

LOCATION: 112 Station Road, London, NW4 3SN

REFERENCE: H/02934/14

Received: 30 May 2014

Accepted: 30 May 2014

WARD(S): West Hendon

Expiry: 25 July 2014

Final Revisions:

APPLICANT: New Way Investments LTD.

PROPOSAL: Conversion of existing 6no. flats into 11no. HMO rooms. Insertion of 5no. new dormer windows and removal of 5no rooflights at side and rear existing roofslopes to facilitate a loft conversion. Construction of new single-storey shed. Provision of new bin storage and bicycle storage.

RECOMMENDATION: Approve Subject to Conditions

- 1 The development hereby permitted shall be carried out in accordance with the following approved plans: Site plan; 112ST-PP-01; 112ST-PP1-02 RevB.

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 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 in accordance with policies DM01 of the Adopted Barnet Development Management Policies DPD (2012) and CS14 of the Adopted Barnet Core Strategy DPD (2012).

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

Reason: To ensure that the amenities of occupiers are not prejudiced by rail and / or road traffic and / or mixed use noise in the immediate surroundings in accordance with policy DM04 of the Adopted Barnet Development Management Policies DPD (2012).

- 6 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), the floor layout plans hereby approved must not be changed without the prior written permission of the local planning authority.

Reason: To safeguard the amenities of neighbouring occupiers and the general locality in accordance with policies DM01 and DM04 of the Adopted Barnet Development Management Policies DPD (2012)

- 7 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 in accordance with policy DM02 and DM04 of the Adopted Barnet Development Management Policies DPD (2012).

- 8 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).

- 9 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.

- 10 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.

INFORMATIVE(S):

- 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 £1,330 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 £5,130 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.

- 6
- 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.
 - ii) In this case, formal pre-application advice was sought prior to submission of the application.

1. MATERIAL CONSIDERATIONS

National Planning Policy Framework

The Mayor's London Plan: July 2011

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 11th September 2012

Relevant Core Strategy Policies:

CS NPPF, CS1

Relevant Development Management Policies:

DM01, DM02m DM04, DM08, DM09 and DM17

Supplementary Planning Document: Sustainable Design and Construction

Supplementary Planning Document: Residential Design Guidance

Relevant Planning History:

Site history for current landparcel :

16288 - 112 Station Road, London, NW4 3SN

Case Reference: **H/02934/14**

Application:	Planning	Number:	H/02934/14
Validated:	30/05/2014	Type:	APF
Status:	REG	Date:	
Summary:	DEL	Case Officer:	Elizabeth Thomas
Description:	Conversion of existing 6no. flats into 15no. HMO rooms. Insertion of 4no. new dormer windows and removal of 5no rooflights at side and rear existing roofslopes to facilitate a loft conversion. Construction of new single-storey communal gym. Provision of new bin storage and bicycle storage.		

Consultations and Views Expressed:

Neighbours Consulted: 27 Replies: 7
Neighbours Wishing To Speak 1

The objections raised may be summarised as follows:

- Rear gardens have become cluttered with outbuildings.
- Traffic is a hazard.
- Increased number of bins and waste.
- Increased road and pedestrian volume.
- Intensification of use.
- Increased massing.
- Reduction of amenity space.

- Increased noise and disturbance.
- Right of way to the side of the property.
- No provision of dropped kerb.
- No levels details.
- No elevations or sections through the building or outbuilding.
- No drawings of existing or proposed landscaping.
- Loss of light.
- No trees information.
- Loss of privacy.
- No details of compliance with codes for sustainable homes.
- No details of compliance with Part M of building regulations.
- No statement on CIL.
- Damaging streetscene.
- Do not maintain properties adequately.
- 15 units would be too much.
- NPPF seeks self contained accommodation not shared.

Date of Site Notice:

2. PLANNING APPRAISAL

Site Description and Surroundings:

The application site occupies a pair of semi detached properties on the corner with Audley Road.

Proposal:

The application relates to the conversion of the property into 11 HMO units with shared kitchen, living room and communal laundry.

