

Location **22 And 22A Avondale Avenue London N12 8EJ**

Reference: **15/04163/FUL**

Received: 6th July 2015

Accepted: 6th July 2015

Ward: West Finchley

Expiry 31st August 2015

Applicant: Mr A Levy

Proposal: Part single, part two storey side and rear extension including rooms in the roofspace with rear dormer window and 2no. rooflights to side and alterations and extension to main roof including rear dormer window and 2no. rooflights to front to facilitate a loft conversion following demolition of existing two storey side extension. Conversion of property into 5no. self-contained flats and provision of associated amenity space

Recommendation: Approve subject to s106

RECOMMENDATION I:

That the applicant and any other person having a requisite interest be invited to enter by way of an agreement into a planning obligation under Section 106 of the Town and Country Planning Act 1990 and any other legislation which is considered necessary for the purposes seeking to secure the following:

1. Paying the council's legal and professional costs of preparing the Agreement and any other enabling agreements;
2. All obligations listed below to become enforceable in accordance with a timetable to be agreed in writing with the Local Planning Authority;

3. 3. Highways (traffic order) £2,000.00
 "A contribution towards the cost of required changes to an existing traffic order or creation of a new order related to the development."

4. 4. Monitoring of the Agreement £100.00
 "Contribution towards the Council's costs in monitoring the obligations of the agreement."

RECOMMENDATION II:

That upon completion of the agreement the Assistant Director of Development Management and Building Control approve the planning application under delegated powers subject to the following conditions:

- 1 The development hereby permitted shall be carried out in accordance with the following approved plans:AA-01 Rev A; AA-02 Rev C; AA-03 Rev D.

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 CS NPPF and CS1 of the Local Plan Core Strategy DPD (adopted September 2012) and Policy DM01 of the Local Plan Development Management Policies DPD (adopted September 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 The materials to be used in the external surfaces of the building(s) shall match those used in the existing building(s).

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).

4 Before the building hereby permitted is first occupied the proposed window(s) in the side elevation facing No. 24 Avondale Avenue 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 Development Management Policies DPD (adopted September 2012) and the Residential Design Guidance SPD (adopted April 2013).

5 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 or doors, other than those expressly authorised by this permission, shall be placed at any time in the side elevation(s), of the extension(s) hereby approved, facing the neighbouring properties.

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

6 The roof of the extension hereby permitted shall only be used in connection with the repair and maintenance of the building and shall at no time be converted to or used as a balcony, roof garden or similar amenity or sitting out area.

Reason: To ensure that the amenities of the occupiers of adjoining properties are not prejudiced by overlooking in accordance with policy DM01 of the Development Management Policies DPD (adopted September 2012).

7 The property shall be used as self-contained units as shown in the hereby approved drawings under Class C3(a) and no other purpose (including any other purpose in Class C3 or C4 of the Schedule to the Town and Country Planning (Use Classes) Order 1987, or in any provision equivalent to that Class in any statutory instrument revoking and re-enacting that Order, with or without modification).

Reason: To enable the Local Planning Authority to exercise control of the type of use within the category in order to safeguard the amenities of the area.

8 a) Before the development hereby permitted is first occupied, the sub-division of the amenity area(s) as shown on Drg No AA-03 Rev B shall be implemented and retained as such thereafter.

Reason: To ensure that the development does not prejudice the amenity of future occupiers or the character of the area in accordance with policies DM01 and DM02 of the Development Management Policies DPD (adopted September 2012) and the Sustainable Design and Construction SPD (adopted April 2013).

9 a) Before the development hereby permitted is first occupied, 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.

b) The development shall be implemented in full accordance with the details as approved under this condition prior to the first occupation and retained as such thereafter.

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).

10 Notwithstanding the details shown in the plans submitted and otherwise hereby approved, prior to the commencement of the development a full scheme of the measures to be installed in the development to minimise the transmission of noise between the proposed units in the building shall be submitted to the Local Planning Authority and approved in writing.

The scheme of measures approved under this condition shall be implemented and installed in the development in their entirety prior to the first occupation of the new dwelling hereby approved.

Reason:

To safeguard the amenities of occupiers of neighbouring residential properties in accordance with policies DM01 and DM04 of the Barnet Local Plan.

11 The use of the outbuilding (in use as an office) shall at all times be ancillary to and occupied in conjunction with unit 1 proposed within the main building and shall not at any time be occupied as a separate unit or dwelling.

Reason: To ensure that the development does not prejudice the character of the locality and the amenities of occupiers of adjoining residential properties in accordance with Policy DM01 of the Development Management Policies DPD (adopted September 2012).

12 Notwithstanding the approved plan(s), details of the private/communal amenity areas, details of boundary fencing and provision of access from Unit 1 into office outbuilding shall be submitted to and approved in writing by the Local Planning Authority.

