

LOCATION: Arthur House, Barnet Lane, London, N20 8AP

REFERENCE: B/00982/14

Received: 26 February 2014

Accepted: 21 February 2014

WARD(S): Totteridge

Expiry: 18 April 2014

Final Revisions:

APPLICANT: Shandler Homes

PROPOSAL: Demolition of existing dwelling and construction of a two-storey dwellinghouse with rooms in the roof space.

RECOMMENDATION: Approve Subject to Conditions

1 The development hereby permitted shall be carried out in accordance with the following approved plans:

- 1413.OS
- 1413.P. 01 Revision 0
- 1413.P. 02 Revision D
- 1413.P. 03 Revision C
- 1413.P. 04 Revision C
- 1413.P.05
- Arboricultural Report by David Clarke Chartered Landscaped Architect dated November 2013
- Demolition and Construction Method Statement By Andrew Scott Associates Architects
- Sustainability Statement by Helen Kyprianos of Andrew Scott Associates Architects
- Design and Access Statement by Helen Kyprianos of Andrew Scott Associates Architects

Reason:

For the avoidance of doubt and in the interests of proper planning and so as to ensure that the development is carried out fully in accordance with the plans as assessed in accordance with policies DM01 of the Adopted Barnet Development Management Policies DPD (2012) and CS NPPF and CS1 of the Adopted Barnet Core Strategy DPD (2012).

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 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 character and visual amenities of the site and wider area and to ensure that the building is constructed in accordance with policies DM01 of the Adopted Barnet Development Management Policies DPD (2012), CS NPPF and CS1 of the Adopted Barnet Core Strategy DPD (2012) and 1.1, 7.4, 7.5 and 7.6 of the London Plan 2011.

- 4 Before this development is commenced, details of the levels of the building(s), road(s) and footpath(s) in relation to adjoining land and highway(s) and any other changes proposed in the levels of the site 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 ensure that the development is carried out at suitable levels in relation to the highway and adjoining land having regard to drainage, gradient of access, the safety and amenities of users of the site, the amenities of the area and the health of any trees or vegetation in accordance with policies DM01 and DM04 of the Adopted Barnet Development Management Policies DPD (2012), CS NPPF, CS1, CS5 and CS7 of the Adopted Barnet Core Strategy DPD (2012) and 7.4, 7.5, 7.6 and 7.21 of the London Plan 2011.

- 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 in accordance with policies DM01, DM03, DM17 of the Adopted Barnet Development Management Policies DPD (2012), CS NPPF and CS1 of the Adopted Barnet Core Strategy DPD (2012).

- 6 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 in accordance with policy DM04 of the Adopted Barnet Development Management Policies DPD (2012).

- 7 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 in accordance with policies DM01 of the Adopted Barnet Development Management Policies DPD (2012) and 7.21 of the London Plan 2011 and CS5 and CS7 of the Adopted Barnet Core Strategy DPD (2012).

- 8 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 in accordance with policies DM01 of the Adopted Barnet Development Management Policies DPD (2012) and CS5 and CS7 of the Adopted Barnet Core Strategy DPD (2012) and 7.21 of the London Plan 2011.

- 9 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 in accordance with policies DM01 of the Adopted Barnet Development Management Policies DPD (2012) and CS5 and CS7 of the Adopted Barnet Core Strategy DPD (2012) and 7.21 of the London Plan 2011.

- 10 Before this development is commenced details of the location, extent and depth of all excavations for drainage and other services in relation to trees

on the site shall be submitted and approved in writing by the Local Planning Authority and the development carried out in accordance with such approval.

Reason:

To safeguard the health of existing tree(s) which represent an important amenity feature in accordance with policies DM01 of the Adopted Barnet Development Management Policies DPD (2012) and CS5 and CS7 of the Adopted Barnet Core Strategy DPD (2012) and 7.21 of the London Plan 2011.

- 11 No site works or works on this development shall be commenced before temporary tree protection has been erected around existing tree(s) in accordance with details to be submitted and approved in writing by the Local Planning Authority. This protection shall remain in position until after the development works are completed and no material or soil shall be stored within these fenced areas.

Reason:

To safeguard the health of existing tree(s) which represent an important amenity feature in accordance with policies DM01 of the Adopted Barnet Development Management Policies DPD (2012) and CS5 and CS7 of the Adopted Barnet Core Strategy DPD (2012) and 7.21 of the London Plan 2011.

- 12 No siteworks or works on this development shall be commenced before a dimensioned tree protection plan in accordance with Section 5.5 and a method statement detailing precautions to minimise damage to trees in accordance with Section 6.1 of British Standard BS5837: 2012 Trees in relation to design, demolition and construction - Recommendations are submitted to and approved in writing by the Local Planning Authority 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 in accordance with policies DM01 of the Adopted Barnet Development Management Policies DPD (2012), CS5 and CS7 of the Adopted Barnet Core Strategy DPD (2012) and 7.21 of the London Plan 2011.