Planning Considerations:

The application has been amended since its initial submission reducing the number of rooms within the HMO to 11, reducing the size of the outbuilding to provide a shed in place of the previously proposed gym. The cycle store has also been relocated to the rear garden.

Each of the rooms will have their own bathroom and tea point. There is a communal kitchen, living room and laundry at first floor level and a communal kitchen at loft floor level.

The property has a large rear garden which can be accessed via the side entrance.

One parking space is shown on the plans, together with cycle storage facilities to the rear and two areas for refuse storage facilities.

Planning Considerations:

- * Principle of use;
- * Intensification and impact on amenity of adjoining properties;
- * Impact on living standards of current occupiers

Principle of use:

Policy DM09 advocates that proposals for new HMO's will be encouraged provided that :

- they meet an identified need;
- can demonstrate that they will not have a harmful impact on the character and amenities of the surrounding area;
- are easily accessible by public transport, cycling and walking; and
- meet the relevant housing standards for a HMO.

Core strategy policy CS4 aims to maximise housing choice by providing a range of sizes and types of accommodation that can meet aspirations and increase access to affordable and decent new homes. Barnet's growing and increasingly diverse population has a range of needs that requires a variety of sizes of accommodation. HMO's are recognised as an important source of low cost, private sector housing for students, those on low incomes and those seeking temporary accommodation. The proposal is therefore considered to meet an identified need.

The proposal will not result in an over concentration of HMO type housing in this area, however, given its proximity to Middlesex University and town centre amenities is considered to be an appropriate location.

The property has been in use as self contained flats. The proposal would provide 11 units of accommodation. Station Road has a mixed character comprising of single family dwellings and flatted development. The proposal which occupies two houses is not considered to result in an over intensification of the site which would be out of character with this part of Station Road.

The accessibility of the site is indicated with the Public Transport Accessibility Level (PTAL). This rating measures the amount of public transport service available. This site has been assessed to have a PTAL of 4, with 6 being the highest level of accessibility. Four off street parking spaces are provided at the front of the property. HMO's are recognised as a source of low cost accommodation where residents are likely to be reliant on public transport. Therefore the proposal is considered acceptable from a Highways point of view.

The Council has the following minimum room standards for HMO's when the rooms are provided with a separate shared kitchen:

1 person household	10.2sqm
2 person household	14sqm

Each of the rooms will meet the minimum required floorspace for a HMO.

Communal garden space is provided to the rear of the site with Malcolm Park in close proximity to the site.

Intensification and impact on amenity of adjoining properties:

The proposal is not considered to give rise to increased comings and goings to an unacceptable degree.

Furthermore, Policy DM08 (ensuring a variety of sizes of new homes to meet housing need) states that development should provide an appropriate mix of dwelling types and sizes in order to provide choice within the borough and that for market housing homes with 4+ bedrooms are the highest priority. The proposal having already been converted into self contained flats is not considered that the conversion will result in the loss of the highest priority housing.

Extensions and outbuilding:

The proposal also incorporates extensions to the building by way of rear dormer windows, front rooflight windows and side dormers. The proposed roof extensions are considered to be acceptable and will not occupy more than half the width of half the depth of the original roofslope. The dormers are positioned to sit comfortably within the roofslope.

Within the rear garden a canopy to house cycle storage is proposed and a small shed. These are considered to be of a proportional scale for the size of the garden.

3. COMMENTS ON GROUNDS OF OBJECTIONS

- An informative relating to CIL has been included to advice the applicant/agent of the requirements.
- Refuse storage provision is being provided for the units.
- The building is for an internal conversion. As the proposal is not for a new building the sustainable homes requirements do not apply.
- It is considered that there are sufficient plans to make a determination of the application.
- The proposed extensions are not considered to result in a loss of light or privacy to surrounding residential occupiers. There is sufficient distance between the

proposed dormers windows and neighbouring windows and gardens to ensure that the proposal will not result in undue harm to the residential amenities.

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 application is recommended for APPROVAL.

SITE LOCATION PLAN: 112 Station Road, London, NW4 3SN

REFERENCE: H/02934/14



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