Assessment of proposals

Impact on Character

Any proposed scheme for the site will need to respect the character and appearance of the local area, relate appropriately to the sites context and comply with development plan policies in these respects. This will include suitably addressing the requirements of development plan policies such as DM01, CS05 (both Barnet Local Plan), 7.4 and 7.6 (both London Plan). DM01 helps to protect Barnet's Character and amenity stating that development should preserve or enhance local character and respect the appearance, scale, mass, height and pattern of surrounding buildings, spaces and streets.

It should be noted that the proposal would not be viewable from the front of the dwelling and as such receives a degree of obscurity from the public domain which mitigates impacts onto the established character of the locality. Following an examination of historical records and aerial photography, it has been found that extensions to the rear are characteristic of the surrounding area. Therefore, the principle of a single storey rear extension would not be considered to be of detriment to the character of the general locality.

The Council's Residential Design Guidance (2016) sets clear and detailed guidance for single storey rear extensions.

Barnet's Design Guidance outlines that a depth of 3.5 metres is normally considered acceptable for a single storey rear extension on a semi-detached dwellinghouse. The proposed rear extension would not comply with this guidance as the application proposes a maximum depth of 5.35 metres.

However, in this case there are material planning considerations which render the larger depth at this property, on balance acceptable. The host property benefits from Prior Approval for a single storey rear extension measuring a depth of 5.35 metres, this extension has since been substantially completed as per the plans submitted within the application (18/5974/PNH) this is considered a sufficient fall back position to render the full width extension acceptable, outlined below.

The extension submitted within this application proposes to infill the rear of the property measuring a width of 3.68 metres, depth of 5.35 metres and maximum height of 3.0 metres. Taking into consideration the existing extension at the application site, coupled with the subordinate nature of the infill extension, it is not found that the proposed development itself would detrimentally harm the character of the original dwelling, streetscene or general locality.

In assessment it is not considered that the single storey rear extension, by virtue of its mass, bulk, siting and design would result in harm to the residential character of the host dwellinghouse, streetscene or locality of Kenerne Drive and therefore, the proposal is compliant with Policy DM01 of Barnet's Local Plan 2012.

Impact on neighbouring Amenity

It will be important that any scheme addresses the relevant development plan policies including DM01 (of the Barnet Local Plan), 3.5 (of the London Plan) and the guidance contained in the Barnet Supplementary Planning Documents 'Sustainable Design and Construction' and 'Residential Design Guidance.' In respect of the protection of the amenities of neighbouring occupiers, this will include taking a full account of all neighbouring sites.

To the north, the application site shares a boundary with No.25 Kenerne Drive, this property benefits from a detached garage located adjacent to the common boundary with No.23. To the south, the host dwellinghouse directly adjoins No.21 Kenerne Drive, which benefits from a single storey rear extension measuring a depth of 4.0 metres.

With regard to the neighbouring property at No.25, as noted above, this dwelling benefits from a single storey detached garage located nearest the shared boundary with the application site.

Given the existing detached garage at No.25, a significant proportion of the proposed extension would not be viewable from this neighbouring property. Therefore, although the submission proposes an extension of a sizeable depth, it is not considered that it would adversely impact on the amenity of the neighbouring occupiers at No.25, by way of loss of light, outlook or increased sense of overbearing.

In reference to the adjoining property at No.21, the property benefits from a single storey rear extension measuring a depth of approximately 4.0 metres. Adjacent to the shared boundary a rear extension of a depth of 5.35 metres is in situ at the application site. Although the extension proposes a depth larger than normally considered acceptable, the proposal would not extend rearward of the existing extension at the application site and as such its impact on No.21 Kenerne Drive is considered de minimis and it is not found to result in a significant loss of light, outlook or increased sense of enclosure.

The extension has not proposed windows to the flank walls of the extension, therefore no concerns have been raised regarding a loss of privacy.

In assessment, it is considered the proposed developments do not demonstrate significant amenity concerns regarding loss of light, privacy or outlook and is therefore compliant with policy DM01 of Barnet's Local Plan 2012.

