

LOCATION: 139 Station Road, London, NW4 4NJ
REFERENCE: H/02078/13 **Received:** 30 May 2013
Accepted: 30 May 2013
WARD(S): West Hendon **Expiry:** 25 July 2013

Final Revisions:

APPLICANT: Mrs D Nygate
PROPOSAL: Conversion of ground floor flat into 2no. self-contained flats including single storey side extension and conversion of garage into habitable room with new bay window to front elevation. Alterations to elevations including insertion of new windows and doors.

RECOMMENDATION: Approve Subject to Conditions

- 1 The development hereby permitted shall be carried out in accordance with the following approved plans: 1428/01; 1428/02; 1428/03; 1428/04; 1428/05; 1428/10 RevE; 1428/11; 1428/12; 1428/13.

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 is occupied, details of the sub-division of the amenity area(s) shall be submitted to and approved in writing by the Local Planning Authority, implemented and retained as such on site thereafter.

Reason:

To ensure that the development does not prejudice the amenity of future occupiers or the character of the area in accordance with policies DM01 and DM02 of the Adopted Barnet Development Management Policies DPD (2012).

- 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 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).

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

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: 2.18, 5.3, 6.1, 7.4, 7.6

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.

Core Strategy (Adopted) 2012:

Barnet's Local Plan is made up of a suite of documents including the Core Strategy and Development Management Policies Development Plan Documents (DPD).

The Core Strategy was adopted by the Council on September 11 2012.

Relevant Core Strategy Policies: CS NPPF, CS1, CS5, CS10, CS11, CS15

Development Management Policies (Adopted) 2012:

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

Development Management Policies was adopted by the Council on September 11 2012. Therefore very significant weight should be given to the 18 policies in the DMP.

Relevant Development Management Policies (Adopted) 2012: DM01, DM02, DM08, DM17.

Supplementary Planning Documents and Guidance

The Council has adopted two supporting planning documents to implement the Core Strategy and Development Management Policies DPDs. These are now material considerations. The Residential Design Guidance SPD (consultation draft November 2012) and Sustainable Design and Construction SPD (consultation draft November 2012) are now material considerations.

Relevant Planning History:

Site history for current landparcel :

16338 - 139 Station Road, London, NW4 4NJ

Case Reference: **H/02078/13**

| | | | |
|---------------------|--|----------------------|------------------|
| Application: | Planning | Number: | H/02078/13 |
| Validated: | 30/05/2013 | Type: | APF |
| Status: | REG | Date: | |
| Summary: | DEL | Case Officer: | Elizabeth Thomas |
| Description: | Conversion of ground floor flat into 2no. self-contained flats including single storey side extension and conversion of garage into habitable room with new bay window to front elevation. Alterations to elevations including insertion of new windows and doors. | | |

Consultations and Views Expressed:

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|-----------------------------|----|----------|----|
| Neighbours Consulted: | 44 | Replies: | 14 |
| Neighbours Wishing To Speak | 0 | | |

The objections raised may be summarised as follows:

- Conversion into further flat would harm the character of the area which is characterised by single family units.
- With another dwelling built there will be a linking affect between the properties and the houses would appear terraced.
- Parking is already difficult more cars would mean more problems.
- More cars entering at a hazardous point would increase problems where accidents have already occurred.
- Increased pollution as cars wait for car parking spaces.

Internal /Other Consultations:

Date of Site Notice: 20 June 2013

2. PLANNING APPRAISAL

Site Description and Surroundings:

The application site is a 2 storey semi detached property close to the junction with Edgeworth Avenue. The property does not fall within a conservation area.

The road consists of single family houses and houses that have been converted into flats.

Proposal:

The application relates to the sub-division of the existing ground floor flat into two self contained units consisting of two bedrooms for occupation by three persons. The application also relates to a new side extension and the conversion of the existing garage into habitable space to provide a bedroom to flat 2. There proposal will also incorporate associated changes including the replacement of the existing garage door with new bay window.

Planning Considerations:

Principle of flats

The immediate area contains a mix of single family houses and residential conversions. Number 139 Station Road is currently used as 2 flats, no.137 has permission to be converted into 3 flats and various extensions to the property under application reference H/02882/11, and the property opposite is used as 3 flats. The site property is located on a busy main road, in this context, the sub-division of the existing ground floor flat is considered acceptable in planning terms and would not harm the character of the area.

Flat Details

The proposed units will comply with the minimum internal floor areas as set out in the London Plan 2011.

The existing garden will be sub-divided between the two ground floor units to provide amenity space for the residential occupiers and ensure there is no loss of privacy into the residential units by the occupiers of the flats within the same building. A condition has been imposed on the application requiring details of the sub-division of the garden space.

It is acknowledged that the proposed bedroom for flat 1 is adjacent to the living room of flat 2, however, it is considered that with sufficient sound insulation the proposal would be acceptable.

Appearance of the extensions

The proposed side extension is considered to be in proportion with the existing building and would not be highly visible. The proposal will not be harmful to the neighbouring occupiers there are no flank windows in the wall facing onto the new extension.

Impact on the neighbouring occupiers

Whilst there would be some additional comings and goings associated with the increased intensity of use, this is not uncharacteristic of the area and is not considered to cause undue harm to the neighbouring occupiers.

3. COMMENTS ON GROUNDS OF OBJECTIONS

The property has already been established as flats and the neighbouring property has permission for 3 units. The proposal is not considered to be harmful to the character of the area and the way it functions.

The new flat will be largely within the existing footprint of the building, there will be a small side extension associated with the conversion, however, this is sited behind the existing garage and therefore will not be highly visible from the street. In addition the proposal will be set off the boundary with the neighbouring property no.141 and as such it is not considered that there will be a linking affect.

4. EQUALITIES AND DIVERSITY ISSUES

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

5. CONCLUSION

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

