

LOCATION: Lytton House, 39 Totteridge Village, London, N20 8PN

REFERENCE: B/03816/11

Received: 09 September 2011

Accepted: 15 September 2011

WARD(S): Totteridge

Expiry: 10 November 2011

Final Revisions:

APPLICANT: Mr K Mouskas

PROPOSAL: Demolition of existing dwelling and existing garage block
(CONSERVATION AREA CONSENT).

RECOMMENDATION: Approve Subject to Conditions

1. The development hereby permitted shall be carried out in accordance with the following approved plans:
Drawing Number: 1325.01 (Received 22.11.2011); Design and Access Statement (Received 09.09.2011); Drawing number: 1335.P.01 Rev 0 (Received 9th March 2012); Drawing number: 1335.P.02 Rev F (Received 9th March 2012); Drawing number: 1335.P.03 Rev A (Received 9th March 2012); Drawing number: 1335.P.04 Rev D (Received 9th March 2012); Drawing number: 1335.P.05 Rev A (Received 24th March 2012); Drawing number: 1335.P.06 Rev B (Received 9th March 2012); Drawing number: 1335.P.07 Rev - (Received 24th March 2012); Rear Sketch View (Received 15th February 2012).

Reason:

For the avoidance of doubt and in the interests of proper planning.

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

Reason:

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

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

Reason:

To preserve the established character of the Conservation Area pending satisfactory redevelopment of the site.

4. No works associated with the demolition of the existing house shall be carried out until a scheme for the protection of all existing trees has been submitted to and approved in writing by the Local Planning Authority.

Reason:

To safeguard trees of special amenity value.

5. Demolition works and delivery or removal of materials shall not take place outside 08.00 hours to 18.00 hours Mondays to Fridays and 08.00 hours to 13.00 hours on Saturdays and at no time on Sundays, Bank or Public Holidays.

Reason:

To safeguard the amenities of neighbouring residents.

- 6 No works of demolition shall be commenced, until a Demolition Method Statement has been submitted to, and approved in writing by the Local Planning Authority. The approved statement shall be adhered to throughout the demolition period. The statement shall provide for:
- i) the parking of vehicles of site operatives and visitors
 - ii) loading and unloading of plant and materials
 - iii) storage of plant and materials used in constructing the development
 - iv) wheel washing facilities
 - v) measures to control the emission of dust and dirt during demolition
 - vi) a scheme for recycling/ disposing of waste resulting from demolition
 - vii) the delivery times for materials and
 - viii) location of site huts

Reason:

To safeguard the amenities of neighbouring residents and the character and appearance of the locality during construction works.

INFORMATIVE(S):

- 1 The reasons for this grant of planning permission or other planning related decision are as follows: -

i) The proposed development accords with strategic planning guidance and policies as set out in The Mayor's London Plan: July 2011 and the Adopted Barnet Unitary Development Plan (2006).

In particular the following policies are relevant:

Adopted Barnet Unitary Development Plan (2006): GBEnv2, GBEnv4, HC1, HC5.

Totteridge Conservation Area Character Appraisal Statement (2008)

Core Strategy (Submission version) 2011: CS5

Development Management Policies (Submission version)2011: DM06

ii) The proposal is acceptable for the following reason(s): -

The proposal is considered to be acceptable as the existing dwelling is considered to hold little architectural or historic value and the proposed development is considered to preserve and enhance the conservation area. It is considered to have an acceptable impact on trees of special amenity value and would be in accordance with the aforementioned policies.

1. MATERIAL CONSIDERATIONS

National Planning Policy Framework 2012

The Mayor's London Plan: July 2011: Various.

Relevant Unitary Development Plan Policies: GBEnv4, HC1, HC5. Totteridge Conservation Area Character Appraisal Statement.

Core Strategy (Submission version) 2011

Barnet's emerging Local Plan is made up of a suite of documents including the Core Strategy and Development Management Policies Development Plan Documents (DPD). Until the Local Plan is complete, 183 policies within the adopted Unitary Development Plan (UDP) remain. The replacement of these 183 policies is set out in both the Core Strategy and Development Management Policies DPD.

The Core Strategy will contribute to achieving the vision and objectives of Barnet's Sustainable Community Strategy and will help our partners and other organisations to deliver relevant parts of their programmes. It will cover the physical aspects of location and land use traditionally covered by planning. It also addresses other factors that make places attractive and distinctive as well as sustainable and successful.

Barnet's Local Plan is at an advanced stage following submission in August / September 2011. The National Planning Policy Framework (NPPF) (para 216) sets out the weight that can be given to emerging policies as a material consideration in the determination of planning applications.

Relevant Core Strategy Policies:CS5.

The Development Management Policies document provides the borough wide planning policies that implement the Core Strategy. These policies will be used for day-to-day decision making.