5.4 Response to Public Consultation

Summary of comments include;

Inaccurate plans

The plans submitted to the best of the Local Planning Authorities knowledge are accurate. Should the plans be inaccurate the applicant may not be able to implement the proposed development.

Eyesore

Given the siting of the proposal, positioned to the rear of the property, extending no further than the existing rear extension it is not found that the proposal would result in a visually obtrusive form of development.

Drainage concerns

This is not a material planning consideration.

Loss of light, overshadowing

Covered in the main body of the report.

Disruptive building work

In order to ensure that the building work associated with the development does not prejudice the amenities of the neighbouring properties, a condition will be applied. The condition will ensure that 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 pm on other days.

Out of character

Although subjective, has been addressed within the report.

Set a precedence

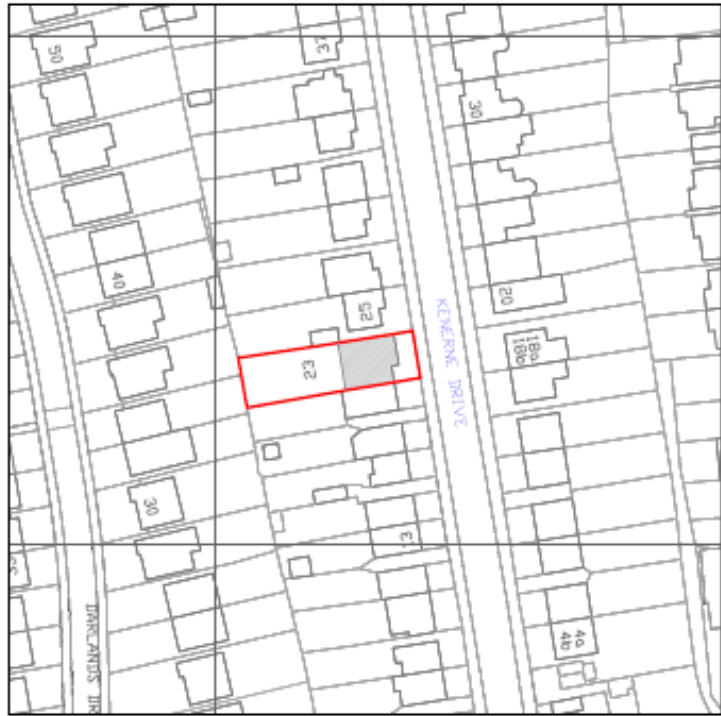
Officers do not consider that this case would set an undesirable precedent, each planning application is assessed on its own merits. Site specific considerations with regard to the application site and the surrounding properties render this proposal, on balance acceptable.

6. Equality and Diversity Issues

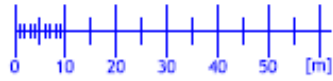
The proposal does not conflict with either Barnet Council's Equalities Policy or the commitments set in the Equality Scheme and supports the Council in meeting its statutory equality responsibilities.

7. Conclusion

Having taken all material considerations into account, it is considered that subject to compliance with the attached conditions, the proposed development would have an acceptable impact on the character and appearance of the application site, the street scene and the locality. The development is not considered to have an adverse impact on the amenities of neighbouring occupiers. This application is therefore recommended for APPROVAL.



OS MAP
SCALE 1:1250



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Location **4 Norrys Close Barnet EN4 9JY**

Reference: **19/1050/HSE**

Received: 21st February 2019

Accepted: 22nd February 2019

Ward: East Barnet

Expiry 19th April 2019

Applicant: Mr Cihan Kartal

Proposal: Part single, part two storey side and single storey rear extension and associated external steps to the rear.

