

**LOCATION:** 24A St Wilfrids Road, Barnet, Herts, EN4 9SA

**REFERENCE:** B/04731/13

**Received:** 14 October 2013

**Accepted:** 24 October 2013

**WARD(S):** East Barnet

**Expiry:** 19 December 2013

**Final Revisions:**

**APPLICANT:** Liveripe Ltd

**PROPOSAL:** Demolition of existing warehouse and erection of terrace of three houses with rooms in roof and basement accommodation. Associated parking and landscaping.

**RECOMMENDATION: Approve Subject to Conditions**

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

- Drawing Nos. L10.743.001, 002, 003, 004, 010, 012, 013, 014, 020, 021, 022, 023, 030, 031 (received 14 October 2013)
- Planning Statement (received 19 November 2013)
- Drawing Nos. L10.743.011 Rev A and 015 Rev B (received 2 December 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).

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 the parking spaces shown on Drawing No. L10.743.011A and 015B (received 2 December 2013) 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 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.

- 5 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.

- 6 Before the development hereby permitted is brought into use or occupied the site shall be enclosed in accordance with the details on Drawing Nos. 011A and 015B. The means of enclosure shall be maintained in accordance with the drawings thereafter.

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 Before the building hereby permitted is first occupied the proposed window in the north elevation facing north toward Nos. 22 and 24 St Wilfrids Road shall be glazed with obscure glass only and shall be permanently retained as such thereafter and shall be permanently fixed shut with only a fanlight opening.

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 Before the development hereby permitted is occupied, details of the subdivision 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).

- 11 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).

- 12 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.

- 13 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.

- 14 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.

- 15 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 to F of Part 1 to Schedule 2 of that Order shall be carried out within the curtilage of the dwellings hereby approved.

Reason: To safeguard the amenities of neighbouring occupiers and the general locality, and to ensure the dwellings retain sufficient amenity space and quality of accommodation in accordance with policies DM01 and DM02 of the Adopted Barnet Development Management Policies DPD (2012).

- 16 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) and achieve full Lifetime Homes credits. No dwelling shall be occupied until evidence that the Lifetime Homes credits have been achieved and 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).

- 17 No development shall take place until a 'Demolition & Construction Method Statement' has been submitted to, and approved in writing by, the Local Planning Authority. The Statement shall provide for: access to the site; the parking of vehicles for site operatives and visitors; hours of construction, including deliveries, loading and unloading of plant and materials; the storage of plant and materials used in the construction of the development; the erection of any means of temporary enclosure or security hoarding and measures to prevent mud and debris being carried on to the public highway and ways to minimise pollution. Throughout the construction period the detailed measures contained within the approved Statement shall be strictly adhered to.

Reason:

In the interests of highway safety and good air quality in accordance with Policy DM17 and DM04 of the Adopted Barnet Development Management Policies DPD (2012) and policy 5.21 of the London Plan (2011).

18 Part 1

Before development commences other than for investigative work:

- a. A desktop study shall be carried out which shall include the identification of previous uses, potential contaminants that might be expected, given those uses, and other relevant information. Using this information, a diagrammatical representation (Conceptual Model) for the site of all potential contaminant sources, pathways and receptors shall be produced. The desktop study and Conceptual Model shall be submitted to the Local Planning Authority. If the desktop study and Conceptual Model indicate no risk of harm, development shall not commence until approved in writing by the Local Planning Authority.
- b. If the desktop study and Conceptual Model indicate any risk of harm, a site investigation shall be designed for the site using information obtained from the desktop study and Conceptual Model. This shall be submitted to, and approved in writing by, the Local Planning Authority prior to that investigation being carried out on site. The investigation must be comprehensive enough to enable:-
  - a risk assessment to be undertaken,

- refinement of the Conceptual Model, and
- the development of a Method Statement detailing the remediation requirements.

The risk assessment and refined Conceptual Model shall be submitted, along with the site investigation report, to the Local Planning Authority.

- c. If the risk assessment and refined Conceptual Model indicate any risk of harm, a Method Statement detailing the remediation requirements, using the information obtained from the site investigation, and also detailing any post remedial monitoring shall be submitted to, and approved in writing by, the Local Planning Authority prior to that remediation being carried out on site.

## Part 2

Where remediation of contamination on the site is required completion of the remediation detailed in the method statement shall be carried out and a report that provides verification that the required works have been carried out, shall be submitted to, and approved in writing by the Local Planning Authority before the development is occupied.

Reason:

To ensure the development can be implemented and occupied with adequate regard for environmental and public safety in accordance with policies DM04 of the Adopted Barnet Development Management Policies DPD (2012), CS NPPF of the Adopted Barnet Core Strategy DPD (2012) and 5.21 of the London Plan 2011.