- 13 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.

- 14 Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any order revoking and re-enacting that Order with or without modification), no development otherwise permitted by any of Classes A, C, D, E, F of Part 1 to Schedule 2 of that Order shall be carried out within the curtilage of the dwelling hereby approved.

Reason:

To safeguard the amenities of neighbouring occupiers and the general locality in accordance with policies DM01 of the Adopted Barnet Development Management Policies DPD (2012).

- 15 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) and achieve full Lifetime Homes credits. No dwelling shall be occupied until evidence that the Lifetime Homes credits have been achieved and 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 DM02 of the Adopted Barnet Development Management Policies DPD (2012), the adopted Sustainable Design and Construction Supplementary Planning Document (June 2007) and policies 5.2 and 5.3 of the London Plan (2011).

- 16 No development shall take place until a 'Demolition & Construction Method Statement' has been submitted to, and approved in writing by, the Local Planning Authority. The Statement shall provide for: access to the site; the parking of vehicles for site operatives and visitors; hours of construction, including deliveries, loading and unloading of plant and materials; the storage of plant and materials used in the construction of the development; the erection of any means of temporary enclosure or security hoarding and measures to prevent mud and debris being carried on to the public highway and ways to minimise pollution. Throughout the construction period the detailed measures contained within the approved Statement shall be strictly adhered to.

Reason:

In the interests of highway safety and good air quality in accordance with

Policy DM17 and DM04 of the Adopted Barnet Development Management Policies DPD (2012) and policy 5.21 of the London Plan (2011).

INFORMATIVE(S):

- 1 i) In accordance with paragraphs 186 and 187 of the NPPF, the Council takes a positive and proactive approach to development proposals, focused on solutions. The Local Planning Authority has produced planning policies and written guidance to guide applicants when submitting applications. These are all available on the Council's website. A pre-application advice service is also offered. The Local Planning Authority has negotiated with the applicant / agent where necessary during the application process to ensure that the proposed development is in accordance with the Council's relevant policies and guidance.
- 2 The Community Infrastructure Levy (CIL) applies to all 'chargeable development'. This is defined as development of one or more additional units, and / or an increase to existing floor space of more than 100 sq m. Details of how the calculations work are provided in guidance documents on the Planning Portal at www.planningportal.gov.uk/cil.

The Mayor of London adopted a CIL charge on 1st April 2012 setting a rate of £35 per sq m on all forms of development in Barnet except for education and health developments which are exempt from this charge. Your planning application has been assessed at this time as liable for a £14490 payment under Mayoral CIL.

The London Borough of Barnet adopted a CIL charge on 1st May 2013 setting a rate of £135 per sq m on residential and retail development in its area of authority. All other uses and ancillary car parking are exempt from this charge. Your planning application has therefore been assessed at this time as liable for a £56718 payment under Barnet CIL.

Liability for CIL will be recorded to the register of Local Land Charges as a legal charge upon your site payable should you commence development. Receipts of the Mayoral CIL charge are collected by the London Borough of Barnet on behalf of the Mayor of London; receipts are passed across to Transport for London to support Crossrail, London's highest infrastructure priority.

You will be sent a 'Liability Notice' that provides 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, which 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 other statutory requirements relating to CIL, such requirements will all be set out in the Liability Notice you will receive. You may wish to seek professional planning advice to ensure that you comply fully with the requirements of CIL Regulations.

If you have a specific question or matter you need to discuss with the CIL team, or you fail to receive a 'Liability Notice' from the Council within 1 month of this grant of planning permission, please email us at: cil@barnet.gov.uk.

Relief or Exemption from CIL

If social housing or charitable relief applies to your development or your development falls within one of the following categories 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 can apply for relief or exemption under the following categories:

1. Charity

If you are a charity, intend to use the development for social housing or feel that there are exception circumstances affecting your development, you may be eligible for a reduction (partial or entire) in this CIL Liability. Please see the documentation published by the Department for Communities and Local Government.

https://www.gov.uk/government/uploads/system/uploads/attachment_data/file/6314/19021101.pdf

2. Residential Annexes or Extension

You can apply for exemption or relief to the collecting authority in accordance with Regulation 42(B) of Community Infrastructure Levy Regulations (2010), as amended before commencement of the chargeable development.

3. Self Build

Application can be made to the collecting authority provided you comply with the regulation as detailed in the legislation.gov.uk

Visit:

<http://www.planningportal.gov.uk/planning/applications/howtoapply/whattosubmit/cil> for further details on exemption and relief.

