

LOCATION: 27-29 Hermitage Lane, London, NW2 2EY

REFERENCE: F/02492/14

Received: 03 May 2014

Accepted: 21 May 2014

WARD(S): Childs Hill

Expiry: 16 July 2014

Final Revisions:

APPLICANT: Mr & Mrs Purdon / Learmonth

PROPOSAL: Demolition of existing building and erection of 1no. pair of two storey semi-detached residential dwellings, including rooms in roof space, basement level, associated off street parking, refuse facilities and hard/soft landscaping..

RECOMMENDATION: Approve Subject to Conditions

- 1 The development hereby permitted shall be carried out in accordance with the following approved plans: AL[05]170 Revision A, AL(05)158, AL[05]156 Revision A, AL[05]157, AL[05]154 Revision A, AL[05]155 Revision A, AL[05]152 Revision B, AL[05]153 Revision B, AL[05]150 Revision B, AL[05]151 Revision B, AL[05]132 Revision B, AL[05]140 Revision B, AL[05]130 Revision B, AL[05]131 Revision B, AL[05]171 Revision A, AL[05]125, AL[05]124, AL[05]123, AL[05]121, AL[05]122, 17374/3, AL[05]101, AL[05]100, 17374/2, 17374/1R1, AL[05]164, AL[05]163, AL[05]160, AL[05]161, AL[05]162, Planning Statement, AL[05]120, AL[05]110, AL[05]111, AL[05]112, AL[05]113, AL[05]114, AL[05]115, AL[05]116, AL[05]117, AL[05]118.

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 development hereby permitted is occupied, turning space and parking spaces shall be provided and marked out within the site in accordance with a scheme to be submitted to and approved in writing by the Local Planning Authority and that area shall not thereafter be used for any purpose other than the parking and turning of vehicles.

Reason:

To ensure that parking and associated works are provided in accordance with the council's standards in the interests of pedestrian and highway safety and the free flow of traffic in accordance with policies DM17 of the Adopted Barnet Development Management Policies DPD (2012) and 6.1, 6.2 and 6.3 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 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.

- 6 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).

- 7 Before the development hereby permitted commences, details of enclosures

and screened facilities for the storage of recycling containers and wheeled refuse bins or other refuse storage containers where applicable, together with a satisfactory point of collection shall be submitted to and approved in writing by the Local Planning Authority and shall be provided at the site in accordance with the approved details before the development is occupied.

Reason:

To ensure a satisfactory appearance for the development and satisfactory accessibility; and to protect the amenities of the area in accordance with policies DM01 of the Adopted Barnet Development Management Policies DPD (2012) and CS14 of the Adopted Barnet Core Strategy DPD (2012).

- 8 Before the building hereby permitted is occupied the proposed window(s) in the flank elevations facing 25 Hermitage Lane and 31 Hermitage Lane shall be glazed with obscure glass only and shall be permanently retained as such thereafter and shall be permanently fixed shut with only a fanlight opening.

Reason:

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

- 9 No construction work resulting from the planning permission shall be carried out on the premises at any time on Sundays, Bank or Public Holidays, before 8.00 am or after 1.00 pm on Saturdays, or before 8.00 am or after 6.00pm on other days.

Reason:

To ensure that the proposed development does not prejudice the amenities of occupiers of adjoining residential properties in accordance with policy DM04 of the Adopted Barnet Development Management Policies DPD (2012).

- 10 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, B, C, D, E, F of Part 1 to Schedule 2 of that Order shall be carried out within the area of 27-29 Hermitage Lane 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).

- 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 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).

- 15 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).

- 16 Prior to works commencing, existing ground water levels shall be inspected and a report detailing how the stability of the land during construction will be protected shall be provided by a competent person and submitted in writing to the Local Planning Authority. The construction works shall be implemented in accordance with the recommendations of the approved report.

Reason: To ensure that the proposed development does not prejudice the amenities of occupiers of the residential properties in accordance with policies DM04 of the Adopted Barnet Development Management Policies DPD (2012) and 7.15 of the London Plan 2011.

