

LOCATION: 7 Horseshoe Lane, London, N20 8NJ

REFERENCE: B/02926/14

Received: 29 May 2014

Accepted: 04 June 2014

WARD(S): Totteridge

Expiry: 30 July 2014

Final Revisions:

APPLICANT: Mr & Mrs Robinson

PROPOSAL: Demolition of existing dwelling and erection of single storey family dwelling, including basement level and rooms in roof space. Hard and soft landscaping

RECOMMENDATION: Approve Subject to Conditions

- 1 The development hereby permitted shall be carried out in accordance with the following approved plans: Drawing Nos. 331093.04F, 06F, 07F, 08F, 10C (received 16 July 2014).

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 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.

- 4 Before the development hereby permitted commences, details of the

materials to be used for the external surfaces of the building(s) and hard surfaced areas shall be submitted to and approved in writing by the Local Planning Authority. The development shall be implemented in accordance with such details as approved.

Reason:

To safeguard the 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.

- 5 Before the development hereby permitted is commenced, details of the proposed windows and rooflights at a scale of 1:20 and any other details shall be submitted to and approved in writing by the Local Planning Authority. The development shall thereafter be implemented in accordance with the details as approved.

Reason: To ensure the detailing of the development preserves the character and appearance of the conservation area, in accordance with Policy DM06 of the Development Management Policies DPD.

- 6 Before the development hereby permitted is first 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).

- 7 Before the building hereby permitted is first occupied the proposed dormer windows in the south flank roofslope facing No. 5 Horseshoe Lane shall be glazed with obscure glass only and shall be permanently retained as such thereafter and shall be permanently fixed shut below 1.7 metres above the floor level of the rooms they serve, with only a fanlight opening above this height.

Reason: To safeguard the privacy and amenities of occupiers of adjoining residential properties in accordance with policy DM01 of the Adopted Barnet Development Management Policies DPD (2012).

- 8 Notwithstanding the provisions of any development order made under Section 59 of the Town and Country Planning Act 1990 (or any Order revoking and re-enacting that Order) no windows, other than those expressly authorised by this permission, shall be placed at any time in the south

elevation or roofslope facing No. 5 Horseshoe Lane.

Reason: To safeguard the privacy and amenities of occupiers of adjoining residential properties in accordance with policy DM01 of the Adopted Barnet Development Management Policies DPD (2012).

- 9 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, or 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, the general locality, the openness of the Green Belt and the health and vitality of protected trees, in accordance with Policies DM01 and DM06 of the Adopted Barnet Development Management Policies DPD (2012).

- 10 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).

- 11 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).

- 12 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.

- 13 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.

- 14 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.

- 15 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.

- 16 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.

- 17 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).

- 18 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 in accordance with policy DM06 of the Adopted Barnet Development Management Policies DPD (2012), CS NPPF of the Adopted Barnet Core Strategy DPD (2012).

INFORMATIVE(S):

- 1 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 Demolition should be carried out by an approved contractor and residents

- notified at least seven days before commencement.
- 3 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 £9870 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 £38070 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.

- 4 Wildlife and Countryside Act 1981 Obligations etc: TIN/TPO
Any and all works carried out in pursuance of this consent / notice will be subject to the duties, obligations and criminal offences contained in the Wildlife and Countryside Act 1981 (as amended). Failure to comply with the provisions of the Wildlife and Countryside Act 1981 (as amended) may result in a criminal prosecution.
- 5 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.
- 6 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.

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 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". The NPPF retains a 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, DM03, DM06, DM08, DM15 and DM17.

Supplementary Planning Documents and Guidance

The Council's Residential Design Guidance SPD was adopted in April 2013. This sets out information for applicants to help them design an extension to their property which would receive favourable consideration by the Local Planning Authority and was the subject of separate public consultation.

Included advice states that large areas of Barnet are characterised by relatively low density suburban housing with an attractive mixture of terrace, semi detached and detached houses. The Council is committed to protecting, and where possible enhancing the character of the borough's residential areas and retaining an attractive street scene.

In respect to amenity, development should not be overbearing or unduly obtrusive and

care should be taken to ensure that they do not result in harmful loss of outlook, appear overbearing, or cause an increased sense of enclosure to adjoining properties. They should not reduce light to neighbouring windows to habitable rooms or cause significant overshadowing, and should not look out of place, overbearing or intrusive when viewed from surrounding areas.

The Council adopted a Sustainable Design and Construction SPD in April 2013, 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.

