

Reason: To safeguard the visual amenities of the building and surrounding area in accordance with Policy DM01 of the Development Management Policies DPD (adopted September 2012) and Policies CS NPPF and CS1 of the Local Plan Core Strategy (adopted September 2012).

- 5 a) Notwithstanding the details submitted with the application and otherwise hereby approved, no development other than demolition works shall take place until details of (i) A Refuse and Recycling Collection Strategy, which includes details of the collection arrangements and whether or not refuse and recycling collections would be carried out by the Council or an alternative service provider, (ii) Details of the enclosures, screened facilities and internal areas of the proposed building to be used for the storage of recycling containers, wheeled refuse bins and any other refuse storage containers where applicable, and (iii) Plans showing satisfactory points of collection for refuse and recycling, have been submitted to and approved in writing by the Local Planning Authority.
- b) The development shall be implemented and the refuse and recycling facilities provided in full accordance with the information approved under this condition before the development is first occupied and the development shall be managed in accordance with the information approved under this condition in perpetuity once occupation of the site has commenced.

Reason: To ensure a satisfactory appearance for the development and satisfactory accessibility; and to protect the amenities of the area in accordance with Policy CS14 of the Local Plan Core Strategy (adopted September 2012), Policy DM01 of the Development Management Policies DPD (adopted September 2012) and the Sustainable Design and Construction SPD (adopted April 2013).

Informative(s):

- 1 In accordance with paragraphs 186 and 187 of the NPPF, the Local Planning Authority (LPA) takes a positive and proactive approach to development proposals, focused on solutions. The LPA has produced planning policies and written guidance to assist applicants when submitting applications. These are all available on the Council's website. A pre-application advice service is also offered. The LPA has negotiated with the applicant/agent where necessary during the application process to ensure that the proposed development is in accordance with the Development Plan.
- 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 £3336.90 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 £12870.90 payment under Barnet CIL.

Please note that Indexation will be added in line with Regulation 40 of Community Infrastructure Levy.

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 CIL 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 at

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

2. Residential Annexes or Extensions: 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

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

Officer's Assessment

1. Site Description

The application site is a block of flats containing five units. The site is located on the southern side of Torrington Park in Woodhouse. The immediate surroundings are characterised with a number of large buildings containing flats, there are also a number of residential houses on the road. The properties in the area are of various form, height and roof types.

2. Site History

Reference: F/02725/13

Address: Cornelius Court, Torrington Park, London, N12 9TE

Decision: Approved subject to conditions

Decision Date: 9 September 2013

Description: , Creation of 10no. off-street car park spaces to existing rear car park.

3. Proposal

This application proposes a second floor rear extension and internal alterations to create an additional self-contained flat. Roof extensions and alterations including raising the ridge height, hip to gable end, 1 no. front dormer, 1 no. rear dormer and 7no. rooflights to create 2no. self-contained flats.

4. Public Consultation

Consultation letters were sent to 119 neighbouring properties.

7 responses have been received, including 7 objections.

Objections can be summarised as follows:

- The increased number of occupants will result in noise and disturbance.
- It will result in over intensification of the use of the property.
- The extension will result in loss of light.
- The additional flats will result in an increase in noise and pollution from additional cars.

5. Planning Considerations

5.1 Policy Context

National Planning Policy Framework and National Planning Practice Guidance

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 2015

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.

Barnet's Local Plan (2012)

Barnet's Local Plan is made up of a suite of documents including the Core Strategy and Development Management Policies Development Plan Documents. Both were adopted in September 2012.

- Relevant Core Strategy Policies: CS NPPF, CS1, CS5.
- Relevant Development Management Policies: DM01, DM02, DM08, DM17.

The Council's approach to development as set out in Policy DM01 is to minimise the 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.

Supplementary Planning Documents

Sustainable Design and Construction SPD (adopted April 2013)

- Provides detailed guidance that supplements policies in the adopted Local Plan, and sets out how sustainable development will be delivered in Barnet.