### **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.
- 2 The applicant is advised that it is their responsibility to make proper provision for drainage to ground, water courses or a suitable sewer. In respect of surface water, it is recommended that the applicant should ensure that storm flows are attenuated or regulated into the receiving public network through on or off-site storage. When it is proposed to connect to a combined public sewer, the site drainage should be separate and combined at the final manhole nearest the boundary. Where you propose to discharge to a public sewer, prior approval from Thames Water Developer Services will be required, and they can be contacted on 0845 850 2777. The above is

in order to ensure that the surface water discharge from the site is not detrimental to the existing sewerage system.

- 3 The applicant is advised that legal changes under The Water Industry (Scheme for the Adoption of Private Sewers) Regulations 2011 mean that the sections of pipes you share with your neighbours, or are situated outside of your property boundary which connect to a public sewer are likely to have transferred to Thames Water's ownership. Should your proposed building work fall within 3 metres of these pipes, we recommend you contact Thames Water to discuss their status in more detail and to determine if a building over/near-to agreement is required. You can contact Thames Water on 0845 850 2777 or for more information please visit [www.thameswater.co.uk](http://www.thameswater.co.uk).
- 4 The applicant is advised that Fire appliances require access to a point that is within 45 metres of suitable entrance to any dwelling (Fire Safety Guidance No. 29 - Access for Fire Appliances). Part of the proposed development is located outside the recommended distance from St Wilfrids Road. The applicant should contact the emergency services directly to discuss their requirement.
- 5 The applicant is advised that should asbestos containing material be discovered within the existing building, its removal must be carried out in accordance with appropriate guidance and legislation including compliance with waste management requirements. Accordingly any works should be managed to avoid damage to any asbestos containing material to prevent the release or spreading of asbestos within the site or on to any neighbouring land. For further information, the applicant should contact the Health and Safety Executive and view their guidance at <http://www.hse.gov.uk/asbestos/>.
- 6 The Community Infrastructure Levy (CIL) applies to all 'chargeable development'. This is defined as development of one or more additional units, and / or an increase to existing floor space of more than 100 sq m. Details of how the calculations work are provided in guidance documents on the Planning Portal at [www.planningportal.gov.uk/cil](http://www.planningportal.gov.uk/cil).

The Mayor of London adopted a CIL charge on 1st April 2012 setting a rate of £35 per sq m on all forms of development in Barnet except for education and health developments which are exempt from this charge. Your planning application has been assessed at this time as liable for a £21515.88 payment under Mayoral CIL.

The London Borough of Barnet adopted a CIL charge on 1st May 2013 setting a rate of £135 per sq m on residential and retail development in its area of authority. All other uses and ancillary car parking are exempt from this charge. Your planning application has therefore been assessed at this time as liable for a £80595 payment under Barnet CIL.

Liability for CIL will be recorded to the register of Local Land Charges as a legal charge upon your site payable should you commence development. Receipts of the Mayoral CIL charge are collected by the London Borough of

Barnet on behalf of the Mayor of London; receipts are passed across to Transport for London to support Crossrail, London's highest infrastructure priority.

If affordable housing or charitable relief applies to your development then this may reduce the final amount you are required to pay; such relief must be applied for prior to commencement of development using the 'Claiming Exemption or Relief' form available from the Planning Portal website: [www.planningportal.gov.uk/cil](http://www.planningportal.gov.uk/cil).

You will be sent a 'Liability Notice' that provides full details of the charge and to whom it has been apportioned for payment. If you wish to identify named parties other than the applicant for this permission as the liable party for paying this levy, please submit to the Council an 'Assumption of Liability' notice, which is also available from the Planning Portal website.

The Community Infrastructure Levy becomes payable upon commencement of development. You are required to submit a 'Notice of Commencement' to the Council's CIL Team prior to commencing on site, and failure to provide such information at the due date will incur both surcharges and penalty interest. There are various other charges and surcharges that may apply if you fail to meet other statutory requirements relating to CIL, such requirements will all be set out in the Liability Notice you will receive. You may wish to seek professional planning advice to ensure that you comply fully with the requirements of CIL Regulations.

If you have a specific question or matter you need to discuss with the CIL team, or you fail to receive a 'Liability Notice' from the Council within 1 month of this grant of planning permission, please email us: [cil@barnet.gov.uk](mailto:cil@barnet.gov.uk).

