

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

REFERENCE: B/03815/11

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.
Erection of a detached 2 storey dwelling plus rooms in
roofspace and lower ground floor level. Erection of new
detached garage port, extension to raised patio at rear and
associated landscaping.

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); "Details of Tree Protection (revision A) 39 Totteridge Village, London, N20 8PN" dated 17.01.2012 (Received 24th March 2012); E-mail sent from Andrew Scott on 1st March 2012 (Received 01.03.2012).

Reason:

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

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 The building hereby permitted and surrounding land shall be constructed in accordance with the levels details shown on Drawing numbers: 1335.P.02 Rev F (Received 9th March 2012); 1335.P.04 Rev D (Received 9th March 2012); and 1335.P.06 Rev B (Received 9th March 2012).

Reason:

To ensure that the work is carried out at suitable levels in relation to the highway and adjoining land having regard to drainage, gradient of access and the amenities of adjoining occupiers and the health of any trees on the site.

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 visual amenities of the locality.

5. 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.

6. Before the building hereby permitted is occupied the proposed first floor windows in the side elevations 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.

7. 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 elevations of the dwelling.

Reason:

To safeguard the privacy and amenities of occupiers of adjoining residential properties.

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) the building(s) hereby permitted shall not be extended in any manner whatsoever.

Reason:

To ensure that the development does not prejudice the character of the locality and the enjoyment by existing and/or neighbouring occupiers of their properties.

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.

10. Notwithstanding the details shown on the hereby approved drawings, the rooflight(s) hereby approved shall be of a "conservation" type (with central, vertical glazing bar), set flush in the roof.

Reason:

To safeguard the character and appearance of the Conservation Area.

11. No development shall take place within the area indicated until the applicant has secured the implementation of a programme of archaeological work in accordance with a written scheme of investigation which has been submitted by the applicant and approved in writing by the Local Planning Authority.

Reason:

To enable archaeological investigation of the site.

12. Notwithstanding the details shown on the submitted drawings, the development works hereby consented shall not begin until a scheme of hard and soft landscaping has been submitted to and approved in writing by the Local Planning Authority. The soft landscaping scheme shall include details of any existing trees, shrubs and hedges that are to be retained; planting plans; written specifications (including cultivation and other operations associated with plant and grass establishment); schedules of plants, noting species, plant sizes and proposed numbers/densities where appropriate. The hard landscaping scheme shall include all means of enclosure, including boundary treatments, and the surface materials for any new or replacement hard surfacing

Reason:

To ensure a satisfactory appearance to the development.

13. 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.

14. 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.

15. All services required for the new development hereby approved shall be installed in the locations shown on drawing 1335.P.02 Rev F and there shall be no excavation within the Root Protection Area (calculated as per the recommendations within the British Standard BS5837:2005 Trees in relation to construction – Recommendations) of any tree shown to be retained on drawing 1335.P.02 Rev F as part of the installation of services for the development hereby approved.

Reason:

To safeguard the health of existing trees which represent an important amenity feature.

16. No site works or works on this development shall be commenced before temporary tree protection shall have been erected around existing trees in accordance with details to be submitted and agreed in writing by the Local Planning Authority (the submitted details should be based on and expanding upon the tree protection details shown on drawing 1335.P.02 Rev F, but should include details of appropriate protection for all retained trees at and adjacent to the site). This tree protection shall remain in position until after the development works are completed and no material, equipment, machinery or spoil shall be stored within these fenced areas.

Reason

To safeguard the health of existing trees which represent an important amenity feature.

17. No siteworks or works on this development shall be commenced before a method statement detailing precautions to minimise damage to trees in accordance with Section 7 of British Standard BS5837: 2005 *Trees in relation to construction - Recommendations* is submitted to and approved in writing by the LPA 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.

18. There shall be no changes or alterations to the ground level within the Root Protection Area (calculated as per the recommendations within the British Standard BS5837:2005 Trees in relation to construction – Recommendations) of any tree shown to be retained on drawing 1335.P.02 Rev F as part of the development works hereby approved.

Reason:

To safeguard the health of existing trees which represent an important amenity feature.

19. No development or other operations shall commence on site in connection with the [demolition and] development hereby approved until a detailed tree felling / pruning specification has been submitted to and approved in writing by the local planning authority and all tree felling and pruning works shall be carried out in full accordance with the approved specification and the British Standard 3998: 2010 *Recommendation for Tree Works* (or as amended).