AGENDA ITEM 7

Recommendation: Approve subject to conditions

AND the Committee grants delegated authority to the Service Director – Planning and Building Control or Head of Strategic Planning to make any minor alterations, additions or deletions to the recommended conditions/obligations or reasons for refusal as set out in this report and addendum provided this authority shall be exercised after consultation with the Chairman (or in his absence the Vice- Chairman) of the Committee (who may request that such alterations, additions or deletions be first approved by the Committee)

- 1 The development hereby permitted shall be carried out in accordance with the following approved plans:

A101 REV C

A102 REV C

A103 REV D

A104 REV D

A105 REV D

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 CS NPPF and CS1 of the Local Plan Core Strategy DPD (adopted September 2012) and Policy DM01 of the Local Plan Development Management Policies DPD (adopted September 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 Policy DM01 of the Development Management Policies DPD (adopted September 2012) and Policies CS NPPF and CS1 of the Local Plan Core Strategy (adopted September 2012).

- 4 Notwithstanding the provisions of any development order made under Section 59 of the Town and Country Planning Act 1990 (or any Order revoking and re-enacting that Order) no windows or doors, other than those expressly authorised by this permission, shall be placed at any time in the side elevations, of the extensions hereby approved, facing No 3 and No 5 Norrrys Close.

Reason: To safeguard the privacy and amenities of occupiers of adjoining residential properties in accordance with policy DM01 of the Development Management Policies DPD (adopted September 2012).

- 5 The roof of the extension hereby permitted shall only be used in connection with the repair and maintenance of the building and shall at no time be converted to or used as a balcony, roof garden or similar amenity or sitting out area.

Reason: To ensure that the amenities of the occupiers of adjoining properties are not prejudiced by overlooking in accordance with policy DM01 of the Development Management Policies DPD (adopted September 2012).

- 6 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 pm on other days.

Reason: To ensure that the proposed development does not prejudice the amenities of occupiers of adjoining residential properties in accordance with policy DM04 of the Development Management Policies DPD (adopted September 2012).

Informative(s):

- 1 In accordance with paragraphs 38-57 of the NPPF, the Local Planning Authority (LPA) takes a positive and proactive approach to development proposals, focused on solutions. The LPA has produced planning policies and written guidance to assist applicants when submitting applications. These are all available on the Council's website. The LPA has negotiated with the applicant/agent where necessary during the application process to ensure that the proposed development is in accordance with the Development Plan.

Officer's Assessment

1. Site Description

The application site is a two storey semi-detached single family dwelling house located to the south east side of Norrys Close which is a residential cul-de-sac in the East Barnet ward. The property benefits from a certificate of lawfulness for a roof extension involving hip to gable rear window and 3 no front facing rooflights which is currently under construction.

The site is not listed and is not located within a conservation area.

2. Site History

Reference: 18/7528/192

Address: 4 Norrys Close, Barnet, EN4 9JY

Decision: Lawful

Decision Date: 24 January 2019

Description: Roof extension involving hip to gable, rear dormer window and 3no front facing rooflights

3. Proposal

The application seeks permission for Part single, part two storey side and single storey rear extension and extensions to roof.

Single storey rear extension would measure 3.5 metres in depth from the rear wall, 10.5 metres in width including the 4.3 metres side extension and a maximum height of 3.2 metres to a flat roof.

The single storey side extension would have a width of 4.3 metres and a depth of 10.8 metres along the side elevation.

The first-floor side extension would have a depth of 7.1 metres along the side elevation with a width of 4.3 metres and a maximum height of 9.5 metres to the top of the gabled roof.

4. Public Consultation

Consultation letters were sent to 9 neighbouring properties.

6 responses have been received, comprising 6 letters of objection.

The objections received can be summarised as follows:

- Loss of daylight and sunlight
- sense of enclosure
- quality of life servery diminished
- too dominant and overbearing
- not within character
- construction noise
- nuisance and traffic
- visual impact
- garden loss
- siting, massing and cumulative effect
- lack of off-street parking
- invasion of privacy

5. Planning Considerations

5.1 Policy Context

National Planning Policy Framework and National Planning Practice Guidance

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 revised National Planning Policy Framework (NPPF) was published on 19th February 2019. 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 NPPF states that 'good design is a key aspect of sustainable development, creates better places in which to live and work and helps make development acceptable to communities.... being clear about design expectations, and how these will be tested, is essential for achieving this'. The NPPF retains a 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 2016

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 2050. It forms part of the development plan for Greater London and is recognised in the NPPF as part of the development plan.

