

LOCATION: 29 Selborne Gardens, London, NW4 4SH
REFERENCE: H/00235/12 **Received:** 18 January 2012
Accepted: 31 January 2012
WARD(S): Hendon **Expiry:** 27 March 2012
Final Revisions:

APPLICANT: Mr A Fernandes
PROPOSAL: Conversion of a single dwellinghouse into two self-contained residential flats.

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, PL/01A, PL/02B, PL/03A, PL/04, PL/05 and PL/06.
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 Before the development hereby permitted is occupied the parking spaces/garages shown on Plan PL/01A shall be provided and shall not be used for any purpose other than the parking of vehicles in connection with the approved development.
Reason:
To ensure that parking is provided in accordance with the council's standards in the interests of pedestrian and highway safety, the free flow of traffic and in order to protect the amenities of the area.
- 4 A scheme of hard and soft landscaping, including details of existing trees to be retained, shall be submitted to and agreed in writing by the Local Planning Authority before the development, hereby permitted, is commenced.
Reason:
To ensure a satisfactory appearance to the development.
- 5 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.
- 6 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.
- 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 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.

- 9 Prior to the occupation of the units, copies of Pre-completion Sound Insulation Test Certificates shall be submitted to the Local Planning Authority, confirming compliance with Requirement E of the Building Regulations 2010 (or any subsequent amendment in force at the time of implementation of the permission).

Reason:

To protect the amenities of future and neighbouring residential occupiers.

- 10 No development shall take place until details of the arrangements to meet the obligation for education, health and library facilities and the associated monitoring costs have been submitted to and approved in writing by the local planning authority.

Reason:

To ensure the proper planning of the area and to comply with policies CS2, CS8, CS13, IMP1 and IMP2 of the adopted Unitary Development Plan and the adopted Supplementary Planning Documents "Contributions to Education", "Contributions to Health Facilities", "Contributions to Libraries" and "Planning Obligations".

INFORMATIVE(S):

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, GBEnv1, GBEnv2, GBEnv3, D1, D2, D3, D5, D6, D9, M14, CS2, CS8, CS13, H16, H17, H18, H20, IMP1 and IMP2.

- SPD Sustainable Design and Construction
- SPD Contributions to Education
- SPD Contribution to Health
- SPD Contributions to Libraries
- SPD Planning Obligations

Core Strategy (Submission version) 2011: CS4 and CS5

Development Management Policies (Submission version)2011: DM01 and DM08

ii) The proposal is acceptable for the following reason(s): - The proposed development would have an acceptable impact on the amenities of the neighbouring occupiers and future occupiers of the flats. It complies with all relevant council policy and design guidance.

1. MATERIAL CONSIDERATIONS

National Planning Policy Framework 2012

National Planning Policy Framework

The Mayor's London Plan: July 2011

3.3, 3.4, 3.5, 7.1 and 7.4

Relevant Unitary Development Plan Policies:

GSD, GBEnv1, GBEnv2, GBEnv3, D1, D2, D3, D5, D6, D9, M14, CS2, CS8, CS13, H16, H17, H18, H20, IMP1 and IMP2.

- SPD Sustainable Design and Construction
SPD Contributions to Education
- SPD Contribution to Health
- SPD Contributions to Libraries
- SPD Planning Obligations

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 and DM08

Relevant Planning History:

Application:	Planning	Number:	H/01193/09
Validated:	06/04/2009	Type:	192
Status:	DEC	Date:	05/06/2009
Summary:	LW	Case Officer:	Sally Fraser
Description:	Extension to roof including hip to gable, rear dormers and front windows to facilitate a loft conversion.		

Consultations and Views Expressed:

Neighbours Consulted:	51	Replies:	16
Neighbours Wishing To Speak	4		

The objections raised may be summarised as follows:

- lack of parking given the number of flats in the road
- increased pollution due to increased number of cars

Date of Site Notice: 09 February 2012

2. PLANNING APPRAISAL

Site Description and Surroundings:

The application site is a 2 storey single family semi detached dwelling house located on Selborne Gardens.

Proposal:

The applicant requests permission for the conversion of the dwelling into 2 self contained flats.

There would be 1x 1bed flat at ground floor and 1x2 bed flat at first and second floors.

There would be no external alterations.

Each flat would have access to private garden area to the rear, accessed via the side driveway.

The refuse storage would be to the rear.

There would be 2 parking spaces to the front and space for soft landscaping.

Planning Considerations:

No external alterations are proposed. The front garden is currently fully paved and the scheme would involve the introduction of some soft landscaping, which would improve the appearance of the front of the property. There would as such be no undue impact on the appearance of the property or the street scene.

Many of the properties along the road have been converted into flats, the most recent being number 47, which gained planning permission in 2008. Given the character of the street, the principle of the conversion of the property into 2 flats is acceptable.