- 17 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.

- 18 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 flank elevations facing no.25 Hermitage Lane or 31 Hermitage 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).

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 Any development or conversion which necessitates the removal, changing, or creation of an address or addresses must be officially registered by the Council through the formal 'Street Naming and Numbering' process.

The Council of the London Borough of Barnet is the Street Naming and Numbering Authority and is the only organisation that can create or change addresses within its boundaries. Applications are the responsibility of the developer or householder who wish to have an address created or amended.

Occupiers of properties which have not been formally registered can face a multitude of issues such as problems with deliveries, rejection of banking / insurance applications, problems accessing key council services and most importantly delays in an emergency situation.

Further details and the application form can be downloaded from: <http://www.barnet.gov.uk/naming-and-numbering-applic-form.pdf> or requested from the Street Naming and Numbering Team via email: street.naming@barnet.gov.uk or by telephoning: 0208 359 7294.

- 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 £43,055 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 £11,211.52 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](http://www.legislation.gov.uk)

Visit:

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

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, DM04, DM08, 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:

None Relevant

Consultations and Views Expressed:

Neighbours Consulted: 64 Replies: 6
Neighbours Wishing To Speak 0

The objections raised may be summarised as follows:

- Out of scale and proportion
- Design does not sit comfortably
- Roof design is out of character
- Loss of gap between properties
- Overbearing and sense of enclosure
- Basement will affect foundations
- Where would refuse be stored?
- Overlooking
- Loss of outlook
- Impact on flood risk

Internal /Other Consultations:

N/A

Date of Site Notice: 29 May 2014

2. PLANNING APPRAISAL

Site Description and Surroundings:

This application site is a 2-storey detached property located on the northern side of Hermitage Lane. Although this property has been converted into two flats in the past, its external appearance remains unchanged. According to the submitted 'OS Map' the application site measures approximately 10.5m wide at the front but gradually increases to a width of 17.5m at the rear.

There are no specific planning restrictions in this part of Barnet.

Although the pattern, spacing, form and architectural style of development vary along the southern side of Hermitage Lane; on the northern side, these are all fairly consistent. The buildings are predominantly detached, 2-storeys in height and finished in red brick with pitched (or crown) roofs. They are all closely spaced and set out in a linear pattern, following the line of the main road. A terrace of four 1970s style properties sit immediately to the west of the application site. To the east of the site the properties are predominantly 2-storey, detached buildings, which are evenly spaced along Hermitage Lane.

The existing dwelling on site does not benefit from any specific designation and is not considered to be of any significant architectural merit however it has been designed to sit discreetly within this site and appears to form part of the adjacent group of similar detached, red brick dwellings.

Proposal:

The proposals are for demolition of existing building and erection of 1no. pair of two storey semi-detached residential dwellings, including rooms in roof space, basement level, associated off street parking, refuse facilities and hard/soft landscaping.

The proposals have been amended following discussions with the case officer. The proposed roof material was initially proposed to be metal cladding and would now be traditional roof tiles.

The ridgeline of the proposed dwellings has been reduced by 500mm in order to sit more comfortably within the streetscene. The proposed front dormer windows have been removed. The proposed level of the rear terrace has been reduced by a small amount.

Planning Considerations:

The main issues are considered to be:

- Whether the proposals would harm the character and appearance of the area
- Whether the proposals would harm neighbouring amenity
- Whether the proposals would harm highway or pedestrian safety
- Whether the proposals would have an acceptable impact on local hydro-geology

Whether the proposals would harm the character and appearance of the area

Policy CS5 states that the Council 'will ensure that development in Barnet respects local context and distinctive local character creating places and buildings of high quality design'. Policy DM01 requires that development proposals should be based on an understanding of local characteristics. This policy also states that the loss of houses in roads characterised by houses will not normally be appropriate. Proposals should preserve or enhance local character and respect the appearance, scale, mass, height and pattern of surrounding buildings, spaces and streets. Policy DM02 states that where appropriate, development will be expected to demonstrate compliance to minimum amenity standards and that development makes a positive contribution to the borough. The development standards set out in Policy DM02: Development Standards are regarded as key for Barnet to deliver the highest standards of urban design.

