

LOCATION: Maple House, 9 The Pastures, London, N20 8AN

REFERENCE: B/00085/12

Received: 06 January 2012

Accepted: 06 January 2012

WARD(S): Totteridge

Expiry: 02 March 2012

Final Revisions:

APPLICANT: Mr & Mrs R Glynne

PROPOSAL: Demolition of existing dwelling house and erection of new two storey dwelling house with attached garage and rooms in roof space. (CONSERVATIONS AREA CONSENT)

RECOMMENDATION: Approve Subject to Conditions

1. The development hereby permitted shall be carried out in accordance with the following approved plans: [Design and Access Statement, Site Plan, 1346.P.02 D (received 20/04/2012), 1346.P.03 (received 05/03/2012), 1346.P.01 C (received 24/04/2012)].

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.

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): GBEnv4, HC1.

Core Strategy (Submission version) 2011: CS5

Development Management Policies (Submission version) 2011: DM06

ii) The proposal is acceptable for the following reason(s): - The existing dwelling is considered to have a neutral contribution to the character and appearance of the Totteridge Conservation and therefore the proposed demolition of the existing dwelling is considered acceptable subject to a suitable replacement dwelling on the site as granted by the LPA and subject to the execution of a contract for the carrying out of the works of redevelopment of the site to be agreed by the LPA.

1. MATERIAL CONSIDERATIONS

National Planning Policy Framework 2012

The Mayor's London Plan: July 2011

Relevant Unitary Development Plan Policies:
GBEnv4, HC1.

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:
DM06

Relevant Planning History:

B/00084/12 - Still Under Consideration

Demolition of existing dwelling house and erection of new two-storey dwelling house with attached garage and rooms in roof space.

Consultations and Views Expressed:

Neighbours Consulted: 0 Replies: N/A
Neighbours Wishing To Speak 0

Internal /Other Consultations:

- Totteridge Conservation Area Advisory Committee:

The proposal is much larger than the existing house with a greatly increased ridge height. Consideration should be given to scaling down the design and its impact on the adjacent dwellings.

- Urban Design and Heritage:

The application site is located on the eastern side of The Pastures, within Area 3: Totteridge Village of the Totteridge Conservation Area. The character of The Pastures is an eclectic mix of housing styles, with properties demonstrating shallow depths and wide frontages, each with generous gaps between them affording attractive views of vegetation beside and beyond. The existing dwelling on site has not been given any specific designation. The Totteridge Conservation Area Character Appraisal notes that one of this area's principal negative features includes "bland residential development such as..... The Pastures...".

It is proposed to demolish the existing dwelling on site and erect a replacement two storey dwelling. This application follows a recent pre-application meeting which set out the parameters of the application. No objection was raised to the demolition of the existing dwelling on site, providing any replacement makes a more positive contribution to the Conservation Area than what exists there presently.

There were a number of concerns raised during the pre-application process including objection to the proposed height, width and scale of the replacement dwelling. In the main these concerns have been overcome resulting in the proposed replacement dwelling being considered to be an acceptable addition to both The Pastures and the wider Conservation Area. However, I do note that the additional half a meter height has been reintroduced to the scheme. During the pre-application process it was considered that 9.5m height was too tall making the proposed replacement dwelling appear too dominant in the streetscene and reducing views of vegetation around the new dwelling. This additional height should be removed. Other than this as proposed, the replacement dwelling offers a higher architectural standard of design than the existing which demonstrates the 1960s vernacular. The scale, massing and bulk of the new dwelling is considered to be appropriate for the plot, not detrimentally impacting on the amenities of neighbouring occupiers.

- **Trees and Landscaping:**

The willow tree standing in the rear garden of 19 Northcliffe Drive has had its crown reduced by 35% due to storm damage. Whilst this existing tree contributes to the character and appearance of the Conservation Area it is not worthy of an individual TPO. As the proposed development is outside of the root protection area of this tree no objection is raised to the proposals. The rest of the planting appears to be ornamental and landscaping conditions could safeguard screening between sites.

Date of Site Notice: 12 January 2012

2. PLANNING APPRAISAL

Site Description and Surroundings:

The application site relates to a to a part single, part two-storey dwelling house on the east side of The Pastures, a cul-de-sac off Barnet Lane and is situated within the Totteridge Conservation Area.

The street is characterised by an eclectic mix of dwellings many of which have been altered, extended or replaced. The application property as noted by the Design and Heritage officer has a 1960s style similar to both adjoining properties and follows the natural level changes in the street. Whilst there are a variety of dwelling styles, they generally have wide frontages and shallow depths with shallow ridged roofs. There are generous gaps between the properties which provide relief from the built form and allow views of vegetation beyond and around the buildings which contributes to an attractive and spacious street scene.

Proposal:

The application seeks Conservation Area Consent for the demolition of the existing dwelling prior to its replacement with a new two-storey dwelling house. It is accompanied by an application for the proposed replacement building (reference B/00084/12).

Planning Considerations:

The existing dwelling is of no historic or architectural merit and has a neutral impact on the character and appearance of the Totteridge Conservation Area. Its demolition is therefore acceptable in principle subject to a suitable replacement dwelling.

The proposed replacement dwelling has been appraised to be acceptable as per the officer report for application B/00084/12 and is considered to have an acceptable impact on the Conservation Area preserving its character and appearance. As such, approval is recommended.

3. COMMENTS ON GROUNDS OF OBJECTIONS

As per B/00084/12.

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 are in accordance with planning policy and guidance and approval is therefore recommended.

SITE LOCATION PLAN: Maple House, 9 The Pastures, London, N20 8AN

REFERENCE: B/00085/12



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