

LOCATION: Erskine, 18 Grange Avenue, London, N20 8AD

REFERENCE: B/02664/13

Received: 21 June 2013

Accepted: 09 July 2013

WARD(S): Totteridge

Expiry: 03 September 2013

Final Revisions:

APPLICANT: Oakbridge Homes Ltd

PROPOSAL: Demolition of existing dwelling (CONSERVATION AREA CONSENT)

RECOMMENDATION: APPROVE SUBJECT TO CONDITIONS

1. The development hereby permitted shall be carried out in accordance with the following approved plans: [insert plan numbers].

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 work must be begun not later than three years from the date of this consent.

Reason:

To comply with Section 18 of the Planning (Listed Buildings and Conservation Areas) Act 1990 (as amended).

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

Reason:

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

4. No siteworks or works on this development shall be commenced before a dimensioned tree protection plan in accordance with Section 5.5 and a method statement detailing precautions to minimise damage to trees in accordance with Section 6.1 of British Standard BS5837: 2012 Trees in relation to design, demolition and construction - Recommendations are submitted to and approved in writing by the Local Planning Authority and the development shall be carried out in accordance with such approval.

Reason:

To safeguard the health of existing trees which represent an important amenity feature in accordance with policies DM01 of the Adopted Barnet Development Management Policies DPD (2012), CS5 and CS7 of the Adopted Barnet Core Strategy DPD (2012) and 7.21 of the London Plan 2011.

5. No development or other operations shall commence on site in connection with the [demolition and] development hereby approved until a detailed tree felling / pruning specification has been submitted to and approved in writing by the local planning authority and all tree felling and pruning works shall be carried out in full accordance with the approved specification and the British Standard 3998: 2010 *Recommendation for Tree Works* (or as amended).

Reason:

To safeguard the health of existing trees which represent an important amenity feature in accordance with policies DM01 of the Adopted Barnet Development Management Policies DPD (2012), CS5 and CS7 of the Adopted Barnet Core Strategy DPD (2012) and 7.21 of the London Plan 2011.

6. The demolition works hereby permitted shall not be undertaken before a contract for the carrying out of the works of redevelopment of the site has been executed and planning permission has been granted for the redevelopment for which the contract provides. Evidence that this contract has been executed shall be submitted to the Local Planning Authority and approved in writing by the Local Planning Authority prior to any demolition works commencing.

Reason:

To preserve the established character of the Conservation Area pending satisfactory redevelopment of the site in accordance with policy DM06 of the Adopted Barnet Development Management Policies DPD (2012), CS NPPF of the Adopted Barnet Core Strategy DPD (2012).

INFORMATIVE(S):

1. 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 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 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 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 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 Housing Supplementary Planning Guidance (November 2012) provides guidance on how to implement the housing policies in the London Plan.

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 11 September 2012.

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

Relevant Development Management DPD (2012): Policies DM01, DM02, DM06 and DM17.

Supplementary Planning Documents and Guidance Totteridge Conservation Area Character Appraisal

The Council's Residential Design Guidance SPD was adopted in April 2013. This 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.

Included advice 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.

In respect to amenity, development 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.

The Council adopted a Sustainable Design and Construction SPD in April 2013, following public consultation. This SPD provides detailed guidance that supplements policies in the adopted Local Plan, and sets out how sustainable development will be delivered in Barnet.

Relevant Planning History:

Site Address: 18 Grange Avenue Totteridge London N20 8AD
Application Number: N02045J/06
Application Type: Full Application
Decision: Approve with conditions
Decision Date: 29/08/2006
Proposal: **Two storey rear extension. First floor front, side and rear extension. Alterations to front elevation. Alterations to roof including new hip ends and rear dormer window.**

Site Address: Erskine, 18 Grange Avenue, London, N20 8AD
Application Number: B/04824/08
Application Type: Full Application
Decision: Approve with conditions
Decision Date: 17/02/2009
Proposal: **Erection of a two-storey (plus basement and attic accommodation) detached dwelling following demolition of existing dwelling.**

Site Address: Erskine, 18 Grange Avenue, London, N20 8AD
Application Number: B/04825/08
Application Type: Conservation Area Consent
Decision: Approve with conditions
Decision Date: 17/02/2009
Proposal: **Demolition of existing dwelling.**

Site Address: Erskine, 18 Grange Avenue, London, N20 8AD
Application Number: B/03090/11
Application Type: Conservation Area Consent
Decision: Approve with conditions
Decision Date: 09/09/2011
Proposal: **Extension to the time limit for implementing planning permission B/04825/08 granted 29/01/09 for 'Demolition of existing dwelling.'**

