

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

**REFERENCE:** B/02559/13

**Received:** 21 June 2013

**Accepted:** 09 July 2013

**WARD(S):** Totteridge

**Expiry:** 03 September 2013

**Final Revisions:**

**APPLICANT:** Oakbridge Homes Ltd

**PROPOSAL:** Erection of a two storey dwelling including a basement with a lightwell and rooms in the roofspace to replace existing dwelling. Provision of refuse and hard and soft landscaping.

**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:

- 227/007, 227/008, 227/010 Revision D, 227/011 Revision B, 227/013, 227/020, 227/021 Revision B, 227/022, 227/023 Revision B, 227/024, 227/025 Revision B, 227/026, 227/050, 227/051 and 227/052 Revision A.
- Un-numbered Site Location Map
- Design and Access Statement by DLA Town Planning, DLA ref: 13/105 dated June 2013.
- Schedule of Proposed Materials
- "Textured Flags" Brochure
- Development Site Tree Report by Bartlett Consulting (ref: JM/2006/R/dlm) dated 12th June 2013

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 is occupied the parking spaces/garages shown on Plan 227/010 Revision D shall be provided and shall not be used for any purpose other than the parking of vehicles in connection with the approved development.

Reason:

To ensure that parking is provided in accordance with the council's

standards in the interests of pedestrian and highway safety, the free flow of traffic and in order to protect the amenities of the area in accordance with policies DM17 of the Adopted Barnet Development Management Policies DPD (2012) and 6.1, 6.2 and 6.3 of the London Plan 2011.

4. Before this development is commenced, details of the levels of the building(s), road(s) and footpath(s) in relation to adjoining land and highway(s) and any other changes proposed in the levels of the site shall be submitted to and approved in writing by the Local Planning Authority. The development shall be implemented in accordance with such details as approved.

Reason:

To ensure that the development is carried out at suitable levels in relation to the highway and adjoining land having regard to drainage, gradient of access, the safety and amenities of users of the site, the amenities of the area and the health of any trees or vegetation in accordance with policies DM01 and DM04 of the Adopted Barnet Development Management Policies DPD (2012), CS NPPF, CS1, CS5 and CS7 of the Adopted Barnet Core Strategy DPD (2012) and 7.4, 7.5, 7.6 and 7.21 of the London Plan 2011.

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

Reason:

To safeguard the 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.

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 in accordance with policies DM01, DM03, DM17 of the Adopted Barnet Development Management Policies DPD (2012), CS NPPF and CS1 of the Adopted Barnet Core Strategy DPD (2012).

7. 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).

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 side elevation(s), of the dwelling hereby approved.

Reason:

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

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.

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 Adopted Barnet Development Management Policies DPD (2012).

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.

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).

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 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.

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 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.

13. Before this development is commenced details of the location, extent and depth of all excavations for drainage and other services in relation to trees on the site shall be submitted and approved in writing by the Local Planning Authority and the development carried out in accordance with such approval.

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.

14. 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.

15. 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.

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

Reason:

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

17. 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, E, F and G of Part 1 to Schedule 2 of that Order shall be carried out within the area of the dwelling hereby approved.

Reason:

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

18. No plumbing, pipes or flues other than rainwater pipes shall be fixed on the external faces of the building or shall protrude above any roofslope of the building unless shown on the approved plans, or otherwise previously approved in writing by the Local Planning Authority.

Reason:

To safeguard the character and appearance of the proposed house and the Totteridge Conservation Area.

19. 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 DM02 of the Adopted Barnet Development Management Policies DPD (2012), the adopted Sustainable Design and Construction Supplementary Planning Document (June 2007) and policies 5.2 and 5.3 of the London Plan (2011).

20. The proposed residential dwellinghouse hereby approved shall be constructed to meet and achieve the 'Lifetime Homes' standard.

Reason:

To ensure the development meets the needs of its future occupiers and to comply with the requirements of policy DM02 of the Adopted Barnet Development Management Policies DPD (2012) and policies 3.8 and 7.2 of the London Plan 2011.

## **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 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: 16                      Replies: 5 responses have been received.  
Neighbours Wishing To Speak: 0

The objections raised may be summarised as follows:

- Loss of mature trees
- Inadequate information on plans in respect of levels, extent of basement area
- Possible structural implications for neighbouring properties arising from the proposed development.
- Overlooking and loss of privacy to neighbouring residents arising from proposed balcony
- Proposal would be 30cms wider than previously approved scheme which would result in loss of daylight and aspect to neighbouring garden.
- Scale and character of the proposal together with its proximity to property boundaries would have a detrimental impact on the amenities of neighbouring residents.
- Concern about the accuracy of the boundary position.
- Question the need for a basement swimming pool
- Concerns re drainage and the impact on the water table.
- Totteridge Conservation Area Advisory Committee comment that "Demolition should not take place until a suitable replacement dwelling has been approved"

Internal /Other Consultations:

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



LBB Urban Design and Heritage: There are no objections raised the proposal. The comments received have been discussed in the assessment of the proposal section of this report

Date of Site Notice: 18 July 2013

## **2. PLANNING APPRAISAL**

### Site Description and Surroundings:

The application site is rectangular in shape. It comprises No. 18 which is a large two-storey pitched roof detached house on the west side of Grange Avenue. It is a more recent addition to the street, being constructed in the 1970's. The property has a single storey side garage projection on one side of the house that projects beyond the main rear wall and a single storey rear projection on the other side of the house, with a balcony above.