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.

The London Plan is currently under review. Whilst capable of being a material consideration, at this early stage very limited weight should be attached to the Draft London Plan. Although this weight will increase as the Draft London Plan progresses to examination stage and beyond, applications should continue to be determined in accordance with the adopted London Plan

Barnet's Local Plan (2012)

Barnet's Local Plan is made up of a suite of documents including the Core Strategy and Development Management Policies Development Plan Documents. Both were adopted in September 2012.

- Relevant Core Strategy Policies: CS NPPF, CS1, CS5.
- Relevant Development Management Policies: DM01, DM02.

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 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 make a positive contribution to the Borough. The development standards set out in Policy DM02 are regarded as key for Barnet to deliver the highest standards of urban design.

Supplementary Planning Documents

Residential Design Guidance SPD (adopted October 2016)

- Sets out information for applicants to help them design an extension to their property which would receive favourable consideration by the Local Planning Authority and was the subject of separate public consultation. The SPD states that large areas of Barnet are characterised by relatively low density suburban housing with an attractive mixture of terrace, semi detached and detached houses. The Council is committed to protecting, and where possible enhancing the character of the borough's residential areas and retaining an attractive street scene.
- States that extensions should normally be subordinate to the original house, respect the original building and should not be overly dominant. 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.
- In respect of amenity, states that extensions should not be overbearing or unduly obtrusive and care should be taken to ensure that they do not result in harmful loss of outlook, appear overbearing, or cause an increased sense of enclosure to adjoining properties. They should not reduce light to neighbouring windows to habitable rooms or cause significant overshadowing, and should not look out of place, overbearing or intrusive when viewed from surrounding areas.

Sustainable Design and Construction SPD (adopted October 2016)

- Provides detailed guidance that supplements policies in the adopted Local Plan, and sets out how sustainable development will be delivered in Barnet.

5.2 Main issues for consideration

The main issues for consideration in this case are:

- Whether harm would be caused to the character and appearance of the existing building, the street scene and the wider locality;
- Whether harm would be caused to the living conditions of neighbouring residents.

5.3 Assessment of proposals

The proposal has been amended omitting the first floor rear extension and raised rear patio area. The amendments also reduce the overall height of the two storey side extension.

Impact on the character and appearance of the property and general locality (Principle):

Any scheme for the site will need to respect the character and appearance of the local area, relate appropriately to the sites context and comply with development plan policies in these respects. This will include suitably addressing the requirements of development plan policies such as DM01, CS05 (both of the Barnet Local Plan), 7.4 and 7.6 (both of the London Plan).

Part single, part two-storey side extension

The application site is situated on the turning point of the cul-de-sac between No. 3 and No. 5. The application site is a two-storey semi-detached property which was granted a certificate of lawful development for a roof extension ref: 18/7528/192 and during the site visit it was visible that the works for this were well underway.

The proposed development would be set back from the front by 2.4m given this set back the two storey extension would not be immediately visible from the streetscene. The two storey element would not project beyond the main rear wall on the first floor and would be set down 0.5m from the ridge line to appear as a subordinate addition to the host property.

There are similar two storey side extensions in Norry's Close. It is noted that No.3 Norrys Close, received approval for a two-storey side extension ref: N01106A and No. 5 Norrys Close received approval for part single part two storey side and rear extension and loft conversion with rear dormer window ref: N13607/03. It is considered two storey side extensions are in character within Norrys Close.

single storey rear extension

The single storey rear extension would have a depth of 3.5 metres which is in line with the Residential Design Guidance which recommends a Depth of 3.5 metres for semi-detached properties.

The proposed extension will be proportionate addition that will not detract from the established character and appearance of the host property.

It is noted the host property has a smaller size rear garden of 9.8 metres to the rear and this will be reduced to 6.3 by the proposed rear extension. However, the property has additional amenity space to the side therefore it is considered there would still be an appropriate amount of private amenity for the existing and any future occupiers.