- 3 Applicants and agents are encouraged to sign up to the Considerate Contractors Scheme (www.ccscheme.org.uk) whereby general standards of work are raised and the condition and safety of the Borough's streets and pavements are improved.
- 4 Applicants and agents are advised that this development should be designed to achieve an average water consumption target of 105 litres per head per day as calculated according to the Code for Sustainable Homes.
- 5 *Surface Water Drainage* - With regards to surface water drainage it is the responsibility of a developer to make proper provision for drainage to ground, watercourses or a suitable sewer. In respect of surface water it is recommended that the applicant should ensure that storm flows are attenuated or regulated into the receiving public network through on or off site storage. When it is proposed to connect to a combined public sewer, the site drainage should be separated and combined at the final manhole nearest the boundary. Connections are not permitted for the removal of Ground Water. Where the developer proposes to discharge to a public sewer, prior approval from Thames Water Developers Services will be required. They can be contacted on 0845 850 2777. Reason - to ensure that the surface water discharge from the site shall not be detrimental to the existing sewerage system.

Thames Water would advise that with regard to sewage infrastructure capacity, there is no objection to this application.

Water Comments - With regard to water supply, this comes within the area covered by the Affinity Water Company. For your information the address to write to is - Veolia Water Company The Hub, Tamblin Way, Hatfield, Herts, AL10 9EZ - Tel - 0845 782 3333.

1. MATERIAL CONSIDERATIONS

National Planning Policy Framework

The determination of planning applications is made mindful of Central Government advice and the Local Plan for the area. It is recognised that Local Planning Authorities must determine applications in accordance with the statutory Development Plan, unless material considerations indicate otherwise, and that the planning system does not exist to protect the private interests of one person against another.

The 'National Planning Policy Framework' (NPPF) was published on 27 March 2012. This is a key part of the Governments reforms to make the planning system less complex and more accessible, and to promote sustainable growth.

The London Plan is recognised in the NPPF as part of the development plan.

The NPPF states that "good design is a key aspect of sustainable development, is indivisible from good planning, and should contribute positively to making places better for people."

NPPF retains presumption in favour of sustainable development. This applies unless any adverse impacts of a development would "significantly and demonstrably" outweigh the benefits.

The Mayor's London Plan July 2011:

The London Development Plan is the overall strategic plan for London, and it sets out a fully integrated economic, environmental, transport and social framework for the development of the capital to 2031. It forms part of the development plan for Greater London and is recognised in the NPPF as part of the development plan.

The London Plan provides a unified framework for strategies that are designed to ensure that all Londoners benefit from sustainable improvements to their quality of life.

The Mayor's Housing Supplementary Planning Guidance (November 2012) provides guidance on how to implement the housing policies in the London Plan.

Relevant Local Plan (2012) Policies:

Barnet's Local Plan is made up of a suite of documents including the Core Strategy and Development Management Policies Development Plan Documents (DPD). Both DPDs were adopted on 11 September 2012.

Relevant Core Strategy DPD (2012): Policies CS NPPF, CS1, CS5.

Relevant Development Management DPD (2012): Policies DM01, DM02, DM06, DM08, DM17.

Supplementary Planning Documents and Guidance

The Council adopted a Supplementary Planning Document (SPD) "Sustainable Design and Construction" (June 2007), following public consultation. This SPD provides detailed guidance that supplements policies in the adopted Local Plan, and sets out how sustainable development will be delivered in Barnet. Part 6 of the SPD relates to generic environmental requirements to ensure that new development within Barnet meets sufficiently high environmental and design standards.

The Council is currently consulting on the following two supporting planning documents to implement the Core Strategy and Development Management Policies DPDs. These are now material considerations. The Residential Design Guidance SPD (consultation draft November 2012) and Sustainable Design and Construction SPD (consultation draft November 2012) are now material considerations.

Totteridge Conservation Area Character Appraisal.

Relevant Planning History:

Site history for current landparcel :

130328 - Arthur House, Barnet Lane, London, N20 8AP

Case Reference: **B/00982/14**

Planning applications picked up in spatial search

Site Address: 19 Priory Close, London, N20 8BB

Application Number: 03805/09

Application Type: Full Application

Decision: Withdrawn

Decision Date: 17/12/2009

Appeal Decision: No Appeal Decision Applies

Appeal Decision Date: No Appeal Decision Date exists

Proposal: **Single storey rear extension. Demolition of existing front porch. First floor side extension. Extensions to roof including one solar collector facing 21 Priory Close and four roof lights to rear elevation, two roof lights facing 17 Priory Close and one roof light facing 21 Priory Close to facilitate a loft conversion.**

Case Officer: Josleen Chug

Site Address: Arthur House, Barnet Lane, London, N20 8AP

Application Number: B/05757/13

Application Type: Full Application
Decision: Not yet decided
Decision Date: Not yet decided
Appeal Decision: No Appeal Decision Applies
Appeal Decision Date: No Appeal Decision Date exists
Proposal: **Demolition of existing dwelling and construction of a two-storey dwelling house with rooms in the roofspace and basement.**
Case Officer: Mumtaz Shaikh