There are a number of trees at the site, some of which benefit from protection under a Tree Preservation Order; notably a "Blue Atlas Cedar" in the centre of the front garden, whilst other trees benefit from protection due to the conservation area location.

Grange Avenue is characterised by a large detached dwellings in a variety of architectural styles, many of which have been extended and redeveloped.

The site is within the Totteridge Conservation Area and the North Barnet/Arkley/Totteridge (with North Enfield and Harrow Weald) Area of Special Character.

The land at the rear of the property is Green Belt and there are currently views to the around the building to this rural land and mature trees given the property a pleasant sylvan setting.

### Proposal:

The application seeks planning permission for erection of a two-storey dwelling including a basement with a lightwell and rooms in the roofspace to replace existing dwelling. Provision of refuse and hard and soft landscaping. An associated Conservation Area Consent application has also been submitted.

The layout at ground floor comprises an integral garage, kitchen/breakfast/sitting room, a dining room with cloakroom and spiral stair. At first floor are 4 bedrooms with en suite bathrooms and a dressing area. There are 2 further bedrooms and en suite bathrooms in the loft space. At basement level is a pool, gym, changing area, home theatre and storage. Bin and recycling storage is to be in an enclosure in the front garden adjacent to the northern boundary.

The proposed house at ground floor level would be 17.5m (wide), 10.8m (deep) adjacent to No. 16 and 12.3m (deep) on the side adjacent to No. 20 Grange Avenue. The rear of the ground floor also comprises a 1.5m (deep) x 4.3 (wide) projecting bay. The front of the house would also have 1.5m (deep) x 3.7m (wide) projecting bay and projecting front entrance linked to side garage.

At first floor, the house would be 17.5m (wide) with a depth of 10.8 m on the side of No. 16 and 10.8m depth on the side of No. 20 Grange Avenue. The house adjacent

to No. 16 comprises a 2.6m (deep) x 3.6m (wide) balcony which would be flush with the main rear wall at first floor level. The rear elevation would comprise a further balcony projection from the main rear wall of the house and this would be 1.5m (deep) x 4.3m (wide). The front elevation would incorporate 3 projection bays and these would be of different sizes. The one adjacent to No. 16 would be 0.8m (deep) x 3.7m (wide), central bay would be 1.5m (deep) x 4.4m (wide) and one adjacent to No. 20 would be 0.8m (deep) x 2.1m (wide).

At lower ground level, the house has the same footprint as the ground floor plan. At the rear of the proposed ground and lower basement level adjacent to No. 20, a lightwell and stairs area is proposed which would be 2.8m (deep) x 4.1m wide).

The proposed house would be 9.1m (high) to the top of the crown roof and 5.5m (high) to the eaves level of the roof. The proposed house incorporates 2 rear dormer windows of which one would be 2.6m (wide) x 1.3m (deep) x 1.3m (high). The smaller dormer would be 1.4m (wide) x 1.3m (deep) x 1.3m (high).

The house on the side boundary adjacent to No. 16 would be set-in 1.4m and would maintain a distance of approximately 2.3m from the side of No. 16 Grange Avenue. The application site on the side adjacent to No. 20 has a tapered boundary creating a narrow space at the front and wider at the rear. The house at the front would be set-in 1.5m from the boundary adjoining No. 20 and would maintain a distance of 2.8m from the side of the existing garage at No. 20. At the rear the house would be set-in 27m from the side boundary and would maintain 8.1m space from the side of the house at No. 20 Grange Avenue.

The house is well within the front building line of the house at No. 16 Grange Avenue. However, it projects approximately 0.4m from the front building line of the garage at No. 20 Grange Avenue.

The house would provide approximately 13m (deep) front garden and over 20m (deep) rear garden).

The house would be in a form of a two-storey detached dwellinghouse with a hipped roof with two-storey gable projection with porch for the entrance. On the front elevation the first floor is set-back from the ground floor with a pitched roof detail. To the left of the entrance are two-storey bay windows with a gable roof and to the right a small first floor gable roof window. To the rear a flat roofed ground floor projection to the breakfast room gives a balcony at first floor level. A second balcony is shown to the north of the rear elevation and the roof is set-back at this point. These details give articulation and interest to the design. adjacent to the kitchen is a lightwell to give light to the pool room at basement level below.

