

**LOCATION:** Erskine, 18 Grange Avenue, London, N20 8AD  
**REFERENCE:** B/02559/13 **Received:** 21 June 2013  
**WARD(S):** Totteridge **Accepted:** 09 July 2013  
**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:
  - Drawing Nos. 227-007, 008, 013, 022, 024 (received 21 June 2013), Drawing Nos. 227-010D, 011B, 020, 026, 050, 051 and garage door image (Received 14 August 2013), Drawing Nos. 227-021B, 023B, 025B, and 052A (Received 29 August 2013)
  - Schedule of proposed materials received 30 August 2013
  - Un-numbered Site Location Map
  - Design and Access Statement by DLA Town Planning, DLA ref: 13/105 dated June 2013.
  - 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 227/052 Rev A 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 The development hereby approved shall be constructed in accordance with the levels details as set out on Drawing No.277/052A (received 29 August 2013).

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 The development hereby approved shall be constructed in accordance with the materials as set out on the schedule received 30 August 2013.

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 Prior to the first occupation of the development hereby approved, the site shall be enclosed except at the permitted points of access in accordance with the details set out on Drawing 227-023 Rev B (received 29 August 2013).

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 Prior to the first occupation of the development hereby approved, enclosures and screened facilities for the storage of recycling containers

and wheeled refuse bins shall be constructed in accordance with the details on Drawing No. 051 (received 14 August 2013) and shall be maintained as such thereafter.

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 All work comprised in the scheme of landscaping as set out on Drawing No. 227-023B shall be carried out before the end of the first planting and seeding season following occupation of any part of the building or the completion of the development, whichever is sooner.

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.

- 11 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.

- 12 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.

- 13 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.

- 14 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.

- 15 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.

- 16 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).

- 17 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.

- 18 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).

- 19 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.

- 20 The windows, doors, garage doors, guttering and eaves details, brick details, balconies and balustrade, porch canopy to the dwelling hereby approved shall be constructed in accordance with the details on approved Drawing Nos. 227/022, 026 (received 21 June 2013), 227/020, 227/050 (received 14 August 2013), 227/021B, 025B (received 29 August 2013) and maintained as such thereafter.

Reason: In order to ensure the development is not harmful to the character and appearance of the street scene or the conservation area, in accordance with policies DM01 and DM06 of the Development Management Policies DPD.

### **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 letters of objection 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.

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 contains a two-storey pitched roof detached house, located on the western side of Grange Avenue. It is a more recent addition to the street, being constructed in the 1970s. The property has a single storey garage projection to the north-western side which wraps around part of the rear of the dwelling. It also benefits from a single storey rear projection to the south eastern 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 "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. Grange Avenue slopes down from south to north, such that the neighbouring property to the south, No. 16, is at a higher level to the application site, and No. 20 to the north at a lower level.

Proposal:

The application seeks planning permission for the demolition of the existing dwelling and the erection of a two-storey dwelling including a basement with a lightwell, and rooms in the roofspace. The application also contains details of a refuse store to the side of the proposed dwelling, and details of proposed hard and soft landscaping.

The proposed dwelling would measure a maximum of 17.6 metres in width by 14 metres in depth at ground floor level, with a maximum depth of 12.5 metres at first floor level. The basement accommodation would occupy the footprint of the main

house, with a lightwell to the rear which also provides a secondary access to the basement space. The proposed dwelling would have crown roof 9 metres high, with an eaves height of 5.5 metres. It incorporates two two-storey front projections (one with a gable roof, one with a hipped roof). To the rear, two first floor terraces are proposed, one to the centre of the rear elevation and one set to the side and adjacent to the common boundary with No. 16 Grange Avenue, which is at a higher level to the application site.

The south-eastern flank elevation would be set approximately 1.4 metres from the common boundary with the neighbouring property to the south, No. 16. The north-western flank elevation would be between approximately 1.5 metres and 2.2 metres (given the tapered nature of this boundary) from the common boundary with the neighbouring property to the north, No. 20.

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.

This application is submitted following the grant of planning permission B/03004/13, which approved the demolition of the existing dwelling and the construction of a replacement dwelling. The main differences between the approved scheme and the current scheme are as follows:

- Omission of a raised roof lantern which would have projected above the main roof.
- Various alterations to the size and position of window and door openings in all elevations, and the main rear dormer window.
- Reduction to the width of the front first floor dormer feature.
- Reduction in the size of the rear balcony to the south west (due to a corresponding increase in width of the first floor rear projection. Note the overall width and footprint of the dwelling has not increased).
- Increase to the size of the front porch.
- Addition of 1.1 metre high railings around a new basement lightwell.
- Repositioning of the chimney in the south elevation.
- Internal alterations

#### Planning Considerations:

As noted above, this application follows a previous grant of planning permission, with the changes between the previously approved planning permission and the current planning application set out above.

