

LOCATION: 1-10 & 11-19 Silkstream Parade, Watling Avenue, Edgware, Middx, HA8 0EL

REFERENCE: H/00398/12 **Received:** 31 January 2012

Accepted: 31 January 2012

WARD(S): Burnt Oak **Expiry:** 27 March 2012

Final Revisions:

APPLICANT: Arch Property Investment Ltd

PROPOSAL: Proposed new storey above existing residential units to include 5 no.1 bedroom flats at 1-10 Silkstream Parade and 4 no. 2 bedroom units at 11-19 Silkstream Parade.

RECOMMENDATION: Approve Subject to Unilateral Undertaking

RECOMMENDATION I:

That the applicant and any other person having a requisite interest be invited to enter by way of an agreement into a planning obligation under Section 106 of the Town and Country Planning Act 1990 and any other legislation which is considered necessary for the purposes seeking to secure the following:

- 1 Paying the council's legal and professional costs of preparing the Agreement and any other enabling agreements;
- 2 All obligations listed below to become enforceable in accordance with a timetable to be agreed in writing with the Local Planning Authority;
- 3 **Education Facilities (excl. libraries) £14,341.00**
A contribution towards the provision of Education Facilities in the borough.
- 4 **Libraries (financial) £1,251.00**
A contribution towards Library Facilities and Resources in the borough
- 5 **Health £8,746.00**
A contribution towards Health Facilities and Resources in the borough
- 6 **Monitoring of the Agreement £1,216.90**
Contribution towards the Council's costs in monitoring the obligations of the agreement.

RECOMMENDATION II:

That upon completion of the agreement the Assistant Director of Planning and Development Management approve the planning application reference: H/00398/12 under delegated powers subject to the following conditions: -

- 1 The development hereby permitted shall be carried out in accordance with the following approved plans: 081230/01, 081230/02, 081230/03, 081230/04, 081230/05 Revision A, 081230/06, 081230/07 Revision A, 081230/08, 081230/09 Revision A, 081230/10 Revision A, 081230/11 Revision B, 081230/12 Revision B, 081230/13 Revision A, Planning Application Supporting Statement and Design and Access Statement, Preliminary Flood Risk Appraisal dated September 2006, Proposed Street Elevation.
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 Notwithstanding the details shown on the submitted drawings, No development shall commence until a plan showing the parking layout for 9

spaces and how parking would be managed on site is submitted to and approved in writing by the Local Planning Authority. The development shall be implemented in accordance with these details and retained as such thereafter.
Reason: To safeguard highway safety.

- 4 Before the development hereby permitted commences details of privacy screens to the proposed balconies shall be submitted to and approved in writing by the Local Planning Authority and that area shall not thereafter shall be permanently maintained and retained in accordance with the approved details.

Reason: To ensure that the amenities of the occupiers of adjoining properties are not prejudiced by overlooking.

- 5 The construction of the drainage system shall be carried out in accordance with details submitted to and approved in writing by the Planning Authority before the development commences.

Reason: To prevent the pollution of the water environment.

- 6 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.

- 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.

- 8 Before development commences, a scheme of proposed noise mitigation measures shall be submitted to and approved by the Local Planning Authority. The approved mitigation scheme shall be implemented in its entirety before any of the units are occupied.

Reason:

To ensure that the amenities of occupiers are not prejudiced by rail and / or road traffic and / or mixed use noise in the immediate surroundings.

- 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 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).

- 11 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.

- 12 Before the building hereby permitted is occupied the proposed window(s) in the south-west and north-east flank elevations of the buildings approved 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.

- 13 Neither the proposed extension to the block at no.1-10 Silkstream Parade nor the extension to No.11-19 Silkstream Parade shall be occupied until work on the other remaining block has commenced.

Reason: To safeguard the character and appearance of the conservation area.

INFORMATIVE(S):

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

The proposed development accords with strategic planning guidance and policies as set out in The London Plan (Consolidated with Alterations since 2004) and the Adopted Barnet Unitary Development Plan (2006).

In particular the following policies are relevant:

Adopted Barnet Unitary Development Plan (2006): GBEnv1, GBEnv2, GBEnv3, Env9, D1, D2, D3, D5, D6, D9, M13, M14, CS2, CS8, CS13, H5, H6, H16, H17, H18, H20, H21, IMP2

Watling Estate Conservation Area Character Appraisal Statement.

Supplementary Planning Documents;

- Sustainable Design and Construction
- Planning Obligations
- Education Contributions
- Contributions to Library Services
- Contributions to Health Services

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

The proposal would not have a significant impact on the character and appearance of the Conservation Area or the visual and residential amenities of occupiers of surrounding properties.