#### Planning Considerations:

The main issues 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

## Assessment

This application is a resubmission of a previous planning application that was approved in 2008 under ref: B/04824/08 for "*Erection of a two-storey (plus basement an attic accommodation) detached dwelling following demolition of existing dwelling*" and then extended in 2011 under ref: B/03004/11 for "*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*".

This application is similar to the previous planning application ref: B/03004/11 in that the house footprint, height and roof pitch is unchanged. However, it comprises the following changes to the approved scheme ref: B/03004/11:

1. Internal layouts have been amended with the pool moved to the north to minimise the depth of the excavation on the high side of the property;
2. A lightwell including an external stair has been added behind the basement pool room;
3. The rear balcony to the south west has been reduced in size and an en suite added;
4. The front porch has been increased in size;
5. The window layout to the front and rear has been amended;
6. The rooflights to the crown roof have been amended to single pane low pitched lights that are not visible above the ridge.

As this application other than the above changes is same as the previous planning applications ref: B/03004/11 that was approved in September 2011, the report will concentrate on the assessment of these changes proposed. However, prior to these changes being assessed it is important to note that the change in policy since 9th September 2011 and what it means for the proposed application.

## Change in Policy since 9th September 2011

It should be noted that since the previous planning application ref: B/03004/11 approved in September 2011, the Barnet Council adopted Unitary Development Plan policies have been replaced by Local Development Framework Core Strategy and Development Management Policies Development Plan Documents (DPD) (Adopted September 2012).

In addition to this The 'National Planning Policy Framework' (NPPF) was published on 27 March 2012. 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), is also 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.

#### What the change in above policies means for the Proposed Development

It should be noted that in comparison to previous Adopted Unitary Development Plan policies and standards, the new Council's policies now places greater emphasis on good planning, good design and should contribute positively to making places better for people.

In respect of this application there have been no significant changes in policy or guidance since the previous decision was made. The updated national and local guidance still requires development proposal to preserve or enhance the character and appearance of the Conservation Areas.

#### Demolition of Existing House

The application relates to a large detached, two-storey dwelling located on the western side of Grange Avenue. It is a more recent addition to the street, having been constructed in the 1970's. A single-storey side garage adjoins the northern flank elevation and projects beyond the rear building line of the main dwelling. There is also a single storey projection to the right hand side of the rear elevation, with a balcony above. There are a number of trees at the site, some of which benefit from protection under a Tree Preservation Order (notably a prominent "Blue Atlas Cedar" in the centre of the front garden), whilst other trees benefit from protection due to their location within a conservation area.

Grange Avenue is characterised by large detached dwellings, set in substantial grounds with generous gaps between properties, allowing views of the mature trees and open land to the rear. This gives the area a verdant and spacious character.

The application site is located within the North Barnet / Arkley / Totteridge (with North Enfield and Harrow Weald) Area of Special Character and within 'Area 4' ('Pine Grove, Northcliffe Drive, Grange Avenue and Priory Close') of the Totteridge Conservation Area. The Totteridge Conservation Area Character Appraisal identifies a number of key characteristics of this area, including the following:

- *Large detached houses in deep, narrow plots with a regular pattern;*
- *Frontages are well landscaped with open or low walls;*
- *Pine Grove and Grange Avenue (near Totteridge Village junction) have a distinctive and pleasant character.*

A number of principal negative features have also been identified, including:

- *There is pressure for redevelopment of properties and replacement with much larger properties of a more grand design;*
- *Some inappropriate minor works to buildings are evident such as:*
  - *Re-roofing using non-traditional materials*
  - *Inappropriately designed dormer windows*
  - *Replacement of windows and doors with non-traditional designs and materials*
  - *The removal of hedges and walls.*

The existing dwelling does not benefit from any specific designation and is not considered to be of any significant architectural merit however it has been designed to sit discreetly within this site and therefore has a neutral impact on the character and appearance of the conservation area.

Conservation Area Consent for the demolition of the dwelling was granted in February 2009, together with full planning consent for the '*Erection of a two-storey (plus basement and attic accommodation) detached dwelling following demolition of existing dwelling*' (Application References: B/04825/08 & B/04824/08). In September 2011, consent was then granted for an extension to the time limit for implementing both applications (Application References: B/03090/11 & B/03004/11).

Considering the neutral impact of the existing dwelling and the extant consent for its replacement, there is no objection in principal to the demolition of this dwelling, provided that a suitable replacement dwelling is proposed, which is worthy of inclusion within the Totteridge Conservation Area.