Relevant Planning History:

Site Address: Fairlight Cottage Totteridge Lane London N20
Application Number: N00588
Application Type: Full Application
Decision: Approve with conditions
Decision Date: 18/05/1966
Proposal: **Erection of a garage.**

Site Address: 7 Horseshoe Lane London N20
Application Number: N00588A
Application Type: Full Application
Decision: Approve with conditions
Decision Date: 08/10/1975
Proposal: **roof extension to form two additional bedrooms and w.c.**

Site Address: Fairlight Cottage, 7 Horseshoe Lane, London, N20 8NJ
Application Number: B/02498/12
Application Type: Conservation Area Consent
Decision: Approve with conditions
Decision Date: 16/11/2012
Proposal: **Demolition of existing bungalow and garage and construction of replacement dormer bungalow with integral garage.**

Site Address: Fairlight Cottage, 7 Horseshoe Lane, London, N20 8NJ
Application Number: B/02497/12
Application Type: Full Application
Decision: Approve with conditions
Decision Date: 16/11/2012
Proposal: **Demolition of existing bungalow and garage and construction of replacement dormer bungalow with integral garage.**

Site Address: Fairlight Cottage, 7 Horseshoe Lane, London, N20 8NJ
Application Number: B/05763/13
Application Type: Full Application
Decision: Refuse
Decision Date: 21/03/2014
Proposal: **Demolition of existing dwelling and erection of single storey family dwelling, including basement level and rooms in roof space. Hard and soft landscaping and refuse.**

History at neighbouring site

Site Address: 5 Horseshoe Lane, London, N20 8NJ
Application Number: N00861M/06
Application Type: Full Application
Decision: Approved
Decision Date: 09/05/2006

Proposal: Demolition of existing house and erection of a two storey detached dwellinghouse with rooms in roofspace.

Consultations and Views Expressed:

Neighbours Consulted: 12 Replies: 10 letters of objection received including one from Cllr Stock.
Neighbours Wishing To Speak: 1

The objections raised may be summarised as follows:

- The new development is too close to the boundary wall of the neighbouring house, and should sit in the middle of the plot.
- The new development is too large.
- The dormer windows do not suit the house.
- The rural character of the lane should be preserved.
- Proposal is overdevelopment of the site.
- Windows facing the neighbour should be obscurely glazed.

Date of Site Notice: 19 June 2014

2. PLANNING APPRAISAL

Site Description and Surroundings:

The application site contains a detached bungalow, located at the northern end of Horseshoe Lane. It is the final property along Horseshoe Lane, which continues north as a footpath only beyond the application site. The plot contains the detached bungalow, and a detached single garage.

Horseshoe Lane contains only a small number of dwellings, with the layout generally comprising pairs of dwellings in relatively close proximity, with larger gaps between the pairs. For example, Nos. 1 and 3 are approximately 16 metres apart, Nos. 5 and 7 approximately 13 metres apart. However, Nos. 3 and 5 are approximately 47 metres apart. Similarly, Nos. 2 and 4 are over 70 metres apart. This spacing between properties, and the different form of the properties (a mixture of bungalows, and two storey dwellings) ensures that Horseshoe Lane retains a spacious and rural feel.

Proposal:

This application proposes the demolition of the existing bungalow, and the construction of a replacement bungalow with rooms in the roofspace.

The proposed bungalow would measure 15.3 metres in width by 15 metres in depth. It would have a ridge height of 6.4 metres and an eaves height of 2.4 metres. It would have a hipped roof with a flat crown, with dormer windows within the roof slopes to facilitate accommodation within the roofspace. It would also include a basement level with no physical manifestations above ground level.

Planning Considerations:

Background

It should be noted that planning permission has previously been granted under application reference B/02497/12 for the demolition of the existing bungalow and the construction of a replacement bungalow. The differences between the previously

approved application and the current application are as follows:

- The width has been reduced from 18 metres to 15.3 metres.
- The depth has been increased from 14.8 metres to 15 metres.
- The design has been changed to a more arts and crafts design, with an increased number of dormer windows proposed within the roofslopes.
- The proposed building would, at its closest point, be approximately 2.6 metres from the common boundary with No. 5 (approximately 9.3 metres from the flank wall of No. 5), which is compared to 4 metres from the common boundary in the approved scheme, approximately 10.8 metres from the flank wall of No. 5.

It is also to be noted that planning application B/05763/13 was refused planning permission in March 2014 on the grounds that the replacement bungalow proposed at that time would have appeared as a poorly articulated and unsympathetic addition to the street scene which would not preserve or enhance the character or appearance of the conservation area. The differences between that application and the current application are as follows:

- The previously refused scheme included a steeper roof pitch than the existing.
- The previous scheme included glazed circular conservatory-type structures to both southern corners, whilst the current scheme includes more conventional elevations.
- The proposal has a lesser width than the previously refused scheme.

It is therefore necessary to assess whether the changes made since the previously approved scheme comply with the Development Plan, or whether they introduce any concerns.

It should be noted that the Development Plan has not changed since the previous planning application was approved, and therefore the current application falls to be assessed under the same planing policy basis.