Furthermore, the Residential Design Guidance SPD advises that the design and layout of new development should be informed by the local pattern of development. The continuity of building lines, forecourt depths, road layout, space about the building and rear garden areas are all significant factors when redeveloping sites within existing residential areas.

The principle of demolition is considered acceptable. The property is not within a conservation area and is not of particular architectural merit to warrant its retention. The location of this site within a residential area, on a sufficiently large plot makes the principle of two new units on the site in keeping with Council Policies relating to new developments. Furthermore, the form of the proposed development consisting of the replacement of the application property with two semi-detached dwellings and the sub-division of the site into two plots would not be out of keeping with the character and appearance of this street scene, primarily because the proposed dwellings would be of similar widths to others in the locality, particularly those to the east. Whilst to the north buildings are generally more regularly spaced detached dwellings, the character of the area is sufficiently mixed for this to fit within the streetscene.

Following pre-application discussions with the Local Planning Authority the applicant has made amendments to reduce the scale and bulk of the proposed dwellings. As amended the building would replicate the gable ended design of the terrace to the west, whilst maintaining a stepped relationship to no.31, which is at a higher level.

The proposals would involve the excavation of part of the rear garden. Whilst sunken terraces are not normally encouraged, given that the terrace at no.25 has a similar sunken level it is not considered that such a feature is harmfully out of character, and the resulting appearance of the rear garden would be acceptable.

The design of the proposed dwellings would pay adequate regard to the traditional

design of neighbouring buildings, whilst not seeking to replicate these.

Overall it is considered that the proposed new dwellings would have an acceptable impact on the character and appearance of the streetscene and general locality.

Whether the proposals would harm neighbouring amenity

In considering Barnet Development Management Policy DM01, given the distance between the proposed building and neighbouring buildings, it is considered that the proposals would not detract from the amenities of adjoining occupiers in terms of the loss of light, outlook or privacy to an unacceptable level.

In addition to the requirements of Policy DM01 in respect of providing adequate daylight, sunlight, privacy and outlook for neighbouring properties, the Sustainable Construction and Design SPD (2013) states that the privacy of existing and future development should be protected and gardens and windows to habitable rooms should not be significantly overlooked. Furthermore the Residential Design Guidance SPD (2013) advises that 'Privacy is an important design issue and all residents should feel at ease within their home. Design can create privacy in a number of ways, including the careful positioning of buildings in relation to one another, internal layouts (positioning of windows and rooms requiring more privacy) and through screening and landscaping.'

The scheme would not be obtrusive and would preserve an adequate outlook for the neighbouring occupiers in accordance with adopted policies. It is also not considered that the increase in intensity of use of the site would warrant refusal of an application. The proposed building would extend some 2.3m (on side nearest, 3.25m further beyond) beyond the rear wall of no.25 and 2.9m beyond no.31. At first floor, the building would extend 3.25m beyond no.25 and 2.9m beyond no.31.

The minimum internal space standards for new development are laid out in table 3.3 of the London Plan 2011. The requirements for 3 storey houses (4 bed 6 people) is 113m². Each house proposes 5 bedrooms whilst this is not covered in the London Plan table the pre-amble suggests that when designing homes for more than 6 persons/bedspaces, developers should allow approximately 10 square metres per extra bedspace/person. Each house complies with the minimum space standards.

The proposed rear terrace would be similar to that on the existing building. Whilst the depth is greater it is not considered that any overlooking would be materially harmful to neighbouring amenity. Furthermore, it would be sited far enough away from the boundaries with neighbouring residential properties to prevent the structure from appearing overbearing or causing loss of outlook.

Table 2.3 of the Barnet's supplementary planning document sustainable design and construction (2012) indicates outdoor amenity space requirements. For houses of this type the standard is set at 85m². Each dwelling meets the requirements of on site usable amenity space.