The number of parking spaces proposed is in line with council parking standards and, as such, there would be no significant increase in on street parking and no significant increase in general traffic in the road. A condition on the permission would require that these parking spaces are provided and remain as such.

The stacking of the units is appropriate and the flats are of a generous size. Sufficient amenity space would be provided and overall the flats would provide suitable accommodation for future occupiers.

Planning obligations are required to meet the needs of the development. These are as follows and would be secured via condition:

Education: £741

Libraries: £34

Health: £802

Monitoring: £78

3. COMMENTS ON GROUNDS OF OBJECTIONS

Addressed above.

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.

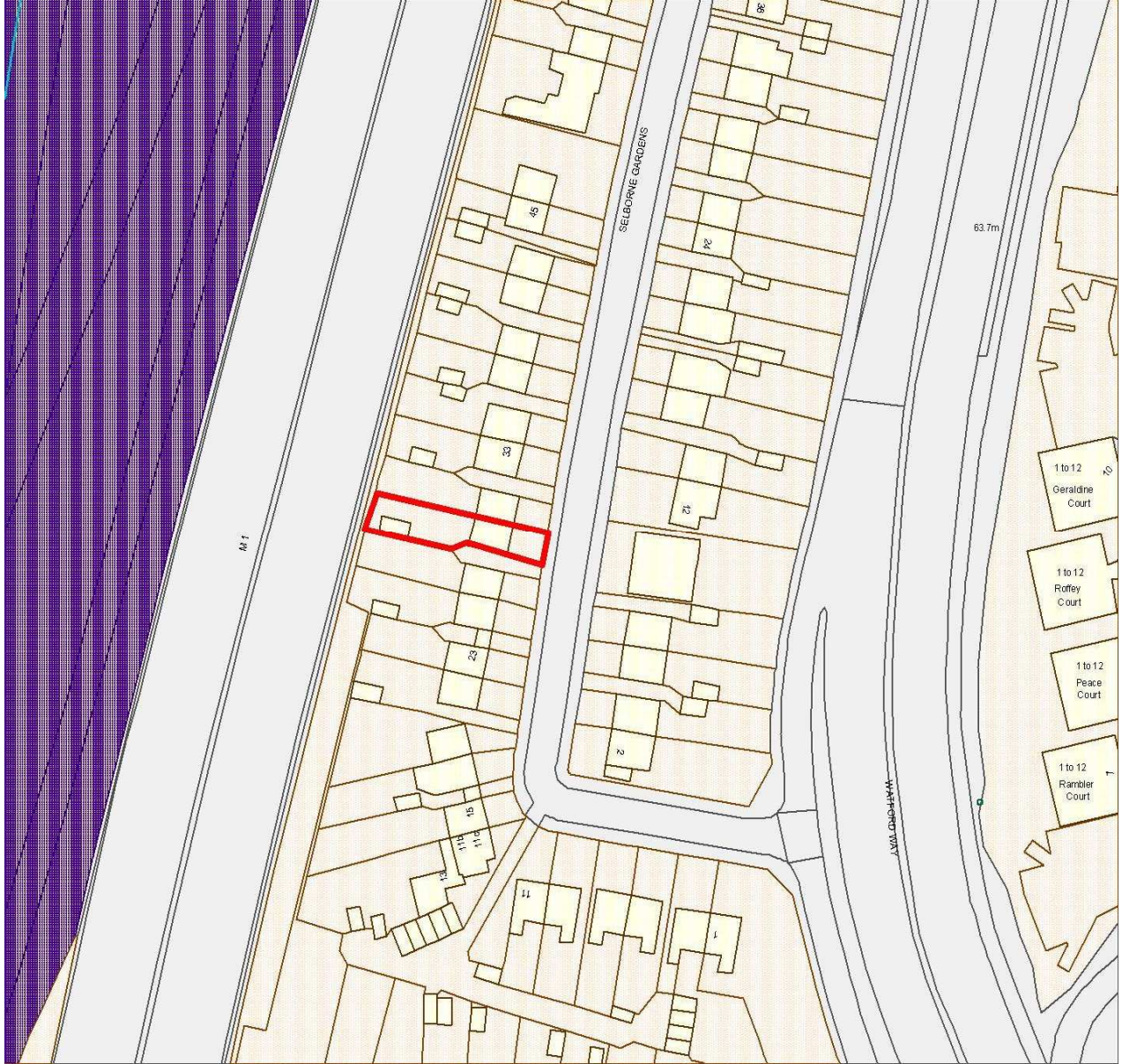
5. CONCLUSION

The proposed development would have an acceptable impact on the amenities of the future occupiers of the flats and the amenities of the neighbouring occupiers.

Approval is recommended.

SITE LOCATION PLAN: 29 Selborne Gardens, London, NW4 4SH

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