Consultations and Views Expressed:

Neighbours Consulted: 36 Replies: 6 objections have been received for the original proposal and 4 objections have been received for the amended proposal.
Neighbours Wishing To Speak 0

The objections raised may be summarised as follows:

- Destruction of existing family home with another family home is clearly against the meaning of a conservation area.
- The proposal doubles the size of the existing house
- The creation of lower ground floor on a steeply sloping ground is potentially hazardous to surrounding properties
- The proposal would be out of keeping with any other property in Barnet Lane and the Totteridge Conservation Area
- The proposal during construction and proposed provision of five car parking spaces would have adverse traffic implication at the already precarious junctions of Barnet Lane with The Pastures and White Orchards.
- There is no concession to Environmental concern and would result in climate change
- Overdevelopment of the site
- The property in future may be converted for multiple-occupancy and increase density of population within Totteridge Conservation Area.
- It would create dangerous precedent for other to follow.
- The overflow from proposed swimming pool would result in destruction of the TPO trees that lies to the west of Arthur House.
- The proposed house would be of excessive height and would tower over Barnet Lane.
- It would ruin the suburban environment.
- The scale and massing of the proposed structure is excessive and incongruous
- It would cause loss of light for neighbouring occupiers
- The plans indicate that works are proposed to certain trees within the curtilage, without as yet any prior consultation is very Cavalier.

Totteridge Conservation Advisory Committee - The amended proposed dwelling is an improvement but there is still concern that the dwelling is too wide for the plot and the committee reiterates the necessity to protect the trees on the site.

Internal /Other Consultations:

- Urban Design & Heritage - The amended plans are considered to be an improvement on the original plans submitted with the application and are now acceptable.
- Transportation - No objection to the proposal.
- Tree Officer - The amended plans are considered to be an improvement on the original plans submitted with the application and are now considered to be acceptable subject to conditions.

Date of Site Notice: 13 March 2014

2. PLANNING APPRAISAL

Site Description and Surroundings:

This application relates to a two-storey, detached dwelling located within a substantial plot on the western side of Barnet Lane and within 'Area 3' of the Totteridge Conservation Area. A group of mature trees within the rear garden are covered by a Tree Preservation Order (TPO) although the numerous large trees along the side boundaries are also considered to make a valuable contribution to the character and appearance of the site and wider area.

The Totteridge Conservation Area Character Appraisal highlights a number of key characteristics of this particular part of the conservation area including the following: *"Barnet Lane is narrow, winding and steeply sloping to the north. It is dominated by high brick walls toward Totteridge Village and is semi rural in character with overhanging trees, simple cottages and houses."* The properties known as 'The Close' and 'Hillside Manor', which are located slightly further north along Barnet Lane, have both been identified as 'positive buildings.'

A number of negative features of the overall conservation area have also been identified within this appraisal document, including the *"bland residential development such as Badgers Croft, The Pastures and White Orchards"* and the *"...continuous development pressure to enlarge smaller properties which are so characteristic of the area either by extension, demolition and rebuild."*

The levels fall from the front (east) to the rear west of the site. There is a large garden area to the southern side of the application property, which contributes to the site's spacious character and allows views through from the front of the site to the dense vegetation at the rear. A narrow pathway runs along the northern side of the dwelling, adjacent to the boundary with the neighbouring property (High Elms). Due to the topography along Barnet Lane, the application property sits at a slightly higher ground level than High Elms.

The area to the front of the application property consists of a fairly small driveway and garden area. As with a number of properties along this part of Barnet Lane, a large brick wall, with recessed vehicular entrance, extends across the site's front boundary.

Although the age and architectural style of the properties within this area are varied, they are largely two-storey, modest detached dwellings with pitched roofs and modest dormers.

The application property, which has a steep catslide roof over the integral garage to the northern side, measures approximately 15.4m wide at ground floor level - 12m wide at first floor level; 8-11m deep at first floor level; and 5.1-5.4m in height to the eaves / 8.9m to the ridge. There is also a single-storey projection to the rear of the dwelling, which measures approximately 2-5m deep and 8m wide. The dwelling sits approximately 9.2m - 13m back from the front boundary with Barnet Lane; approximately 11.8m - 18.3m from the southern boundary; and 3m from the northern boundary. The properties to the north of the site are of a similar size to the application property whereas the two dwellings to the south are of a greater depth.

Proposal:

The amended proposal is for the demolition of the existing dwellinghouse and the construction of a new two-storey, detached dwellinghouse comprising basement and rooms in the roofspace that would have 2 front pitched roof dormers, 3 rear flat roof dormers, 3 rooflights to north-east and 1 rooflight to north-west elevation.