Reason:

To safeguard the health of existing trees which represent an important amenity feature.

20. No site works or works on this development including demolition or construction work shall commence until a Demolition and Construction Management Plan has been submitted to and approved in writing by the Local Planning Authority. All works must be carried out in full in accordance with the approved details unless previously agreed in writing by the Local Planning Authority.

Reason:

In the interests of highway safety in accordance with Policy M11 of the London Borough of Barnet Adopted Unitary Development Plan 2006.

21. 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 GSD of the adopted Unitary Development Plan (adopted 2006) and the adopted Sustainable Design and Construction Supplementary Planning Document (June 2007).

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):
GSD, GBEEnv1, GBEEnv2, GBEEnv4, GParking, D1, D2, D3, D4, D5, D11, D13, HC1, H16, H17, H18, M11, M12, M14. Supplementary Planning Document: Sustainable Design and Construction.
Core Strategy (Submission version) 2011:
CS4 and CS5.
Development Management Policies (Submission version)2011:
DM01, DM02, DM06 and DM08.
- ii) The proposal is acceptable for the following reason(s): -
The proposed replacement dwelling is considered to have an acceptable impact on the amenities of the adjoining residents and would preserve the character and appearance of this part of the Totteridge Conservation Area. The proposals are in accordance with the aforementioned policies.

2. Trees at and adjacent to this site are included within a Tree Preservation Order and the site is within the Totteridge Conservation Area. With the exception of the removal of the trees numbered 7, 9, 10 and 23 on drawings 1335.P.01 Rev 0 and 1335.P.02 Rev F this grant of planning consent confers no rights to undertake any treatment to any other trees at and/or adjacent to the site. If any treatment is proposed to other trees at and/or adjacent to the site as part of the development works hereby consented then this should be specified in details submitted for the discharge of Condition 19 of the planning permission hereby approved. Alternatively, a separate application/notice of intent would be required in accordance with the tree preservation legislation. You are reminded that unauthorised treatment of protected trees is a criminal offence which may carry a heavy penalty.
3. Any details submitted in respect of the Demolition and Construction Management Plan above shall control the hours, routes taken, means of access and security procedures for construction traffic to and from the site and the methods statement shall provide for the provision of on-site wheel cleaning facilities during demolition, excavation, site preparation and construction stages of the development, recycling of materials, the provision of on-site car parking facilities for contractors during all stages of development (Excavation, site preparation and construction) and the provision on site of a storage/delivery area for all plant, site huts, site facilities and materials and a community liaison contact and precautions to minimise damage to trees on or adjacent to the site.
4. The applicant is advised that Totteridge Village (the whole length) is a Traffic Sensitive Road; deliveries during the construction period should not take place between 8.00 am-9.30 am and 4.30 pm-6.30 pm Monday to Friday. Careful consideration must also be given to the optimum route(s) for construction traffic and the Environment and Operations Directorate should be consulted in this respect.
5. Any necessary changes to the existing vehicular crossover will be carried out by the Highway Authority at the applicant's expense. You may obtain an estimate for this and any associated work on public highway from the London Borough of Barnet, Building 4, North London Business Park (NLBP), Oakleigh Road South, London N11 1NP. Any redundant crossover must be reinstated to footway level.
6. The development of this site is likely to damage historic assets of archaeological interest. The applicant should therefore submit detailed proposals in the form of an archaeological project design. This design should be in accordance with the appropriate English Heritage guidelines.
7. The Mayor of London introduced a Community Infrastructure Levy on 1st April 2012 setting a rate of £35 per sqm on all 'chargeable development' in Barnet.

This will be recorded to the register of Local Land Charges as a legal charge upon your site should you commence development. This Mayoral

CIL charge will be passed across to Transport for London to support Crossrail, London's highest infrastructure priority.

If Affordable Housing Relief 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

You will be sent a 'Liability Notice' that will provide 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, this 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 statutory requirements, such requirements will all be set out in the Liability Notice you will receive.

If you fail to receive a 'Liability Notice' from the Council within 1 month of this grant of planning permission, please contact us: cil@barnet.gov.uk.

1. MATERIAL CONSIDERATIONS

National Planning Policy Framework 2012

The Mayor's London Plan: July 2011
Various.