#### The Current Application Proposal

This current application is similar to the approved scheme, however a number of amendments are now proposed. According to the submitted Planning Report, these are as follows:

1. Alterations to the internal layout including the relocation of the pool to the north in order to 'minimise the depth of excavation on the high side of the property
2. The addition of a lightwell and external stair behind the basement pool room.
3. A reduction in the size of the rear balcony (to the south-west) and the addition of an en-suite.
4. An increase in the size of the front porch.
5. Alterations to the layout of the windows on the front and rear elevations.
6. Amendments to the rooflights on the crown roof so that they are single pane, low pitched lights, which are not visible above the ridge.

As well as the above amendments, which are detailed in the submitted Planning Report, the following changes are also noted which are evident on the submitted drawings:

7. Alterations to the size, design and siting of the chimney on the southern flank elevation.
8. The insertion of a second door on the northern flank elevation in order to provide a side access to the garage.
9. The replacement of the double doors at the front entrance with one single front door and sidelights.

The comments received in respect of the proposed alterations are as follows:

- Alterations to the internal layout including the relocation of the pool to the north in order to 'minimise the depth of excavation on the high side of the property - There are no objections raised to the proposal on the design grounds.
- The addition of a lightwell and external stair behind the basement pool room - The proposed lightwell and adjoining stairs (providing access to the pool room at lower ground level) would be surrounded by a 0.7m tall rail mounted on a 0.35m tall brick base. Considering the size, design and discreet location of this feature, no objections are raised on design grounds.
- A reduction in the size of the rear balcony (to the south-west) and the addition of an en-suite - These changes are considered to be acceptable.

- An increase in the size of the front porch - no objection is raised to this part of the proposal
- Alterations to the layout of the windows on the front and rear elevations -No objection is raised to the alterations to the fenestration. The decorative brick feature, which replaces a central front window at first floor level, is of a similar design to those on a number of other properties along Grange Avenue. The proposed changes are considered to be acceptable.
- Amendments to the rooflights on the crown roof so that they are single pane, low pitched lights, which are not visible above the ridge - this part of the proposal including replacement of the lantern rooflight with a low pitched light, which is not visible above the ridge is considered to be acceptable.
- Alterations to the size, design and siting of the chimney on the southern flank elevation - This particular amendment is considered to be an improvement on the original design and therefore there is no objection to this part of the proposal on design grounds.
- The insertion of a second door on the northern flank elevation in order to provide a side access to the garage - Due to the location of this door and the fact that it would be of the same design as the adjacent door (serving the utility room), no objection is raised to this particular alteration.
- The replacement of the double doors at the front entrance with one single front door and sidelights - No objection is raised to this part of the proposal on design grounds.

The proposals would comply with the aforementioned policies and Council Design Guidance and would be a proportionate replacement dwellinghouse on the application site. It would have an acceptable impact on the character and appearance of the streetscene of the conservation area, site property, general locality and the residential amenity of neighbouring occupiers.

### **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.

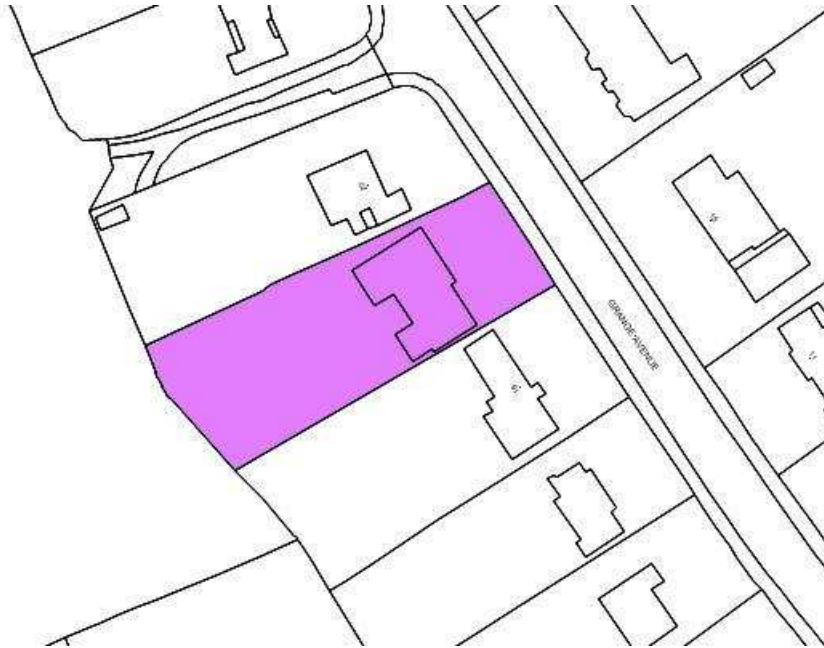
### **5. CONCLUSION**

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.

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

**REFERENCE:** B/02559/13



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