Impact on the amenities of neighbouring occupiers:

It will be important that any scheme addresses the relevant development plan policies (for example policy DM01 of the Barnet Local Plan and policy 7.6 of the London Plan) in respect of the protection of the amenities of neighbouring occupiers. This will include taking a full account of all neighbouring sites.

The single storey side extension would have a width of 4.3 metres and a depth of 10.8 metres along the side elevation. The first-floor side extension would have a depth of 7.1 metres along the side elevation with a width of 4.3 metres and a maximum height of 9.5 metres to the top of the gabled roof. This element would be set away from the boundary with no. 5 who has also extended to the side. The proposed two storey side extension would be set away from this neighbouring boundary a minimum of 1 metres to the front and due to the splayed angle of the site the rear of the host property is set further away from the boundary. It is noted this neighbouring property has a number of windows on its side elevation facing the host property. The proposed part single part two storey side extension has no windows proposed to the side elevation therefore no issue with overlooking would arise from this. Furthermore this neighbouring property is set at a higher level to the host property and the proposed side extension would be set 2.4 metres back from the front elevation. Also given the orientation of the sun from the east It is not considered this element

would cause harm to this neighbouring property in terms of loss of light, noise, privacy, sense of enclosure, loss of light or overbearing.

single storey rear extension

The proposed single storey rear extension would measure 3.5 metres in depth from the rear wall, extend 10.5 metres in width including the 4.3 metres wide side extension. The height would have a maximum height of 3.2 metres to a flat roof. This element would be built to the boundary with No. 3 who does not benefit from a rear extension. However, the proposed rear extension would be in line with the Residential Design Guidance. It is noted that the host property is at a higher level to this neighbouring property, however given the proposed does not exceed the recommended depth of 3.5 metres from the rear wall it is considered the proposed development would be acceptable in terms of terms of loss of light, noise, privacy, sense of enclosure, loss of light or overbearing.

The rooflight on the extension roof would not result in overlooking. Also the access steps to the garden from the extension is considered acceptable.

The proposed extensions would provide additional floorspace to accommodate a bedroom with ensuite at first floor and larger kitchen/dining room at ground level. The dwelling would still be a single-family dwelling and therefore no increase in parking required.

There is an access road which separates the host property from the neighbouring properties on Belmont Avenue. Given the distance between these two properties it is not considered the proposed development would cause harm to the amenity of these properties namely No. 73 and No. 75 Belmont Avenue.

5.4 Response to Public Consultation

Mainly addressed within the body of the report.

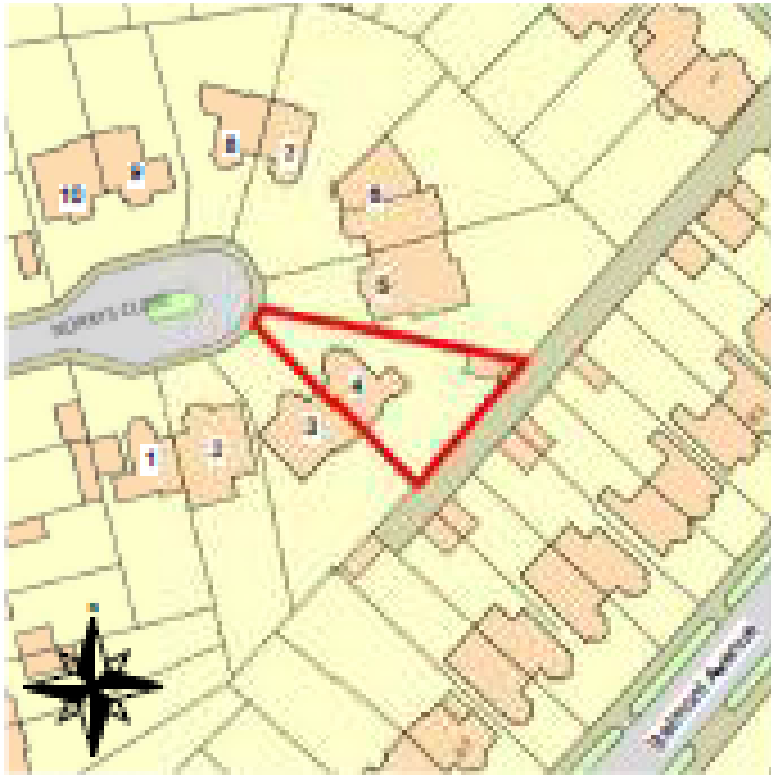
-construction noise - a condition will be attached with regards to the construction hours.