Relevant Unitary Development Plan Policies:

GSD, GBEnv1, GBEnv2, GBEnv4, GParking, D1, D2, D3, D4, D5, D11, D13, HC1, H16, H17, H18, M11, M12, M14. Supplementary Planning Document: Sustainable Design and Construction. 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:
CS4 and 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, DM02, DM06 and DM08.

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: 15
Neighbours Wishing To
Speak

Replies: 3 (including CAAC)

The objections raised may be summarised as follows:

- Overlooking and loss of privacy.
- Concern regarding the scale of the development.
- Concern regarding the appearance of the windows on the flank elevations.
- Concern regarding the appearance of the rooflights.
- Concern regarding the size and appearance of the proposed dwelling.
- 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 and Heritage Team -
No objection to the amended scheme.

• English Heritage-Archaeology -
The site lies in a designated Area of Special Archaeological Significance as defined by the Council. This is due to the medieval settlement of Totteridge, which by the 13th century included a chapel on the main road through the village. The application site is located within the grounds of the 16th century manor of Copped Hall, and early Ordnance Survey maps show outbuildings and ancillary structures within the development area.

The proposed development is outside of the footprint of the present dwelling, and includes a lower ground level which may, therefore, affect heritage assets of archaeological interest.

I do not consider that any further work need be undertaken prior to determination of this planning application but that the archaeological position should be reserved by attaching a condition to any consent granted under this application. This is in accordance with Policy HE 12.3 of PPS5 and local policies.

Informative: 'The development of this site is likely to damage historic assets of archaeological interest. The applicant should therefore submit detailed proposals in the form of an archaeological project design. This design should be in accordance with the appropriate English Heritage guidelines.'

In this instance, given the nature of the development proposals, I would recommend that a watching brief, whereby a suitably experienced and qualified archaeologist is in attendance during the excavation of the lower ground floor level in order to record any archaeological features encountered.

Considered acceptable subject to condition and informatives.

- Trees and Landscape Team -

No objection subject to 8 conditions and an informative.

- Traffic & Development -

The proposal is for demolition of existing dwelling and garage and construction of a new 5/6 bedroom house and re provision of garage and parking spaces. Vehicle access will be maintained as existing.

The proposal is acceptable on highways grounds subject to a condition (re. Demolition and construction Plan) and 3 informatives.

- Conservation Area Advisory Committee (CAAC) -

The proposed change of the site position should be carefully considered as it is very difficult to assess the impact this proposal would have on views from the street and public footpath. There is also concern that the proposed position would adversely affect TPO trees on the site.

Date of Site Notice: 22 September 2011

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 the Totteridge Conservation Area (Area 3: Totteridge Village) and is covered by an Article 4 Direction. An area within the front portion of the site (including the existing dwelling) is located within an Area of Special Archaeological Significance and the majority of the site to the rear of the existing dwelling is Green Belt Land. The large group of trees within the central portion of the application site are covered by a Tree Preservation Order. There are also a number of TPO protected trees along the side boundary with No.33.

The neighbouring properties are predominantly large, detached houses of varying designs although they are generally of a traditional style and brick built. The low density residential development and large, landscaped plots contribute to the character and appearance of the Conservation Area.

The application property and neighbouring properties at No.s 33 (The Darlands) and 41 are each situated within extensive plots (the application site being the narrowest of the three plots) and are accessed via a shared driveway leading from Totteridge Lane. Each property is set back from the highway, giving limited views from the main road and public footpath. As the application property sits forward of the front building lines of the neighbouring properties at No.s 33 and 41, it is the most visible of the three properties.

The application site measures approximately 160m in length and 25m - 32m wide. At a distance of 30m - 44m from the front boundary, the ground level drops by approximately 2m. The remainder of the site beyond this point is Green Belt land.

The existing 2-storey property sits entirely forward of the front building lines of the neighbouring properties at No.s 33 and 41 and measures approximately 21.5m wide at ground floor level / 16m wide at first floor level; 6.5m - 9m deep; and 5.6m in height to the eaves / 9.1m to the ridge. There is also a single-storey element to the side of the building which projects 11m beyond the front elevation and includes a double garage and covered car port. This single-storey element measures 5.8m wide (sitting 1.2m from the boundary with No.33); and 2.5m in height to the eaves / 4.5m to the ridge.

The application property sits 2.5m - 3m from the boundary with No.41 (at 2-storeys) and 1.2m from the boundary with No.33 at ground floor level / 6.8m at first floor level.