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

- Whether harm would be caused to the openness of the Green Belt;
- Whether harm would be caused to the character and appearance of the street scene and the Totteridge Conservation Area;
- Whether harm would be caused to the living conditions of neighbouring residents;
- Whether harm would be caused to trees of special amenity value.

The Council's approach to development as set out in Policy DM01 is to minimise its impact on the local environment and to ensure that occupiers of new developments as well as neighbouring occupiers enjoy a high standard of amenity. Policy DM01 states that all development should represent high quality design and should be designed to allow for adequate daylight, sunlight, privacy and outlook for adjoining occupiers. Policy DM02 states that where appropriate, development will be expected to demonstrate compliance to minimum amenity standards and make a positive contribution to the borough. The development standards set out in Policy DM02 are regarded as key for Barnet to deliver the highest standards of urban design.

Impact on the openness of the Green Belt

It is noted that no objections were raised by the Local Planning Authority to either previous scheme in respect of their impact on the openness of the Green Belt. Policy DM15 states that the replacement of buildings will not be permitted where they would have an adverse impact on the openness of the area or the purposes of including land in the Green Belt. The supporting text to DM15 states that replacement dwellings need not be inappropriate development provided the replacement dwelling is not materially larger than the dwelling it replaces. The applicant's agent has advised that the volume of the original building was approximately 469 cubic metres, and the volume of the existing building is approximately 778 cubic metres. The volume of the approved scheme is 949 cubic metres, an increase of approximately 22% over the existing. The volume of the proposed scheme is approximately 915 cubic metres. Therefore, the proposed bungalow would have a lesser volume than the proposed, and would represent an increase in volume terms of only 17% over the existing bungalow. It is noted that the proposal would include a basement, however this would be entirely subterranean with nothing visible above ground level.

It is noted that the proposed dwelling remains a bungalow with rooms in the roof space, therefore with a similar form to the approved replacement on this site and to the existing bungalow. The proposed bungalow would have the same ridge height as the approved scheme, a width approximately 2.7 metres less than the approved and a depth only slightly greater than the approved. Given that it would have a lesser width and volume than the approved bungalow, it is not considered that the proposed bungalow would adversely affect the openness of the Green Belt or be contrary to the purposes of including land within the Green Belt. Therefore, no objections are raised in respect of the impact of the proposal on the openness of the Green Belt.

Impact on the character and appearance of the street scene and the Totteridge Conservation Area

The previously approved bungalow as with the existing bungalow had a fairly simple design, with a hipped roof with a flat crown, and dormer windows in the roofslopes. In contrast, the proposed bungalow is proposed in an arts and crafts design. The submitted elevations show this additional detailing, which sits comfortably on a building of this size. The proposed bungalow would include dormer windows within all roofslopes, however each dormer window would be proportionate to the roofslopes in which they would be constructed, with adequate spacing remaining to the top, bottom and sides. The window detailing would be appropriate for a bungalow of this design. Being a bungalow, the replacement building would retain substantial spacing at and above first floor level between its flank walls and the flank boundaries of the curtilage. Whilst closer to No. 5 Horseshoe Lane than the existing and approved scheme, the proposal would remain a substantial distance from this neighbouring dwelling. It therefore would not appear cramped within its plot, would not reduce the spaciousness of the buildings and would preserve the rural character of this part of the Totteridge Conservation Area.

Impact on the amenities of the occupants of neighbouring properties

As noted above, the proposed bungalow would be set away from No. 5 Horseshoe Lane. Whilst there are three small dormer windows facing No. 5, these would each serve bathrooms and are proposed to be obscurely glazed and fixed shut below 1.7 metres above the floor levels of the rooms they serve, in order to ensure the privacy of

the occupants of No. 5 Horseshoe Lane is maintained. Given that No. 5 is at a higher level than the application site, the proposal would not appear overbearing or visually intrusive when viewed from this neighbouring property, and would not be detrimental to the privacy of the occupants of this neighbouring property.

Impact on trees

It is noted that this proposal includes the removal of a small number of trees. One of these, a Horse Chestnut identified as T1, has extensive decay and requires removal regardless of the proposed development. The remaining trees proposed for removal are not high quality specimens, with many being fruit trees. Many would have been lost as part of the previously approved scheme. As a result, no objections are raised to the loss of these trees. However, it is considered that there would be scope within the application site to provide replacement planting to ensure the setting of the proposed building and the conservation area is preserved following the development. As such a landscaping condition is included to this recommendation which requires details of replacement planting to be submitted for approval.

3. COMMENTS ON GROUNDS OF OBJECTIONS

The majority of the comments are addressed in the appraisal above. Matters of drainage runs are not a material planning consideration.

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 bungalow is considered to maintain the openness of the Green Belt, would preserve the character and appearance of the conservation area, is considered to comply with the requirements of the Development Plan and is therefore recommended for approval.

SITE LOCATION PLAN: 7 Horseshoe Lane, London, N20 8NJ

REFERENCE: B/02926/14



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