7 Applicants and agents are encouraged to sign up to the Considerate Contractors Scheme ([www.ccscheme.org.uk](http://www.ccscheme.org.uk)) whereby general standards of work are raised and the condition and safety of the Borough's streets and pavements are improved.

8 Applicants and agents are advised that this development should be designed to achieve an average water consumption target of 105 litres per head per day as calculated according to the Code for Sustainable Homes.

9 Any development or conversion which necessitates the removal, changing, or creation of an address or addresses must be officially registered by the Council through the formal 'Street Naming and Numbering' process.

The Council of the London Borough of Barnet is the Street Naming and Numbering Authority and is the only organisation that can create or change addresses within its boundaries. Applications are the responsibility of the developer or householder who wish to have an address created or amended.

Occupiers of properties which have not been formally registered can face a multitude of issues such as problems with deliveries, rejection of banking /



insurance applications, problems accessing key council services and most importantly delays in an emergency situation.

Further details and the application form can be downloaded from:  
<http://www.barnet.gov.uk/naming-and-numbering-applic-form.pdf>  
or requested from the Street Naming and Numbering Team via email:  
[street.naming@barnet.gov.uk](mailto:street.naming@barnet.gov.uk) or by telephoning: 0208 359 7294.

## **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, DM03, DM08, DM14 and DM17.

### Supplementary Planning Documents and Guidance

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:** Central House, 24A St Wilfrids Road, Barnet, Herts, EN4 9SA  
**Application Number:** B/03858/12  
**Decision:** Refuse  
**Decision Date:** 08/07/2013  
**Proposal:** **Demolition of existing building and construction of a two storey plus rooms in the roofspace and at lower ground floor level building comprising 8x self-contained flats and B1 office space.**

### Consultations and Views Expressed:

Neighbours Consulted: 113 Replies: 5 letters of objection, 1 letter of comment and 1 letter of support received.  
Neighbours Wishing To Speak: 1

The objections raised may be summarised as follows:

- Proposed 3-4 floored houses are not in keeping with neighbouring houses which are generally standard 2 storey houses.
- Gardens are too close to adjoining properties in the west and south.
- Low fence will offer little security to neighbours.
- First floor and second floor bedrooms will overlook adjoining properties.
- Construction works and drilling would adversely affect foundations of neighbouring properties.
- Proposal would result in a loss of light to neighbours.
- Parking on access driveway will cause concerns for fire access.
- Parking area would overlook neighbouring properties.

The letter of comment required assurance that all safety measures are in place to keep dust as limited as possible.

The letter of support may be summarised as follows:

- Proposal would be an improvement to the local area, and would be better than the existing warehouses.
- Proposal would blend with surrounding houses and provide useful housing accommodation.
- Warehouse is unsightly and needs to be demolished to make way for a more attractive development of houses.

Internal /Other Consultations:

Thames Water: With regard to sewerage infrastructure, no objections are raised.

LBB Traffic and Development: The revised proposal is for demolition of existing building and construction of a development consisting of 3 4-bedroom houses. Vehicle access will be via the existing access road. A total of 7 parking spaces are proposed for the residential element of the development. The proposed parking provision is in accordance with the parking standards in the Local Plan. The proposal includes a refuse collection point within 10 metres from the public highways which is acceptable on highways grounds. The applicant should contact Emergency Services regarding their requirements, as the vehicle access may not allow emergency vehicles to enter the site when vehicles are parked in the access road parking spaces. Clarification is required regarding proposed gates at the vehicle entrance including the exact gate location. It is recommended that if gates are installed they should be set back to allow for vehicles to wait outside the public highways. The proposal is acceptable on highways grounds subject to conditions.

Date of Site Notice: 07 November 2013

## **2. PLANNING APPRAISAL**

Site Description and Surroundings:

The application site relates to a plot of land located off St Wilfrids Road via a private drive between Nos. 24 and 26. The land is occupied by a two storey flat roofed warehouse building which has historically operated as B2/B8 with some ancillary office space (B1) at first floor. The existing building is wholly commercial in character and appearance. The site is surrounded on all sides by residential development (dwellings and gardens).

Proposal:

This application proposes the demolition of the existing non-residential building and the construction of a terrace of three houses. The proposed terrace would measure 11.2 metres in depth by 16.5 metres in width. The building would have a two storey appearance from the front with an eaves height of 6.8 metres and a ridge height of 9.5 metres. The rear would include a lower ground floor level, and dormer windows in the rear roof slope.

This application follows the refusal of planning application B/03858/12. The changes between the previously refused planning application and the current planning

application are as follows:

- The previous application proposed an L-shaped two storey building to provide 8 flats and office accommodation. The current proposal proposes a rectangular terrace of three dwellings only.
- The proposed building would be set further from No. 4 Crescent Rise than the built form proposed as part of the previous planning application.

