

**LOCATION:** Carmelite Monastery, 119 Bridge Lane, London, NW11 9JT  
**REFERENCE:** F/03433/13  
**WARD(S):** Golders Green

**Received:** 05 August 2013  
**Accepted:** 05 August 2013  
**Expiry:** 30 September 2013

**Final Revisions:**

**APPLICANT:** Berkeley Homes (Oxford & Chiltern) Limited

**PROPOSAL:** Insertion of two clear glazed windows on east elevation at first and second floor levels.

**RECOMMENDATION: Approve Subject to Conditions**

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

- Drawings O.372.PL.200, O.372.PL.201, O.372.PL.202

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.

**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.

ii) In this case, formal pre-application advice was sought prior to submission of the application.

## **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." The 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

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.

### 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 11th September 2012

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

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

### Supplementary Planning Documents and Guidance

Residential Design Guidance SPD (April 2013)

Sustainable Design and Construction SPD (April 2013)

### Relevant Planning History:

<b>Site Address:</b>	Carmelite Monastery, 119 Bridge Lane, London, NW11 9JT
<b>Application Number:</b>	F/04316/11
<b>Application Type:</b>	Full Application
<b>Decision:</b>	Migrated Code
<b>Decision Date:</b>	27/01/2012
<b>Appeal Decision:</b>	No Appeal Decision Applies
<b>Appeal Decision Date:</b>	No Appeal Decision Date exists
<b>Proposal:</b>	<b>Conversion of Monastery Building into 27 self-contained flats, alterations and extensions to roof including additional dormer windows to each elevation, retention of the Gatehouse; erection of 5 two storey (plus rooms in basement and roofspace) detached houses and erection of 2 x two storey (with rooms in the roofspace) detached buildings to provide a total of 13 self-contained flats. Provision of surface car-parking and cycle parking. Associated landscaping.</b>
<b>Case Officer:</b>	Junior C. Moka

**Site Address:** Carmelite Monastery, 119 Bridge Lane, London, NW11 9JT

**Application Number:** F/00821/13  
**Application Type:** Material Minor Amendment/Vary Condition  
**Decision:** Migrated Code  
**Decision Date:** 04/06/2013  
**Appeal Decision:** No Appeal Decision Applies  
**Appeal Decision Date:** No Appeal Decision Date exists  
**Proposal:** **Variation of condition 1 (Plans) for planning permission F/04316/11 dated 27/01/12 for "Conversion of Monastery Building into 27 self-contained flats, alterations and extensions to roof including additional dormer windows to each elevation, retention of the Gatehouse; erection of 5 two storey (plus rooms in basement and roofspace) detached houses and erection of 2 x two storey (with rooms in the roofspace) detached buildings to provide a total of 13 self-contained flats. Provision of surface car-parking and cycle parking. Associated landscaping." Amendments include changes to roof lights and dormer windows and additional stair tower.**  
**Case Officer:** Fabien Gaudin

Consultations and Views Expressed:

Neighbours Consulted: 7                      Replies: 6  
Neighbours Wishing To Speak 6

The objections raised may be summarised as follows:  
- the original condition should be complied with  
- overlooking

Date of Site Notice: 15 August 2013

## **2. PLANNING APPRAISAL**

Site Description and Surroundings:

The application site is Block A which forms part of the recent redevelopment of the former Carmelite Monastery and its grounds. The block is accessed by Harmony Close and houses affordable units. Properties to the north of the site are detached and semi-detached houses on Princes Park Avenue.

Proposal and Background:

The proposals relate to the insertion of two clear glazed windows at first and second floor levels on the east elevation of Block A facing Princes Park Avenue.

A condition pursuant to the permission for the wider redevelopment of the site requires a number of windows to be glazed with obscure glass only and be permanently fixed shut with only a fanlight opening. This includes all the first and second floor windows of affordable block A facing Princes Park Avenue. The elevation facing Princes Park Avenue is staggered. Its main section being closer to the boundary of the site with Princes Park Avenue.

Planning Considerations:

The main issues in this case are considered to be covered under two main areas:

- 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;

Policy DM01 states that development proposals should be based on an understanding of local characteristics. Proposals should preserve or enhance local character and respect the appearance, scale, mass, height and pattern of surrounding buildings, spaces and streets. The windows are of a style and design which complements the fenestration of the building. They appear subordinate to the elevation on which they are located and are considered acceptable from a character point view.

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.

Table 2.4 of the Sustainable Design and Construction SPD sets out the Council's privacy standards. It states that in new residential development there should be a minimum distance of 21 m between properties with facing windows to habitable rooms to avoid overlooking, and 10.5 m to a neighbouring garden.

The proposed windows are located 16 metres from the boundary with the gardens of houses along Princes Park Avenue and over 40 metres away from the closest habitable room window on Princes Park Avenue. The privacy distances detailed in the SPD are therefore exceeded and the windows are policy compliant. It is therefore concluded that the insertion of the two clear glazed windows would not give rise to unacceptable levels of overlooking to the gardens and windows of properties on Princes Park Avenue.

It should be noted that the remaining windows on the east elevation of Block A (which are closer to the Princes Park Avenue) are to remain obscure glazed and kept shut as required by the original planning condition.

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

Planning matters are considered to have been covered 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:**  
NW11 9JT

**Carmelite Monastery, 119 Bridge Lane, London,**

**REFERENCE:**

**F/03433/13**



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