The proposed development includes provision for appropriate contributions in accordance with Regulation 122 of the Community Infrastructure Levy Regulations 2010.

- 2 The additional plans accompanying this application are:- Appendix A Development Proposals, Preliminary Flood Risk Appraisal dated September

- 2006, Flood Risk Assessment dated May 2007, Culvert Inspection Report.
- 3 The Environment Agency hereby informs the applicant of the following -
Under the terms of the Water Resources Act 1991, our prior written consent is required for any discharge of sewage or trade effluent into controlled waters (e.g. watercourses and underground waters or for any discharge of sewage or trade effluent from buildings or fixed plant into or onto ground or into waters which are not controlled waters, Such consent may be withheld.

Under the terms of the Water Resources Act 1991, the prior written consent of the Environment Agency is required for any proposed works or structures, in, under, over or within 8 metres of the top of the bank of the Watling Ditch.

Advice to Applicant

Native planting

Planting should be of native species only. Planting locally native species in landscaping is essential to benefit local wildlife and to help maintain the region's natural balance of flora. Native insects, birds and other animals cannot survive without the food and shelter that native plants provide - introduced plants usually offer little to our native wildlife. Local plants are the essence of regional identity and preserve the character of the British landscape. Local plants are adapted to local soils and climate, so have low maintenance requirements. In addition, planting locally native plants helps to prevent the spread of invasive plants in the region. For further information, please contact the Biodiversity section of the Environment Agency.

Swifts

The applicant should explore opportunities for installing swift bird nesting features in this development. Swifts (*Apus apus*) normally thrive in cities and towns, but recent studies show that these birds are declining in England. The inaccessibility of modern buildings means that swifts can not colonise new or refurbished developments. Permanent features that swifts will nest in require no maintenance or cleaning and are inexpensive. The organisation London's Swifts can advise on nest-place location, design and installation. They can be contacted via www.londons-swifts.org.uk or on 020 7794 2098.

Bird/bat boxes in buildings

Bird nesting and bat roosting sites should be built into the development by incorporating ledges, crevices and boxes to compensate for those that have been destroyed previously. Providing nest boxes is an important way of maintaining and enhancing biodiversity in sites, because many new developments do not provide suitable nesting habitat. Please contact the Conservation section of the Environment Agency if you would like to discuss this further.

- 4 The applicant is advised to contact London Underground regarding the construction of the development before carrying out any works.
- 5 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. Your planning application has been assessed to require a charge of £14,245.

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

- 6 A Planning Obligation under Section 106 of the Town & Country Planning Act 1990 (as amended) relates to this permission.

RECOMMENDATION III

That if an agreement has not been completed by 08/08/2012, that unless otherwise agreed in writing, the Assistant Director of Planning and Development Management should REFUSE the application H/00398/12 under delegated powers for the following reasons:

1. The development does not include a formal undertaking to meet the extra education, libraries, health services costs together with associated monitoring costs arising as a result of the development, contrary to Policies CS2, CS8, CS13 and IMP2 of the Adopted Barnet Unitary Development Plan 2006, and Supplementary Planning Document - Planning Obligations, Supplementary Planning Document - Contributions to Education, Supplementary Planning Document - Contributions to Libraries, Supplementary Planning Document - Contributions to Health.

1. MATERIAL CONSIDERATIONS

National Planning Policy Guidance/ Statements:

National Planning Policy Framework

The Mayor's London Plan: July 2011 3.5, 5.3, 6.1, 7.4, 7.6

Relevant Unitary Development Plan Policies: GBEEnv1, GBEEnv2, GBEEnv3, D1, D2, D3, D5, D6, D9, M13, M14, CS2, CS8, CS13, H5, H6, H16, H17, H18, H20, H21, IMP1, IMP2, 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: CS3, CS4, 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, DM03, DM04, DM06, DM08, DM11, DM17

Relevant Planning History:

Application:	Planning	Number:	H/00776/09
Validated:	06/03/2009	Type:	APF
Status:	DEC	Date:	01/05/2009
Summary:	REF	Case Officer:	Graham Robinson
Description:	Provision of an additional storey above Nos 1-10 to provide 5x1 bed flats plus additional storey above Nos 11-19 to provide 4x2 bed flats.		

Application: Planning
Validated: 24/08/2009
Status: DEC
Summary: REF
Description: Provision of an additional storey above Nos 1-10 to provide 5x1 bed flats plus additional storey above Nos 11-19 to provide 4x2 bed flats.