6. Equality and Diversity Issues

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

7. Conclusion

Having taken all material considerations into account, it is considered that subject to compliance with the attached conditions, the proposed development would have an acceptable impact on the character and appearance of the application site, the street scene and the locality. The development is not considered to have an adverse impact on the amenities of neighbouring occupiers. This application is therefore recommended for approval.



Location **Chipping Barnet Library 3 Stapylton Road Barnet EN5 4QT**

Reference: **19/1610/FUL**

Received: 18th March 2019

Accepted: 27th March 2019

AGENDA ITEM 8

Ward: High Barnet

Expiry 22nd May 2019

Applicant: Ms Iliana Koutsou

Proposal: Installation of granite art sculpture to library alcove

Recommendation: Approve subject to conditions

AND the Committee grants delegated authority to the Service Director – Planning and Building Control or Head of Strategic Planning to make any minor alterations, additions or deletions to the recommended conditions/obligations or reasons for refusal as set out in this report and addendum provided this authority shall be exercised after consultation with the Chairman (or in his absence the Vice- Chairman) of the Committee (who may request that such alterations, additions or deletions be first approved by the Committee)

- 1 The development hereby permitted shall be carried out in accordance with the following approved plans:

Unnumbered photo showing the location of the sculpture in Elevation and photo of the library, sculpture image, unnumbered drawing showing Block Plan, Unnumbered drawing showing Site Plan, Unnumbered drawing showing the location of the sculpture in plan, Planning Statement.

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 CS NPPF and CS1 of the Local Plan Core Strategy DPD (adopted September 2012) and Policy DM01 of the Local Plan Development Management Policies DPD (adopted September 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.

Informative(s):

- 1 In accordance with paragraphs 38-57 of the NPPF, the Local Planning Authority (LPA) takes a positive and proactive approach to development proposals, focused on solutions. The LPA has produced planning policies and written guidance to assist applicants when submitting applications. These are all available on the Council's website. The LPA has negotiated with the applicant/agent where necessary during the application process to ensure that the proposed development is in accordance with the Development Plan.

Officer's Assessment

1. Site Description

The application site relates to Chipping Barnet Library situated at the junction of Strafford road and Stapylton Road to the rear of the Spires Shopping centre, High Street . The main entrance of the library faces Stapylton Road.

The building is not listed and not located within a conservation area.

2. Site History

Reference: 16/7415/FUL

Description: Subdivision and part change of use of library (Use Class D1) to provide office floorspace (Use Class B1, insertion of class B1 mezzanine along with associated minor alternations to the external facade of the building

Decision: Approved subject to conditions

Decision Date: 20.01.2017

3. Proposal

The application seeks planning permission for Installation of granite art sculpture in front of the library under the alcove facing Stapylton Road.

The sculpture including the base would measure 2.5m in height and represent a figure of a family with 2 adults and 2 children.

4. Public Consultation

Consultation letters were sent to 58 neighbouring properties.

11 responses received including

8 objections, 1 support and 2 neither support nor objection

Summary of the comments received:

- Comment in support of the proposal mentioned that at present the library appears neglected and untidy. The installation of the proposed sculpture would improve the appearance of the library and it would fit in the space of the alcove.
- The sculpture has been donated to Barnet Council

Objections received as below:

- Waste of money
- Homeless people will still use the alcove
- The sculpture is unattractive, unnecessary and inappropriate
- Not suitable against the brick background wall
- Alternative to the sculpture such as flower bed or other type of moving sculpture would be much appropriate
- The sculpture would not deter rough sleepers on the site

5. Planning Considerations

5.1 Policy Context

National Planning Policy Framework and National Planning Practice Guidance

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 revised National Planning Policy Framework (NPPF) was published on 19th February 2019. 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 NPPF states that 'good design is a key aspect of sustainable development, creates better places in which to live and work and helps make development acceptable to communities.... being clear about design expectations, and how these will be tested, is essential for achieving this'. The NPPF retains a 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 2016

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 2050. It forms part of the development plan for Greater London and is recognised in the NPPF as part of the development plan.