The proposed amended dwellinghouse at ground floor level would be 19.4m (wide) with a depth of 15.2m on the side of neighbouring house "High Elms" and 18.2m on the side of neighbouring house "Searles Field". However, at first floor level, the house would be smaller comprising a width of 18.7m and a depth of 13m on the side of "High Elms" and 15.2m on the side of "Searles Fields". The basement of the house (i.e. lower ground floor) would have the same width (i.e. 19.4m) as the ground floor of the house. Also the depth on the side of "High Elms" would be the same as the ground floor of the house. However, the depth on the side of "Searles Field" would be reduced to 17.4m.

The main part of the proposed house would have a crown roof with height of 9.3m to the ridge level and 5.5m to the eaves level. The front and rear of the house would have two projecting gables, located on both sides of the house and these would have a height of 8.9m to the ridge level and 5.5m to the eaves level. The front projecting gable towards "Searles Field" is longer than that on the side of "High Elms". The centre of the front elevation of the house would also have a gable with a height of 7.9m to the ridge level. The rear projecting gables are of the same depth. The front and rear elevation of the house would have single storey projection with crown roof. A balcony is also created between the two rear projection at first floor level and it would be enclosed by approximately 1.2m high railings.

The rear roof elevation of the house would have 3 flat roofed rear dormers which would be 1.2m (wide) x 1.4m (deep) x 1.4m (high). The front roof elevation would have 2 pitched roofed rear dormers which would be 1.8m (high) to ridge level x 1.05m (wide) x 1.4m (deep). The rooflights on both side elevations would be 0.7m x 0.7m.

The windows and doors in the house would have vertical emphasis.

The proposed house from the side boundary adjoining "High Elms" would be set-in 5.15m at the front and 3m at the rear and from the side boundary adjoining "Searles Field" would be set-in 7.8m at the front and 6.1m at the rear. The front of the house from east to south would be set-back approximately 15.6m to 13m from its front plot boundary facing Barnet Lane.

The existing Cypress Hedge providing a screen between "Searles Field" and the application site would be retained. The trees along the north-east boundary providing a screen between "High Elms" and the application site largely fall within the site of "High Elms" and therefore would be retained. The proposal would provide part soft landscaping and part permeable gravel at the front of the house. The rear of the house would have approximately 2m (deep) patio area extending across the width of the house which would be constructed of permeable paving. The rear garden beyond this would retain its existing levels. The existing vehicular access on the east side of the site boundary would be retained to provide vehicular access for the proposed house.

Planning Considerations:

The main issues in this case are considered to be covered under three main areas:

- Whether harm would be caused to the character and appearance of the street scene and the conservation area, as a result of the proposed demolition or construction;
- Whether harm would be caused to the living conditions of neighbouring residents;
- Whether harm would be caused to trees located within and adjacent to the site.

Loss of existing dwelling:

The existing dwelling does not benefit from any specific designation and is not considered to be of any significant architectural merit. However its size, form and general appearance fit in well with the area and respect the semi-rural character of Barnet Lane. There is no objection in principle to the demolition of this dwelling, provided that a suitable replacement dwelling is proposed, which is worthy of inclusion within the Totteridge Conservation Area.

Proposed House

The NPPF emphasises the importance of ensuring that new development makes “...a positive contribution to local character and distinctiveness” (NPPF: para.126). However, in this case, the proposed house in the original plans submitted with this application by reason of its siting, size, mass and bulk, was considered to be out of keeping, failing to preserve or enhance the character and appearance of this part of the conservation area which is characterised by “*simple cottages and houses.*” As a result, the proposed house from its original submission with this application has been amended in the following main respect:

- The proposed house in the original scheme was set against the Cypress Hedge on the side of neighbouring house “Searles Field”. However, in the amended scheme the proposed house has been moved away from Cypress Hedge by 4m at the front and 3m at the rear thus maintaining a distance of 7.8m at the front and 6.1m from the side boundary adjoining “Searles Field”.
- The proposed house in the original scheme was set 7.4m at the front and 4m at the rear from the side boundary adjoining neighbouring house “High Elms”. However, in the amended scheme the proposed house maintains a distance of 4m at the front and 3m at the rear from the side boundary adjoining “High Elms”. It should also be noted that the proposed house would be set-in is more than the existing house from the side boundary adjoining “High Elms” and therefore would increase the gap between the proposed house and its boundary with “High “Elms”.
- The proposed house in the original scheme was set-back 12.4m on the side of “High Elms” and 3.8m on the side of “Searles Field” from its front plot boundary facing Barnet Lane. However, the proposed house in the amended

scheme is set further back from its front plot boundary. The proposed amended house would now have a set-back of 15.6m on the side of "High Elms" and 13m on the side of "Searles Field" from its front plot boundary facing Barnet Lane. It should be noted that the house in the original scheme was more or less following the front building line of the existing house except its front projecting garage. Whereas the house in the amended scheme is set-back between 2.2m and 3.6 from the front building line of the existing house.