Number: H/03010/09
Type: APF
Date: 07/12/2009
Case Officer: Graham Robinson

Application: Planning
Validated: 19/04/2002
Status: APD
Summary: W
Description: Provision of additional 2 storeys (1 within the roofspace) to provide 5 x two bedroomed maisonettes above Nos.1-10 Silkstream Parade and 4 x two bedroomed maisonettes above Nos.11-19 Silkstream Parade.

Number: W/05445/F/02
Type: APF
Date: 15/07/2002
Case Officer: Lesley Feldman

Application: Planning
Validated: 30/10/2002
Status: APD
Summary: DIS
Description: Provision of an additional storey above Nos 1-10 to provide 5x2 bed flats plus additional storey above Nos 11-19 to provide 4x2 bed flats.

Number: W/05445/G/02
Type: APF
Date: 26/03/2003
Case Officer: Lesley Feldman

Application: Planning
Validated: 22/05/2006
Status: DEC
Summary: APC
Description: Installation of new ATM in existing shopfront.

Number: W/05445/J/06
Type: APF
Date: 17/07/2006
Case Officer:

Application: Planning
Validated: 14/03/2008
Status: APD
Summary: DIS
Description: Provision of an additional storey to provide four x2-bedroom flats with balconies. Demolition of building to rear and provision of associated car parking.

Number: W/05445/N/08
Type: APF
Date: 12/12/2008
Case Officer: Louise Doran

Application: Planning
Validated: 14/03/2008
Status: DEC
Summary: APC
Description: Demolition of storage building at rear. (CONSERVATION AREA CONSENT)

Number: W/05445/P/08
Type: CAC
Date: 09/05/2008
Case Officer: Louise Doran

Site Address: 1-10 & 11-19 Silkstream Parade, Watling Avenue, Edgware, Middx, HA8 0EL

Application Number: H/01013/11
Application Type: Full Application
Decision: Refuse
Decision Date: 11/4/2011
Appeal Decision: Dismissed
Appeal Decision Date: 11/4/2011

Proposal: Provision of an additional storey above Nos 1-10 to provide 5x1 bed flats plus additional storey above Nos 11-19 to provide 4x2 bed flats.

Case Officer: Graham Robinson

Consultations and Views Expressed:

Neighbours Consulted:	90	Replies: 4
Neighbours Wishing To Speak	1	

Councillor Farrier has requested that the item is heard by the West Area Planning Sub Committee.

The objections raised may be summarised as follows:

- Loss of sunlight and consequent impact on well-being
- Residents unlike to use refuse storage
- Health issues associated with overcrowding , pollution
- Impact on crime
- Loss of pitstop building would be disruptive to church and community activities
- Is development necessary with 10,000 new homes in Colindale Area
- Flood Risk Assessment is out of date.
- Developer has no intention of implementing permission.
- Impact on disabled residents
- Storage of materials and construction traffic
- No consultation
- No discussion with owners regarding removal of pitstop building and impact on local community of removal of this facility
- Overpopulation of area an congestion
- Parking congestion
- Proposal would harm local environment
- Access will cause damage to neighbouring properties
- Parking would conflict with servicing behind shops.
- Loss of light and overshadowing
- Proposal would detract from conservation area, distorting balance and harmony, detracting from the form of the existing buildings as a result of its scale massing and height.
- Devaluation of property
- Loss of wildlife
- Noise and disturbance from use
- Noise and disturbance during construction
- Impact on drains
- Impact on parking during construction
- Emergency Access
- Footings not designed for three storey building
- Proposal would remove a valuable storage resource and would be disruptive to the nearby church and flats.

The applicant has signed certificate B to indicate that they have served notice on any owner of the site under Article 12 of the Town and Country Planning (Development Management Procedure) (England) Order 2010.

Internal /Other Consultations:

- Environment Agency - No objection
- Traffic and Development (H) - No objection

Date of Site Notice: 09 February 2012

2. PLANNING APPRAISAL

Site Description and Surroundings:

The application relates to two 2 storey buildings with retail units at ground floor and flats above. To the rear the block has a lower ground floor creating a third storey although this is not apparent from Watling Avenue. The site is locally listed and is within the Watling Estate Conservation Area.

Proposal:

The application seeks permission for the provision of an additional storey above Nos 1-10 to provide 5x1 bed flats plus additional storey above Nos 11-19 to provide 4x2 bed flats.