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.

The London Plan is currently under review. Whilst capable of being a material consideration, at this early stage very limited weight should be attached to the Draft London Plan. Although this weight will increase as the Draft London Plan progresses to examination stage and beyond, applications should continue to be determined in accordance with the adopted London Plan

Barnet's Local Plan (2012)

Barnet's Local Plan is made up of a suite of documents including the Core Strategy and Development Management Policies Development Plan Documents. Both were adopted in September 2012.

- Relevant Core Strategy Policies: CS NPPF, CS1, CS5.
- Relevant Development Management Policies: DM01, DM02.

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 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 make a positive contribution to the Borough. The

development standards set out in Policy DM02 are regarded as key for Barnet to deliver the highest standards of urban design.

Sustainable Design and Construction SPD (adopted October 2016)

- Provides detailed guidance that supplements policies in the adopted Local Plan, and sets out how sustainable development will be delivered in Barnet.

5.2 Main issues for consideration

- Whether harm would be caused to the character and appearance of the existing building, the street scene and the wider locality;
- Whether harm would be caused to the living conditions of neighbouring residents.

5.3 Assessment of Proposals

Whether harm would be caused to the character and appearance of the existing building, the street scene and the wider locality

The proposed sculpture would be located in an externally underneath the alcove on the left side of the main entrance and would face Stapylton Road.

The sculpture is known as "Family" and sculpted by local sculpture Drew Edwards. It is mentioned in the Planning statement that the sculpture celebrated family, diversity and togetherness.

The sculpture would feature abstract figure of a family with children with a total maximum height of 2.5m and would sit comfortably in the external alcove.

The proposed sculpture was given as a gift to the Barnet Library. The proposed location of the sculpture on the left side alcove of the main entrance of the Library is considered appropriate and the sculpture would add an interesting feature to the entrance façade and the message from the sculpture reflects that the library is suitable for all members of the family. It may also help attract more visitors to the library.

The sculpture's height at 2.5m is considered acceptable as it sits under the alcove and not directly on the pavement. It is not considered to have any detrimental impact on the character and appearance of the building nor the street scene in general.

Overall, the proposed sculpture, by virtue of its location, height, and appearance, is not considered to detract from the character of the existing building, and wider area. Furthermore, it is considered that, it would enhance the appearance of the library along the street.

Whether harm would be caused to the living conditions of neighbouring residents or the residents within the building

It is not considered that, the proposal would materially harm the residential amenity of neighbouring occupants, because of it's siting in an external alcove of the library and not near any residential property.

The proposed sculpture would be sited away from the public foot path and would not cause any obstruction to the pedestrian movement.

Taking this into consideration, the proposal is not considered to result in unacceptable levels of harm to the residential amenity of either neighbouring occupiers or on pedestrian

movement, and would be in accordance with Policy DM01 of the Development Management Policies DPD.

5.4 Response to Consultation

The sculpture is a gift to Barnet Library and Barnet Council did not pay for the commissioning of the sculpture and therefore, there is no waste of public money as mentioned in the objection.

The siting of the sculpture under the alcove on the left of the entrance of the library is not intended to deter homeless people.

It is adding visual interest and fits the purpose use of the library.

The proposed sculpture is not considered inappropriate, rather it would improve the appearance of the Library by bringing interest to the existing façade.

6. Equality and Diversity Issues

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

7. Conclusion

Having taken all material considerations into account, it is considered that subject to compliance with the attached conditions, the proposed sculpture would have an acceptable impact on the character and appearance of the application site, the street scene and the locality. The development is not considered to have an adverse impact on the amenities of neighbouring occupiers. This application is therefore recommended for approval.