It is important to note that since the previous planning permission was granted in September 2011, the Unitary Development Plan policies have been replaced by the Local Development Framework Core Strategy and Development Management Policies Development Plan Documents (DPD) (both adopted September 2012). In

addition, the 'National Planning Policy Framework' (NPPF) was published on 27 March 2012.

Whilst the Development Plan has changed, the aims and objectives of the adopted policies remain the same, in that the character and appearance of the street scene and locality should be protected, the character and appearance of Conservation Areas should be preserved or enhanced, and the amenities of neighbouring properties should be protected.

Therefore, the main issue to consider under the current application is whether the amendments made to the previous grant of planning permission accord with the current Development Plan policies.

The omission of the raised roof lantern is considered to be an improvement over the appearance of the consented scheme, resulting in a more conventional appearance with the ridge of the roof being the highest part of the resultant building.

The alterations to the size and position of the window and door openings would not result in a substantial change to the appearance of the consented scheme. These alterations are not considered to be detrimental to the character or appearance of the building. The decorative brick feature at first floor level to the centre of the building would reflect that found on other neighbouring properties.

The reduction to the width of the first floor front dormer feature, the reduction in the size of the rear balcony to the south west, and the increase to the size of the front porch are not considered to be detrimental to the appearance of the building.

The proposed lightwell with access stairs, and the railings to enclose the lightwell, would remain a discreet feature on the rear elevation which would not be overly prominent or evident in the locality. It would therefore not be detrimental to the appearance of the proposed dwelling. The repositioning of the chimney is considered to be acceptable.

Overall it is considered that the proposed dwelling would accord with the current adopted Development Plan Policies. The proposed amendments to the approved scheme would not change the footprint of the approved scheme or its overall massing, and the amendments would result in a dwelling which preserves the character and appearance of the conservation area, and does not adversely affect the character of the street scene or the wider locality.

It is not considered that any of the proposed amendments would cause harm to the amenities of the occupants of any neighbouring property. The amendments would not materially change the relationship between the proposed building and the neighbouring buildings when compared to the previously approved scheme.

With regard to the demolition of the existing building, the dwelling does not benefit from any specific designation and is not considered to be of any significant architectural merit. It has been designed to sit discreetly within the site and has a neutral impact on the character and appearance of the conservation area. Conservation Area Consent for the demolition of the existing building has previously

been approved and an extant approval for Conservation Area Consent exists. Given the neutral impact of the proposal, the minimal changes between the approved replacement, and that approval has previously been granted for the demolition and replacement of this dwelling, no objections are raised to the demolition of the dwelling subject to its replacement.

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

The majority of objections raised are addressed in the appraisal above. Issues of drainage are not a material planning consideration. Issues regarding the protection of trees have been discussed and are controlled by planning condition.

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

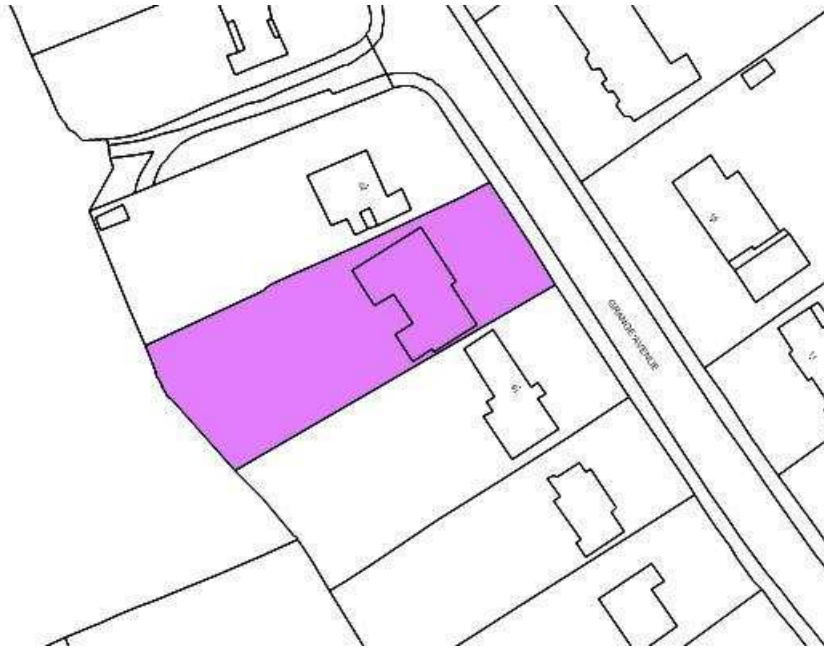
The proposals do not conflict with either Barnet Council's Equalities Policy or the commitments set in our Equality Scheme and supports the council in meeting its statutory equality responsibilities.

### **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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