The main dwelling at No.33 sits approximately 29m from the boundary with the application site, however the single-storey wing of this building extends up to 5m from the boundary (adjacent to the rear of the higher level garden area). This property is constructed of red brick however the western wing (an extension to the original property) is timber clad.

The neighbouring property at No.41 is of a modern design, giving it a character quite distinct from that of the neighbouring dwellings, and was constructed following the grant of planning permission in March 2000 for 'Erection of new two-storey detached house with basement' (Application Reference N00519K/00) and subsequent approvals for various external alterations to the approved building. This property has a large, Welsh slate roof and is finished in a combination of Western Red Cedar timber cladding. Extensive glazing and glass balustrades have also been incorporated into its design. In describing the neighbouring property at No.41 (Under appeal ref. APP/N5090/D/09/2114970), the Appeal Inspector made the following comment: "*...the appeal property is situated close to more traditional brick-built houses but it is separated from them by distance, boundary treatment and vegetation. These houses do not form a uniform group....*"

Proposal:

Demolition of existing dwelling and existing garage block. Erection of a detached 2 storey dwelling plus rooms in roofspace and lower ground floor level. Erection of new detached garage port, extension to raised patio at rear and associated landscaping.

A number of amendments were made during the course of this application in order to address the Council's concerns regarding the size and design of the proposed building and the impact of the proposed works on the health of the TPO protected trees within and adjacent to the application site. The amendments made are as follows:

- Various alterations to the submitted plans in order to remove inaccuracies, particularly with regards to the site levels and the root protection areas of the adjacent trees.
- A reduction in the width of the proposed dwelling.
- The removal of the large, heavy 'double band' around the proposed house, just below roof level.
- Alterations to the design and a reduction in the bulk of the proposed front porch.
- Alterations to the design of the proposed fenestration.
- The re-design / sub-division of the originally proposed central glazed feature on the rear elevation.
- A reduction in the number of rooflights.
- A reduction in the width of the extension to the raised patio.
- Alterations to the proposed ground levels.
- Alterations to the proposed tree protection.
- Alterations to the layout of the proposed services.

Planning Considerations:

This application firstly involves a 10m-12m deep (17m wide) extension to the existing patio, in order to accommodate the set back of the proposed dwelling and associated patio area. In order to protect the adjacent TPO trees, the sloping pathway along the boundary with No.33 would be retained and the extended patio would be set in 3.6m - 5.8m from this boundary. It would also be set in 4.6m - 7.3m from the boundary with No.41. A 1.1m tall glazed balustrade and associated 1.3m tall brick built pillars are proposed along all 3 sides of the patio and access to the lower rear garden would be provided via 2 brick built stairwells (one on each end of the new patio).

The proposed dwelling would be set back a further 16m than the existing dwelling (sitting 5m back from the front building line of No.41 and only 9.5m forward of the front building line of the single-storey wing of No.33). It would measure 17m wide (sitting 4m from the boundary with No.33 / approximately 3.8m from the boundary with No.41); 13.9m - 15.7m deep; and 7.3m in height to the top of the parapet / 9.5m to the top of the mansard roof. The new dwelling would have accommodation in the loft and at basement level (beneath the dwelling and the raised patio).

The proposed dwelling would be finished in red brick with timber framed windows and doors and a slate tiled roof. Although sash windows would be used throughout most of the building, a central feature, consisting of tall, narrow windows and double doors, is proposed on the rear elevation, overlooking the garden. Amendments were made during the course of this application involving the subdivision of the originally large, entirely glazed feature into separate narrow windows and the incorporation of glazing bars in order to address the Council's concerns regarding the design and visual dominance of this central feature.

A new detached garage / car port is also proposed in the same position as the existing. This building would sit at a distance of approximately 7m from the front elevation of the dwelling and would measure 15.5m wide, 6.5m deep and 4.5m to the ridge. The replacement car port and the retaining walls / stairwells to the side / rear of the new patio would also be constructed of red brick in keeping with the main dwelling.

The existing boundary walls would be retained and the existing tarmac to the front of the dwelling would be replaced with permeable paving. Planting beds are also proposed within the front area of the site in order to soften the appearance of the large courtyard.

Due to the siting of the proposed dwelling and associated rear patio in relation to the neighbouring properties at No.33 and No.41, and considering the distance retained to each of the side boundaries, this proposal is not considered to have a detrimental impact on the amenities of the neighbouring occupiers in terms of overbearing, loss of light or loss of outlook. The proposed set back of the dwelling, in line with the neighbouring buildings, is considered more appropriate as it would reduce the prominence of the dwelling and avoid any harmful impact on the visual amenities of the neighbouring occupiers.