Whether the proposals would harm highway or pedestrian safety

The proposals would necessitate 1.5-2 car parking spaces for each dwelling. The proposals would provide four parking spaces which comply with the requirements of the condition. It is not considered that the proposals would have a harmful impact on highway or pedestrian safety.

Whether the proposals would have an acceptable impact on local hydro-geology

Sustainable development is a key priority of Central Government and the Council. Any new residential development in Barnet is expected to meet Code Level 3 of the Sustainable Homes.

Careful consideration must be given when constructing basement development as in some instances it may prove to be detrimental to the stability of buildings, the amenity of neighbours and contribute to flooding and drainage problems. The applicant has carried out a desktop study and this is contained within their planning statement. In view of the excavations proposed and the site's location within an area of claygate beds, a ground investigation is required before works commence. This would be secured by condition.

The report should determine in particular the surface flow of water, the subterranean flow of water and land stability. Further guidance on basements is set out in the Residential Design Guidance SPD sections 12 and 14.

3. COMMENTS ON GROUNDS OF OBJECTIONS

Generally addressed in main report.

Loss of gap between properties - *This is not considered grounds to refuse permission*

Basement will affect foundations - *This is principally a building control issue*

Where would refuse be stored? - *Refuse stores are indicated to the front of the property adjacent to either boundary. Details would be finalised by condition*

Impact on flood risk - *The site is not located within an area of flood risk and these are not considered grounds to refuse the application*

4. EQUALITIES AND DIVERSITY ISSUES

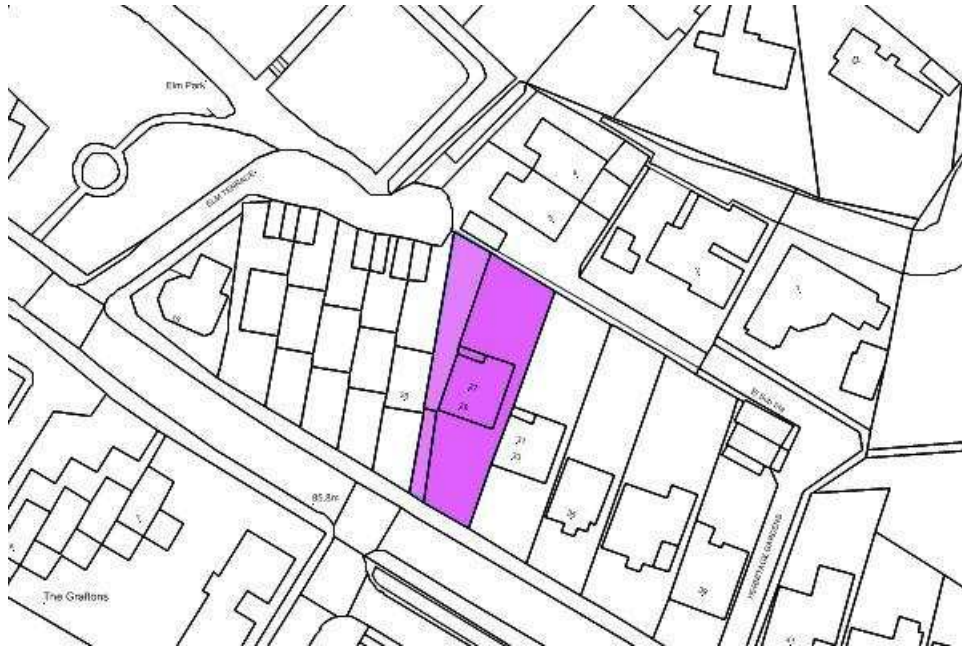
The proposals do not conflict with either Barnet Council's Equalities Policy or the commitments set in our Equality Scheme and supports the council in meeting its statutory equality responsibilities.

5. CONCLUSION

The application is recommended for **APPROVAL**.

SITE LOCATION PLAN: 27-29 Hermitage Lane, London, NW2 2EY

REFERENCE: F/02492/14



Reproduced by permission of Ordnance Survey on behalf of HMSO. © Crown copyright and database right 2013. All rights reserved. Ordnance Survey Licence number LA100017674.