- The house in the original scheme was 23.1m (deep) on the side of "Searles Field" and 26.5m (deep) on the side of "High Elms". However, in the amended scheme the depth of the proposed house has been reduced to 17.4m on the side of "Searles Field" and to 15.2m on the side of "High Elms". The amended house therefore has been significantly reduced in depth from its original scheme.
- The house in the original scheme had a width of 21m at its widest point. However, in the amended scheme the house has been reduced in width to 19.4m at its widest point. Therefore, the width of the house has been reduced by 1.6m. The new house in the amended scheme appears to be more balanced on the plot width maintaining adequate gaps on both sides of the house.
- The proposed amended house now includes basement which was not part of the original scheme. However, as the proposed basement would be underneath the ground floor of the house, it would not be significantly visible and it allows the applicant to have facilities which would otherwise be lost by the reduction in the overall size of the house proposed in the original scheme.
- The height of main roof of the proposed house in the amended scheme is marginally increased from the height of house proposed in the original scheme (i.e. the height has been increased from 9.2m to 9.3m). However, the height of the front and rear gable on the side of "Searles Field" is reduced from 9.1m in the original scheme to 8.8m in the amended scheme. The height of the proposed amended building when measure from both side elevations have been reduced from originally proposed 9.1m to 8.8m except a small part in the middle which has increased from 9.3 to 9.7m.
- The design of the house (including roof design) largely remains the same as the house proposed in the original scheme except part where garage was proposed in the original scheme.
- In the amended scheme, the amount of area covered by permeable bound gravel in the front garden of the house has now been reduced and the amount of area to be covered by soft landscaping is increased.

Size of the proposed house

The proposed amended house by reason of:

- Its reduced width from original 21m to 19.4m at its widest point;

- Significantly reduced depth from original 23.1m (deep) on the side of "Searles Field" and 26.5m (deep) on the side of "High Elms" to 17.4m on the side of "Searles Field" and to 15.2m on the side of "High Elms";
- Increased set-back from the front plot boundary from 3.8m to 12.4m in the original scheme to 13m to 15.6m;
- Increased set-in of between 7.8m to 6.1m front to back on the side boundary adjoining "Searles Field" and set-back of between 4m to 3m front to back from the side boundary adjoining "High Elms";
- Reduced height of front and rear gable on the side of "Searles Field" from original 9.1m to 8.8m,
- Reduced height of both side elevations of the building from original 9.1m to 8.8m (except middle part increased from original 9.3m to 9.7m)

has now resulted in smaller house than that was originally proposed. The proposed amendments to the original scheme have now addressed the original concern regarding the size of the house being substantially larger than the existing, particularly in terms of its depth and width, spanning further into, and almost the entire way across, the application site which caused it to appear as cramped on the site and completely at odds with its surroundings. The proposed amended house with its overall scale being reduced is now considered to respect the grain and pattern of the built form in the area. The amended proposal as such is now considered to preserve the character and appearance of the conservation area.

Views:

Within conservation areas it is considered that the spaces around buildings are as important as the buildings themselves, as this provides an attractive setting. Totteridge Village has a distinctive and pleasant character, which is enhanced by the characteristic gaps between the main flank walls of dwellings. These include the space between the dwelling at the application site and those at High Elms and in particular, Searles Field, where there is a generous gap because of the current side garden. These gaps allow attractive views of vegetation to the rear and give a pleasant sense of openness. The proposed amended house by virtue of its reduced overall scale, massing and creating gaps between its side boundaries with "High Elms" and "Searles Field" would now addresses the original concern in respect of resulting bulk which diminished the sense of openness and views of vegetation to the rear. The proposed amended house with appropriate gaps on both sides of its site boundaries and its set-back from the existing front building line or front site boundary is now consider to allow attractive views of vegetation to the rear which gives a pleasant sense of openness and thus would preserve the character and appearance of the street.

The amended house resulting in increased front garden area comprising reduced permeable gravel area and increased soft landscaped area would now also address the original concern relating to loss of garden and the impact of the development upon the character and appearance of the conservation area. The amended house with its large front garden and increased soft landscaped area would now contribute

to the local character, including a sense of space and enhancement of the setting of buildings.

Roof line

Pitched roofs are the predominant roof form throughout the surrounding area and these are considered to contribute to the semi-rural character and appearance of this part of the conservation area. Originally, there was no objection to the principle of incorporating a crown roof on this site. However, there was concern over the size and subsequent visual impact of the roof in this particular instance. In the amended house, the reduction in the overall scale of the building with reduced depth, reduced height of the gables and reduced height of side elevations of the building is now considered to have a less of a harmful impact on the character and appearance of the conservation area.