5.2 Main issues for consideration

The main issues for consideration in this case are:

Whether harm would be caused to the character and appearance of the existing building, the street scene and the wider locality;

Whether harm would be caused to the living conditions of neighbouring residents;

Whether the proposed accommodation would provide a satisfactory quality of living accommodation for future occupants;

Whether the proposal would be detrimental to highway safety or parking.

5.3 Assessment of proposals

7Self-contained flats

The extension in the roof would result in the creation of an extra floor, containing two, 1 bedroom, 1 person self-contained units. The proposal would also include the internal alterations at second floor level to create an additional unit. The existing unit on this floor has 3 bedrooms, the proposed layout has two 1 bedroom units. As the area is characterised with self-contained flats, it is not considered that the principal of adding three extra flats, one on the second floor and two within the roof space would harm the

residential character of the area. The site has sufficient parking and amenity space and is close to town centre facilities.

Impact of the proposed extension on the existing building on the character and appearance of the area.

The roof ridge height would only increase by 0.9 metres and would still have a similar height to the neighbouring building at No. 21 Torrington Park. The gable end roof extensions to each side elevation would not be uncharacteristic of buildings within the local vicinity. The existing front gable end would also increase by approximately 1 metre. The first floor rear extension would have a width of 3.8 metres over an existing two storey rear projection, of a depth of 3.9 metres, an eaves height of 10 metres, a maximum height of 12.4 metres with a hipped roof, but would be set away from the neighbouring building at No. 25 Torrington Park by over 6 metres. The proposed front dormer would measure approximately 1.4 metres in depth, 2 metres in width and 1.8 metres in height and also not be uncharacteristic of the buildings within the local vicinity. The proposed rear dormer would have a width of 5.7 metres, a depth of 2.6 metres and a height of 2.9 metres.

Given that the dormer window would be set down from the top of the ridge of the roof and set in 0.9 metre from the flank wall facing No. 25 Torrington Park it is not considered that the bulk of the dormer window would harmfully impact the occupiers of the neighbouring properties. It is not considered that the proposals would increase overlooking beyond what would normally be considered acceptable. In addition, given that the proposed extensions would not project any closer to the neighbouring flats at Murray House, it is not considered to result in loss of light to these properties.

It is also noted that the proposed rear dormer window would not comply with the aforementioned SPD. Whilst the dormer would be larger than the guidance, given the design of the proposed building, the impact of the rear dormer would be limited and it is not considered that it would harm the character and appearance of the locality.

Quality of accommodation for future occupants of the proposed development

Outlook: The proposed units would benefit from reasonable outlook from bedrooms and living room areas. The positioning of the windows in the side elevation facing No. 25 Torrington Park, being high level windows, would prevent overlooking and loss of privacy to any future occupier of the units and any neighbouring occupier.

Unit sizes and room sizes: The proposed units would all have an internal area of more than 37m² and would comply with the minimum size requirements for 1 bedroom, 1 person flats.

The stacking for the self-contained units is considered appropriate and it is considered that the living conditions of the future occupiers would be acceptable and there are sufficient amenities within the property.

Outdoor amenity space: The site has a private amenity area at the rear for existing residents. The proposal does not include the provision of any additional amenity space for the occupiers of the flats. However, as the site is located within close proximity to a town centre with good access to public transport and is also located within a mile of nearby parks, it is considered that the lack of provision of amenity space would not be a justifiable reason for refusal.

The site is located in a highly accessible town centre location, has a PTAL rating of 2, the proposal would increase the amount of units on the site by 3, but only increase the amount of bedrooms by 1 and there is sufficient parking to the rear of the building. It is considered that the proposal would not materially add to the pressure for on street parking to an extent where highway safety would be compromised and that sufficient parking is available nearby to safely accommodate the level of parking which would be likely to arise from the proposal. Therefore, no objection is raised to an increase in 3 new units and its impact on parking and highway safety.

5.4 Response to Public Consultation

Mainly addressed in appraisal above.

Given that the proposal would only increase the amount of bedrooms on the site by 1, it is not considered to result in the over-intensification of the use of the site or a significant increase in noise and disturbance.

6. Equality and Diversity Issues

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

7. Conclusion

The proposal is considered to accord with the requirements of the Development Plan and is therefore recommended for approval.



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