Planning Considerations:

The application is identical to that previously refused by members at the Hendon Area Sub-Committee on 07/12/2009 under reference H/01013/11, except that a unilateral undertaking providing education, libraries and health contributions forms part of the application.

Planning History

Application H/01013/11 was recommended for approval by officers but refused by the Hendon Area Sub Committee on the grounds that:

- i) The proposed development by reason of its size, siting and design would be detrimental to the appearance of these locally listed buildings, the streetscene and the character and appearance of this part of the Conservation Area contrary to policies GBEnv1, GBEnv2, D1, D2, H16 and HC15 of Barnet Adopted Unitary Development Plan (2006).
- ii) The development does not include a formal undertaking to meet the extra education and libraries services costs together with associated monitoring costs arising as a result of the development, contrary to Policies CS2, CS8 and IMP2 of the Adopted Barnet Unitary Development Plan 2006, and Supplementary Planning Document - Planning Obligations, Supplementary Planning Document - Contributions to Education, Supplementary Planning Document - Contributions to Libraries.

A subsequent appeal against this refusal was dismissed by the Planning Inspectorate, but only on the grounds that no legal undertaking was provided with the appeal to provide education, health and libraries contributions.

Character and Design

The blocks are a pair of art deco buildings where attention to design detail results in good proportions and appearance. Although somewhat run down in appearance, the original features still exist and the blocks contribute significantly to the character and appearance of this part of the conservation area.

The revised scheme would result in an additional storey to both blocks. The block at 1-10 Silkstream Parade would be inset from the rear of the block by 1m in order to reduce the impact on properties on Park Croft. Whilst this difference in widths of the blocks would be somewhat visible from distance to the west and east along Watling Avenue, the imbalance would be minor. It is considered that the proposal would preserve and enhance the character and appearance of the Watling Estate Conservation area and that of the general locality and streetscene.

The appeal inspector commented in relation to the identical scheme refused permission by the Committee under the reference H/01013/11 as follows:

'I conclude that the proposal would make a positive contribution to the street scene and would enhance the character and appearance of the Conservation Area. The development would satisfy the objectives of Policies GBEnv1, GBEnv2, D2, HC1, HC15 and HC16 of the London Borough of Barnet Unitary Development Plan.'

Furthermore, the previous inspector determining application W05445G/02 shared the view that the proposals would enhance the appearance of the conservation area.

Given the context of the inspectors' previous comments relating to an identical scheme it is considered that refusal in terms of the impact on the character and appearance of the conservation area would be unreasonable.

It is considered that the proposal respects the scale and proportions of the existing building and therefore, given previous decisions, the proposal is acceptable in this regard.

Impact on neighbouring amenity

The application shows the top storey of the block set back by 1m at second floor level from the rear to properties on Park Croft. It is considered that the impact on the front windows of properties on Park Croft would not be materially harmful in terms of loss of outlook.

The block above 11-19 Silkstream Parade is 40m's at its nearest point from the house at 8 Gervase Rd. To protect privacy it would be possible to provide screening along the top of the parapet wall flanking the proposed balconies. This could be secured by condition if planning permission were to be granted. Given the separation distances involved and the oblique angles of view, it is considered that the proposed block at 11-19 Silkstream Parade would not appear over dominant or unduly detract from the outlook, or privacy of nearby residents on this side of Watling Avenue.

Amenity Space

No communal amenity space was provided in the previous refused application or that dismissed on appeal. The Inspector considered that the provision of even a minimal element of amenity space is an important factor in making a dwelling a pleasant place to live. Policy H18 of the Unitary Development Plan indicates that proposals in town centres may be exempted from the requirement to provide specified levels of amenity space, if alternative amenities are provided. The current application proposes rear private balconies with an area of approx 8 sq. metres. It is considered that given the town centre location, the small private amount of amenity space proposed is sufficient to address the concerns of the Inspector and satisfy policy H18.

Parking

The rear of the site currently consists of informal parking and servicing. It is proposed to demolish an existing outbuilding to the rear of the block 11 to 19 to enable additional space and a more formalised parking arrangement. The original appeal was dismissed on the basis of parking however, in that case no parking was proposed. Within the current application 9 spaces are proposed, 4 adjacent to 1-10 Silkstream Parade and 5 adjacent to 11-19 Silkstream Parade, where the former 'Pitstop' building is located. It is considered in light of the provision, and the site's accessibility that this would be acceptable.

The refuse collection point is near to the public highway and this is acceptable.

Flooding

The site is located within flood zone 2. The environment agency have previously confirmed that they do not have any objection to the proposal.