Windows are proposed on the flank elevations at ground and first floor level and rooflights are proposed on each of the flank roofslopes. As the proposed first floor level windows will be obscure glazed, and considering the height and angle of the proposed rooflights, these are not considered to have a detrimental impact on the amenities of the neighbouring occupiers (on either side) in terms of overlooking or loss of privacy. Due to the difference in ground levels, the ground floor level window on the western flank elevation would only face the large, pitched roof of the neighbouring property at No.41 and is therefore not considered to have a detrimental impact on the amenities of the neighbouring occupiers at No.41 in terms of overlooking or loss of privacy.

Due to the trees and vegetation along the eastern boundary, and considering the distance of the neighbouring property at No.33 from the application site, the proposed ground floor level window on the eastern flank elevation is not considered to result in overlooking or loss of privacy.

Considering the existing raised patio to the rear of No.39, and the siting of the proposed raised patio in between the property at No.41 and the western wing of No.33, this proposal is not considered to have a detrimental impact on the amenities of the neighbouring occupiers in terms of overlooking or loss of privacy.

It is acknowledged that the proposed dwelling is larger than the existing, however this existing dwelling is modestly sized in comparison to the neighbouring properties and the majority of properties within the surrounding area. As the Totteridge Conservation Area is comprised of large, detached dwellings, the development of a replacement dwelling of the size proposed, is considered acceptable.

The proposed dwelling at No.39 would be set back into this extensive plot, giving limited views from the main road. This is considered to be acceptable as would fit in with the existing established pattern of development and front building line. It would have a traditional architectural style and would be constructed of traditional building materials (red brick with elements of render, wooden framed windows and doors and a slate roof), in keeping with the character and appearance of the surrounding properties. The style of the fenestration and the design of the central window feature on the rear elevation is considered to be sympathetic to the traditional style of the dwelling. Notwithstanding the details shown on plan, a condition has been imposed requiring the submission of details of the proposed materials.

The basement accommodation is considered to be successfully executed as the external manifestation of it has been kept to a minimum. There is a raised terrace to the rear of the existing dwelling and therefore the incorporation of a raised terrace to the rear of the replacement dwelling is considered acceptable in terms of character and appearance. The lower level of the building is largely concealed from public view and as such the retaining wall to the rear of the patio would have a limited impact on the Conservation Area or visual amenity of neighbouring residents. The glass balustrade surrounding this terrace is considered to be discrete and sympathetic to the new development and the area, particularly considering the large amounts of glazing on the neighbouring property at No.41 and the western wing of No.33.

The proposed replacement garage block is similar to the existing in terms of size and siting, however its design is in keeping with that of the proposed dwelling. Considering its size, design and discreet location, this proposal is considered to preserve the character and appearance of the application site and this part of the Totteridge Conservation Area.

No tree pruning works are proposed and the TPO protected trees on this site would be retained.

The majority of sites in this area are heavily landscaped, which adds to the semi-rural character of the area. At present the tree cover in the front garden area of the application site provides a soft, green boundary which is considered to enhance this part of the Conservation Area by screening the dwellings from the road. Whilst some hard landscaping to the front of the site is necessary to serve resident and visitor cars, it is important that a significant amount of green landscaping is incorporated to soften the frontage. Notwithstanding the details shown on the proposed site plan, a condition has been imposed requiring the submission of a full landscaping scheme in order to ensure that adequate planting is incorporated into the development, therefore preserving the character and appearance of the application site and this part of the Totteridge Conservation Area.

As the front of the application site lies within the grounds of the 16th Century manor of Copped Hall and within a designated Area of Special Archaeological Significance, condition has been imposed requiring the applicant to secure the implementation of a programme of archaeological work in accordance with a written scheme of investigation, which is to be submitted to the Local Planning Authority.

3. COMMENTS ON GROUNDS OF OBJECTIONS

Mainly dealt with in the above report.

- The windows on the flank elevations of the dwelling are considered to add interest and prevent the side elevations from appearing too plain.
- The submission of a structural stability report is not considered necessary.
- 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.
- 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.

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 proposals would have an acceptable impact on the character and appearance of the Totteridge Conservation Area and the amenities of the neighbouring occupiers. The application is therefore recommended for approval.

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

REFERENCE: B/03815/11



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