Barnet's Local Plan is at an advanced stage following submission in August / September 2011. Therefore weight can be given to it as a material consideration in the determination of planning applications.

Relevant Development Management Policies: DM01 and DM06.

Relevant Planning History:

Site Address:	LYTTON HOUSE 39 Totteridge Village London N20 8PN
Application Number:	N04053E/02
Application Type:	Full Application
Decision:	Approve with conditions
Decision Date:	26/09/2003
Appeal Decision:	No Appeal Decision Applies
Appeal Decision Date:	No Appeal Decision Date exists
Proposal:	Erection of part single, part two storey front extensions and first floor side extension.
Case Officer:	James Rodger

Site Address: 39 TOTTERIDGE VILLAGE TOTTERIDGE LONDON N20
Application Number: N04053A
Application Type: Full Application
Decision: Approve with conditions
Decision Date: 05/07/1978
Appeal Decision: No Appeal Decision Applies
Appeal Decision Date: No Appeal Decision Date exists
Proposal: **Single-storey front extension and portico.**
Case Officer:

Site Address: LYTTON HOUSE, 39 TOTTERIDGE VILLAGE LONDON N20
Application Number: N04053
Application Type: Full Application
Decision: Approve with conditions
Decision Date: 18/07/1973
Appeal Decision: No Appeal Decision Applies
Appeal Decision Date: No Appeal Decision Date exists
Proposal: **First floor side extension and two storey rear extension.**
Case Officer:

Consultations and Views Expressed:

Neighbours Consulted: 0
Neighbours Wishing To Speak

Replies: 1

The objections raised may be summarised as follows:

- Concern that no evidence regarding the structural stability of the existing property has been provided in order to back up the applicants argument that the existing property is structurally failing.
- Concern regarding the use of UPVC doors.
- No tree survey has been provided.
- Concern that the root protection areas shown on the submitted plans are incorrect.
- Concern regarding loss of trees along the boundaries.
- Concern that the sustainability checklist, the need for a code for sustainable homes assessment has been delayed.
- Concern regarding insufficiency of the submitted information and drawings.
- Concern that the submitted drawings are not all to the same scale.
- Concern regarding the absence of a landscaping plan.
- Concern that the proposed dwelling is unsympathetic to the Conservation Area.
- Concern regarding the set back of the proposed dwelling and the subsequent impact on the amenities of the neighbouring occupiers.
- Impact on the character and appearance of the Conservation Area.
- Concern regarding inaccuracies on the submitted drawings.
- Request for the submission of an archaeological report, a PPS5 heritage statement and a planning statement.
- Concern regarding the bulk of the building.
- Concern regarding the impact of the proposed development on the TPO trees.

Internal /Other Consultations:

- Urban Design & Heritage - No objections raised with regards to the loss of the existing dwelling.

2. PLANNING APPRAISAL

Site Description and Surroundings:

The application relates to a 2-storey, detached single family dwelling located on the south-western side of Totteridge Lane. This site is located within Area 3 (Totteridge Village) of the Totteridge Conservation Area. This part of Totteridge Village is characterised by large, two-storey, detached houses of varying designs although they are generally of a traditional style and brick built. The Totteridge CA Character Appraisal notes that one of the principal negative features of Totteridge Village is that "*There is continuous development pressure to enlarge smaller properties which are so characteristic of the area either by extension, demolition and rebuild.*"

The application property is a large dwelling but could be considered small in comparison to the extensive dwellings adjacent to this site. Due to the variation in design and the spacing between them, these properties are not considered to form a cohesive group.

Proposal:

This application involves the demolition of the existing dwelling and existing garage block.

Planning Considerations:

This application needs to be considered in conjunction with application reference number B/03815/11 which proposes a replacement dwelling on this site.

This application has been recommended for approval as it is considered to offer a suitable replacement which respects the character and appearance of the area and the visual and residential amenities of neighbouring occupiers.

Subject to this suitable replacement and a contract for the execution of the works, the demolition of the existing dwelling is considered acceptable.

The Conservation Area Consent is recommended for approval, subject to conditions.

3. COMMENTS ON GROUNDS OF OBJECTIONS

Mainly dealt with in the above report.

- The submission of a structural stability report is not considered necessary.
- UPVC doors are not proposed.
- Tree survey information has been provided. The Trees and Landscape Officer has also imposed a number of conditions (both restrictive and detail) to ensure that no harm is caused to the health of the TPO trees and to ensure that adequate landscaping / replacement planting is incorporated into the scheme.
- The Root Protection Areas are considered to be accurate.
- A condition has been imposed to ensure that the proposed development meets Code Level 3 of the Code for Sustainable Homes.
- All plans are not required to the same scale.
- The information provided is considered sufficient for the determination of the application. Any additional information has been requested via condition.
- All issues regarding possible impacts on the amenities of the neighbouring occupiers have been addressed under the full planning application (reference B/03815/11).

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

This application is recommended for approval.

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