#### Planning Considerations:

Given the history of this site, it is necessary to assess whether the current scheme addresses the previous reasons for refusal, and whether the changes made since the previous scheme introduce any new concerns. It is important to note that the Development Plan has not changed since the previous decision was taken.

The first reason for refusal states that the proposed building would appear as a cramped form of development, out of keeping with the spacious nature and setting of surrounding buildings, with a considerable density. The current application has reduced the number of units proposed from eight flats with office space to a terrace of three houses. The proposed building form on the site would be substantially less than that proposed under the previous application, set away from the southern boundary of the site and occupying the north-western part of the main plot. The proposed building would retain some spacing between the flank elevation and the western flank boundary, set further from this boundary than the existing building, and as a result is not considered to appear cramped within its plot. The proposed dwellings would be of a similar depth to the neighbouring residential developments, and would therefore reflect the spacious nature and setting of surrounding buildings. The proposed building would be of a design and appearance which is acceptable for this backland development, with a more domestic scale and appearance when compared to the existing non-residential building. The proposal is considered to be an acceptable addition to the street scene, providing an attractive replacement to the existing bland and dominant non-residential building, which would not be detrimental to the character and appearance of the locality.

The second reason for refusal states that the proposal would provide a poor quality of amenity for future occupants, with substandard room sizes, aspect, outlook, and amenity space. In the current scheme, the proposed bedrooms would meet the relevant minimum room size requirements required by the Sustainable Design and Construction SPD (SDCSPD). The units would each have a dual aspect toward both the front and rear of the site with habitable rooms benefiting from a reasonable outlook. With regard to garden space, each dwelling would have its own rear garden, and a lower ground floor level patio area. In addition, a communal garden area is proposed to the side of the building for the use of all three units. This ensures that sufficient quantity and quality outdoor amenity space is provided for all future occupants to comply with the requirements of the above. Therefore, the proposal would provide a policy-compliant level of amenity for future occupants, and the second reason for refusal attached to the previous scheme has been overcome.

The third reason for refusal states that the previously proposed building would appear dominant, overbearing and visually intrusive when viewed from Nos. 4 and 5 Crescent Rise, and would result in the perception of overlooking from the windows facing these neighbouring properties. It should be noted that the depth of the flank

elevation facing Nos. 4 and 5 Crescent Rise has been substantially reduced since the previous planning application. The elevation closest to No. 4 Crescent Rise is now set a considerable distance from this neighbouring garden, and is set far further from No. 4 than the existing building. Adjacent to No. 5, the depth of the elevation alongside this neighbouring garden has been reduced substantially. The depth of the elevation alongside the neighbouring garden is 11.4 metres set 1 metre from the side boundary. This can be compared to a depth of 22 metres set 0.8 metres from the neighbouring garden with the existing building. Therefore, the relationship between the proposed built form and the existing represents an improvement when viewed from No. 5 Crescent Rise, with a two storey elevation of lesser depth visible from the garden of No. 5. As a result of the changes between the schemes, it is considered that the proposal would have an acceptable relationship with the neighbouring properties. As a result, it is considered that the proposed building would have an acceptable and improved appearance over the existing building when viewed from the neighbouring properties. It would not be detrimental to the amenities of the occupants of any neighbouring property and the third reason for refusal attached to the previous application has been overcome.

With regard to parking and highways, the parking provision on site is sufficient to comply with the Council's adopted parking standards. The parking layout is the same as that proposed as part of the previous planning application, to which no objections were raised by the Council. The position of the bin stores has been set further from the street in the current application to reduce their impact on the street scene and the setting of the entrance to the proposed residential development. As a result, no objections are raised with regard to parking provision, highway safety or the siting of the proposed bin stores. These are not considered to adversely affect the amenities of the occupants of adjoining properties, given the existing unrestricted use and potential for comings and goings as part of the existing site, and that no objections were raised in the previous application to this arrangement.

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

The impact of noise, disturbance and structural issues from construction activities are not a material planning consideration. The other objections raised are covered in the appraisal above or by planning conditions.

### **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 proposal is considered to overcome the previous reasons for refusal attached to the previously refused planning permission. In addition, the development is considered to, in its own right, comply with the requirements of the Development Plan. It would have an acceptable impact on the character and appearance of the area, and on the amenities of neighbours. The proposal is therefore recommended for approval.

**SITE LOCATION PLAN:** 24A St Wilfrids Road, Barnet, Herts, EN4 9SA

**REFERENCE:** B/04731/13



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