The amended proposal is now considered to mitigate the harm of the original by siting the dwelling further back into the plot, ensuring the gaps between properties is more evenly balanced and consideration given to significantly increasing the gap between Arthur House and the plot of Searles Field to improve existing view between the two buildings. The original single storey front garage extension is now set back from the front main building line of the proposed development and extensive amount of permeable paving that was originally proposed has been reduced, especially in light of the amount of garden that would have been lost. The overall depth of the development is reduced to allow it to be in keeping with the characteristic of properties in the area. The original dominance of the roof is also reduced by reducing the overall scale, length of the roof ridge and height of the building in places. The proposed amended house is now considered to be in keeping with the other new built houses in the area and is considered to be acceptable.

Impact on neighbours

At present, there is a two-storey detached house "Searles Field" on the south west side of the application site. The shared boundary with this neighbouring house comprises tall trees and very tall Cypress Hedge which run from the front plot boundaries of these properties to well beyond the rear of this neighbouring house "Searles Field" and as a result these properties are well screened from each other and there is no impact from each other on the amenities of their occupiers.

The application site due to this application would involve demolition of existing house and erection of a new two-storey house with basement and room in roof space. The proposed amended house in relation to existing house on the application site is pushed back into rear of the site and moved closer to the shared boundary with "Searles Field". However, the proposed amended house would still maintain a stagger between their front and rear building line of these properties as existing, the amended house would be set-in approximately 7.8m and 6.1m front to back from the side boundary with Searles Field thus maintain adequate gap between these two properties and the existing Cypress Hedge is to be preserved. Given this situation, it is considered that the siting of the proposed house would not give rise to

any detrimental impact on the amenities of the occupiers of this neighbouring house "Searles Field".

At present, there is also a two-storey house "High Elms" on the north east side of the application site. This neighbouring house in relation to the existing and proposed amended house on the application site projects forward. The shared boundary between this neighbouring house and the application site is well lined by trees and shrubs which fall within this neighbouring land and it adequately screens this neighbouring house from the application site. It is therefore considered that existing trees and shrubs falling outside the application land would remain and continue to screen "High Elms" from the application site. It should also be noted that the proposed amended house at the application site would be further set-away than the existing house on the side of "High Elms" and therefore it would improve the existing situation by increase in the gap/space between these two properties.

The application site also abuts the rear of neighbouring house No. 1 White Orchard on the north-east side. The proposed amend house in terms of its rearward projection would not project beyond the rear of the site at "High Elms". Also this part of the site boundary with No. 1 White Orchard is line with tree/shrubs and Cypress Hedge it adequately screens this neighbouring house from the application site. Also as the plan drawing no. 1413.P.02 Revision D confirms that existing level beyond rear terraced of the proposed house is to be retained, it is unlikely that boundaries falling with neighbouring land and Cypress Hedge would be affected. The proposed house therefore is unlikely to cause any adverse impact on the amenities of the occupiers of this neighbouring property.

The amended plans resulting in a smaller scale house than that originally proposed and given its relationship with its neighbouring properties (i.e. it would be set-away 12m from Searles Field", 10m from "High Elms" and approximately 20m from the rear most projecting part of No. 1 White Orchard) mentioned above, it is not considered that this amended dwelling would appear overbearing or visually intrusive when viewed from any neighbouring property. Furthermore, it would not adversely affect the privacy of the occupants of any neighbouring property. The proposed amended house comprises windows and rooflights in both side elevations of the property. However, these windows upto ground level would be screened by boundary fencing/landscaping. However, at first floor level, the windows in the north-east and south-west elevation relates to en suite bathroom and dressing room and therefore condition is attached to ensure that these windows are obscured with high opening to protect any loss of privacy for its neighbouring occupiers. The 3 rooflights in the south-west elevation are of small size and given its relationship with "Searles Field" it is not considered to cause any loss of privacy for these neighbouring occupiers. The property has a very long rear garden and with side boundaries largely screening the neighbouring houses is not considered to cause any overlooking/loss of privacy for its neighbours.

Impact on trees

The application site comprises a group of mature trees within the rear garden which are covered by a Tree Preservation Order (TPO). There are also other numerous large trees along the side boundaries of the site which are considered to make a valuable contribution to the character and appearance of the site and wider area. The south corner of the application site also abuts a TPO tree located in the adjacent front garden of "Searles Field". The application site also has varying ground level and therefore it is important to consider changes to existing ground level as a result of the proposed development and its impact on trees within and on adjacent land to the site.

The amended plans is considered to be acceptable subject to number of condition relating to landscaping, tree works, services in relation to trees, tree protection, method statement and levels.

Transportation -

The proposal is for demolition of existing house and construction of a replacement single dwelling.

Parking will be provided in a proposed garage and at the forecourt of the property. The parking provision meets the parking standards in the Local Plan. Vehicle access will be maintained as existing.