Sustainability Issues

The National Planning Policy Framework has been introduced since the previous appeal. It carries a presumption in favour of sustainable development. It defines sustainable development as development...'*living within the planet's environmental limits; ensuring a strong, healthy and just society; achieving a sustainable economy; promoting good governance; and using sound science responsibly.*'

The development includes safeguards to minimise flood risk. It would present an opportunity to improve the appearance of these two buildings within the conservation area, through redevelopment. It would provide additional housing units. It is considered that it would provide sustainable economic benefits in this way whilst not harming the local environment. It would also not have any undue social impacts.

Section 106 Items:

The application would require a contribution of £14,341 towards additional education costs, £1,251 towards additional library costs, and £8,746 towards health contributions, arising as a result of the development, and £1,216.90 towards associated monitoring costs.

A unilateral undertaking has been submitted and this forms part of the application and is considered to address this issue.

3. COMMENTS ON GROUNDS OF OBJECTIONS

Generally addressed in report.

Residents unlike to use refuse storage - *Refuse storage would need to be provided and this could reasonably be provided within the site.*

Health issues associated with overcrowding , pollution - *It is not considered that the proposals would have unacceptable pollution impacts.*

Impact on crime - *It is not considered that the proposals would materially increase risk of crime in the locality.*

Loss of pitstop building would be disruptive to church and community activities - *This building has most recently been used for storage purposes. Planning permission now exists to use the building for youth clubs and activities, but has not yet been implemented. There is therefore no building used for these purposes on site, and therefore, the application could not be refused on these grounds. Moreover, it is not clear that the permission could be implemented as the Church do not appear to be the sole owners of the site.*

Is development necessary with 10,000 new homes in Colindale Area? - *The proposals would comply with Council policy in that it would provide additional dwelling units. There is no reason that dwellings should not be provided in this area.*

Flood Risk Assessment is out of date. - *This is noted however the environment Agency have been consulted and have no objection to the scheme.*

Developer has no intention of implementing permission. - *The developer is under no obligation to implement any grant of planning permission.*

Impact on disabled residents - *The impact on disabled residents has been considered and the proposals would not have any specific harmful impacts on disabled residents.*

No consultation - *Consultation was undertaken with residents in accordance with the Council's statutory obligations and code of practice*

No discussion with owners regarding removal of pitstop building and impact on local community of removal of this facility - *Whilst conservation area consent has been granted for its demolition previously, this would not confer any sort of right of ownership.*

Overpopulation of area and congestion - *It is not considered that the density of the proposed scheme would be harmfully out of character within the area. The parking provision is considered acceptable.*

Proposal would harm local environment - *It is not considered that the environmental performance or impacts of the proposal would be materially harmful.*

Access will cause damage to neighbouring properties - *Damage during construction is a civil matter between the parties involved.*

Parking would conflict with servicing behind shops. - *The parking layout is considered acceptable, it is not considered that the parking spaces would prevent the servicing of commercial properties on Silkstream Parade.*

Devaluation of property - *Not a material planning consideration.*

Loss of wildlife - *It is not considered that the proposal would significantly harm wildlife or biodiversity on the site.*

Noise and disturbance from use - *It is not considered that the proposal would materially harm neighbouring amenity through the impact in terms of noise or disturbance to neighbouring properties.*

Noise and disturbance during construction - *Not a material planning consideration*

Impact on drains - *This is primarily a building regulations issue, it is not considered that the proposal would harmfully increase flood risk.*

Impact on parking during construction - *It is not considered that the development would have a harmful impact on parking during construction, given that the bays would not be in use at this time construction materials need not be stored in a place that would disrupt existing parking. Noise and disturbance during construction is not a planning consideration.*

Emergency Access - *This is a building regulations matter.*

Footings not designed for three storey building - *This is a building regulations issue, and the proposals would need to comply with the building regulations.*

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. It is noted that a resident has commented that the proposals would make it difficult to park on Park Croft and would have to walk their disabled child to Orange Hill Road. There are no current parking restrictions on Park Croft and cars can currently park in this area. The proposals show 5 parking spaces within the area behind the existing building at 1-10 Silkstream Parade and this is acceptable in principle. There are currently no disabled bays on Park Croft. It is considered that the proposals would not impact the disabled resident harmfully through the highways impact of the scheme.

5. CONCLUSION

The application is recommended for **APPROVAL**.

SITE LOCATION PLAN:
Edgware, Middx, HA8 0EL

1-10 & 11-19 Silkstream Parade, Watling Avenue,

REFERENCE:

H/00398/12



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