Site Address: Erskine, 18 Grange Avenue, London, N20 8AD
Application Number: B/03004/11
Application Type: Full Application
Decision: Approve with conditions
Decision Date: 09/09/2011
Proposal: **Extension to the time limit for implementing planning permission B/04824/08 granted 29/01/09 for 'Erection of a two-storey (plus basement and attic accommodation) detached dwelling following demolition of existing dwelling.'**

Consultations and Views Expressed:

Neighbours Consulted: 14 Replies: 3 (Objections)
Neighbours Wishing To Speak: 0

The objections received may be summarised as follows:-

- Loss of mature trees
- Question the need for a basement swimming pool
- Concerns re drainage and the impact on the water table.
- Assume that planning permission will not be given until suitable plans for a new house have been approved.

Internal /Other Consultations:

Urban Design and Heritage: No Objection

Totteridge Conservation Area Advisory Committee comment that "Demolition should not take place until a suitable replacement dwelling has been approved.

2. PLANNING APPRAISAL

Site Description and Surroundings:

The application site contains a detached two-storey dwelling constructed in the 1970s. It is constructed of a dark red brick, with a pitched roof to the two storey element and a flat roofed single storey side projection.

Proposal:

This application proposes the demolition of the existing dwelling.

Planning Considerations:

The contribution made by an existing building to the architectural and historic interest of an area will need to be taken into account in assessing proposals to demolish buildings within the Conservation Area. Without acceptable redevelopment or use of a site being secured, demolition can result in the formation of untreated gap sites which can be harmful to the character and appearance of conservation areas.

The existing building is of limited merit and makes little contribution to the character and appearance of the Conservation Area. In addition, there is an extant planning permission in existence for the demolition of the existing dwelling, and its subsequent replacement. The loss of the dwelling is therefore considered to be acceptable.

The proposed redevelopment scheme under planning application reference B/02559/13 is considered to provide an acceptable replacement, is an appropriate and well designed proposal and therefore subject to conditions the proposal to demolish the building is considered to be acceptable.

3. COMMENTS ON GROUNDS OF OBJECTIONS

Addressed in appraisal above.

4. EQUALITIES AND DIVERSITY ISSUES

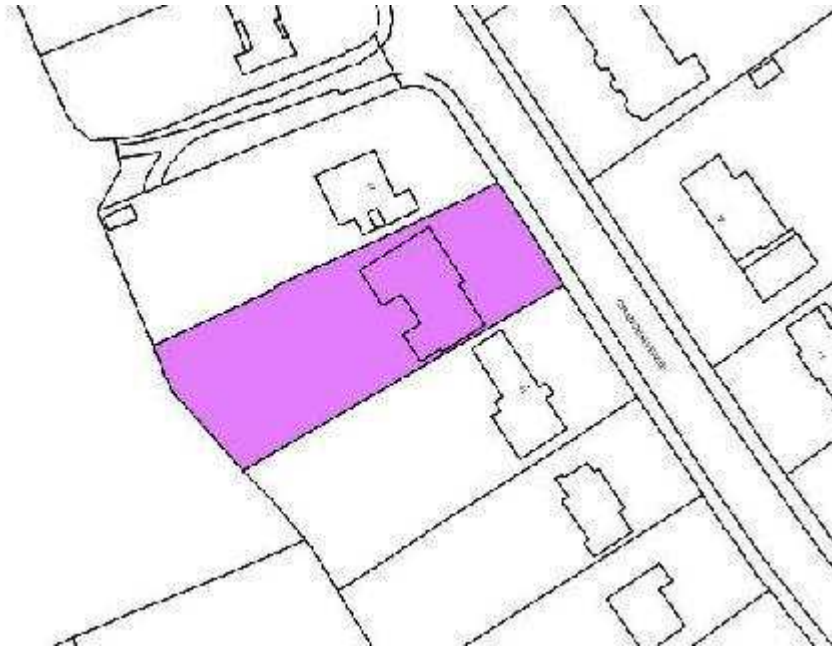
The proposals do not conflict with either Barnet Council's Equalities Policy or the commitments set in our Equality Scheme and supports the council in meeting its statutory equality responsibilities.

5. CONCLUSION

The existing building is not considered to make a positive contribution to the conservation area. As such, the demolition of the existing dwelling, subject to the approval and subsequent construction of an acceptable replacement, is not considered to be harmful to the significance of the conservation area. The application is therefore recommended for approval.

SITE LOCATION PLAN: Erskine, 18 Grange Avenue, London, N20 8AD

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