The proposal is acceptable on highways grounds

3. COMMENTS ON GROUNDS OF OBJECTIONS

The objections raised to the proposed development are considered under "Planning Considerations" section of this report.

4. EQUALITIES AND DIVERSITY ISSUES

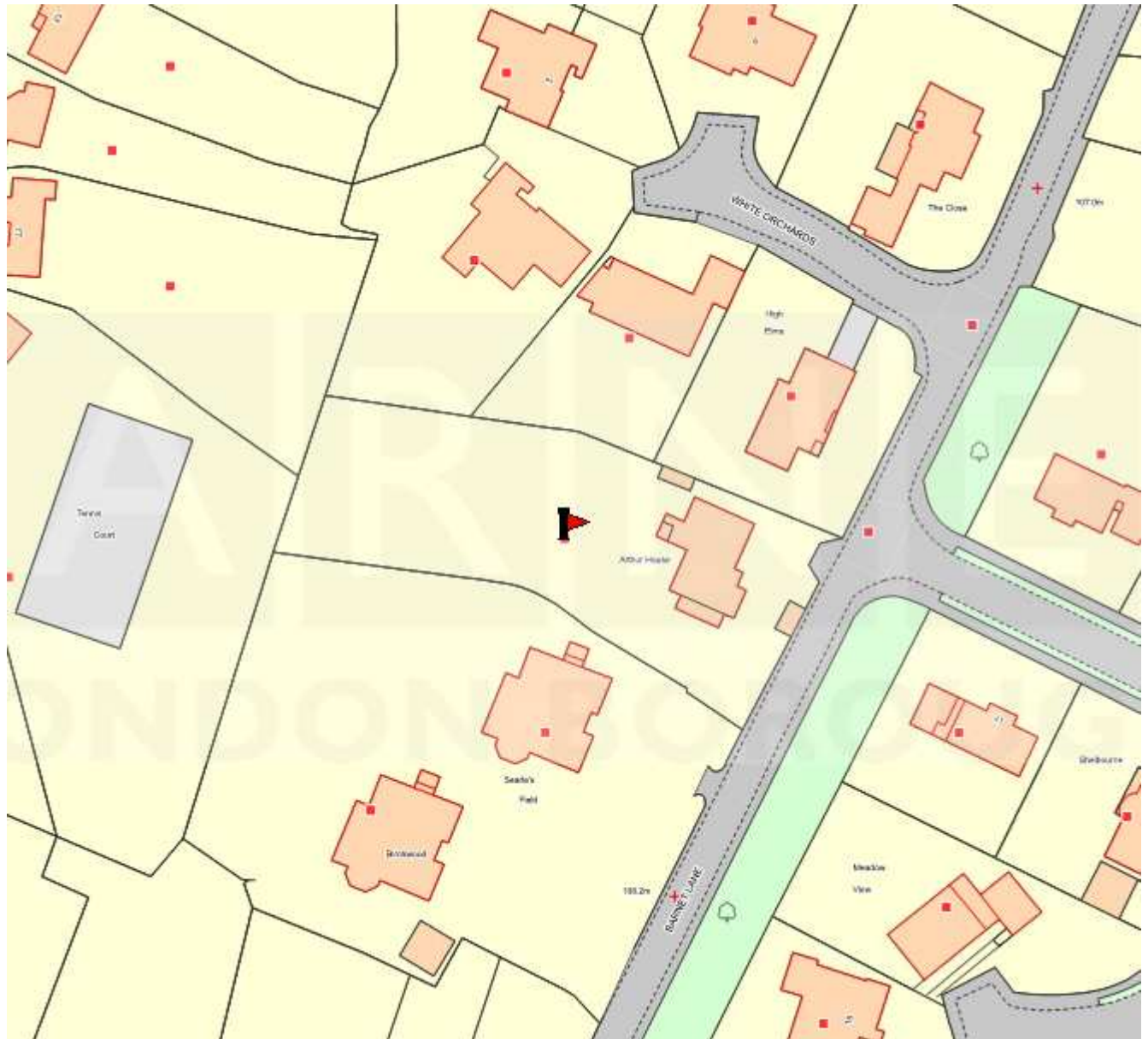
The proposals do not conflict with either Barnet Council's Equalities Policy or the commitments set in our Equality Scheme and supports the council in meeting its statutory equality responsibilities.

5. CONCLUSION

Having taken all material considerations into account, it is considered that subject to compliance with the attached conditions, this proposal complies with the Adopted Barnet Local Plan policies and guidance and would be in keeping with the character and appearance of the surrounding area. It is not considered to have a detrimental impact on the residential amenities of neighbouring occupiers. This application is therefore recommended for APPROVAL.

SITE LOCATION PLAN: Arthur House, Barnet Lane, London, N20 8AP

REFERENCE: B/00982/14



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