Reason: To safeguard the privacy and amenities of future occupiers of the proposed units in accordance with Policy DM01 of the Development Management Policies DPD (adopted September 2012) and the Residential Design Guidance SPD (adopted April 2013).

RECOMMENDATION III:

0 That if an agreement has not been completed by 10/12/2015 unless otherwise agreed in writing, the Assistant Director of Development Management and Building Control should REFUSE the application 15/04163/FUL under delegated powers for the following reasons:

1. The development fails to provide a legal undertaking to enable an amendment to the Traffic Regulation Order and contribution towards the associated monitoring costs to mitigate the on-street parking impact in the vicinity of the site, contrary to policy DM17 of the Development Management Policies DPD and the Planning Obligations SPD.

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. 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 Waste Comments

Legal changes under The Water Industry (Scheme for the Adoption of private sewers) Regulations 2011 mean that the sections of pipes you share with your neighbours, or are situated outside of your property boundary which connect to a public sewer are likely to have transferred to Thames Water's ownership. Should your proposed building work fall within 3 metres of these pipes we recommend you contact Thames Water to discuss their status in more detail and to determine if a building over / near to agreement is required. You can contact Thames Water on 0800 009 3921 or for more information please visit our website at www.thameswater.co.uk

Surface Water Drainage - With regard to surface water drainage it is the responsibility of a developer to make proper provision for drainage to ground, water courses or a suitable sewer. In respect of surface water it is recommended that the

applicant should ensure that storm flows are attenuated or regulated into the receiving public network through on or off site storage. When it is proposed to connect to a combined public sewer, the site drainage should be separate and combined at the final manhole nearest the boundary. Connections are not permitted for the removal of groundwater. Where the developer proposes to discharge to a public sewer, prior approval from Thames Water Developer Services will be required. They can be contacted on 0800 009 3921. Reason - to ensure that the surface water discharge from the site shall not be detrimental to the existing sewerage system.

Thames Water would advise that with regard to sewerage infrastructure capacity, we would not have any objection to the above planning application.

Water Comments

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

- 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 to be liable for 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 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 an early twentieth century link-detached dwelling house set over two storeys under a peaked tile roof and which benefits from substantial previous extensions at the rear and side with a flat roof. The front elevation is dominated by a round bay over two storeys under a front gable with black stained mock timber frame inlay. The hanging tile detail between ground and first floor extends across the front elevation to form a porch canopy which has since been enclosed.

To the side of the property (adjacent to 24 Avondale Avenue) and set at a lower level than the main house, a garage which was converted into a habitable room and extended above at first floor level has since been granted planning to form a separate residential dwelling numbered 22A Avondale Avenue. The front elevation is finished in white render with a distinct, prosaic design. The front garden features a planted area either side of the main door and a driveway in front of the extension.

The existing outbuilding at the end of the rear garden
The property is not listed and does not fall within a designated conservation area.

2. Site History

Reference: 15/00626/FUL

Address: 22 Avondale Avenue, London, N12 8EJ

Decision: Withdrawn

Decision Date: 19 June 2015

Description: Demolition of existing side extension and erection of new two storey side extension, Rear dormer with 4 no. rooflights to side and front to facilitate loft conversion, creation of 7 no. self contained flats.

Reference: F/06120/13

Address: 22 Avondale Avenue, London, N12 8EJ

Decision: Withdrawn

Decision Date: 28 February 2014

Description: Conversion of residential dwelling into 3 self-contained flats including extension to roof with 2 no. rear dormers to facilitate a loft conversion.

Reference: F/02356/13

Address: 22 Avondale Avenue, London, N12 8EJ

Decision: Approved subject to conditions

Decision Date: 26 July 2013

Description: Retention of single storey outbuilding to rear garden.

Reference: F/01670/14

Address: 22 Avondale Avenue, London, N12 8EJ

Decision: Refused

Decision Date: 28 May 2014

Description: Conversion of 2no. self-contained flats into 3no. self-contained units, including loft conversion involving 2no. rear dormer windows.

Reference: F/00936/12

Address: 22 Avondale Avenue, London, N12 8EJ

Decision: Approved subject to conditions

Decision Date: 8 May 2012

Description: Roof extension including rear dormer window and 2no. rooflights. Creation of new entrance door. New garage door. Associated internal alterations to facilitate conversion of property into 2No. self-contained residential dwellings.

Reference: C02215F/06

Address: 22 Avondale Avenue, London, N12 8EJ

Decision: Approved

Decision Date: 21 December 2006

Description: Retention of conversion of garage to habitable room.

Reference: C02215H/07

Address: 22 Avondale Avenue, London, N12 8EJ

Decision: Approved subject to conditions

Decision Date: 7 September 2007

Description: Roof extension including rear dormer window. Creation of new entrance door. New garage door. Conversion of property into 2 No. self contained residential dwellings.

Reference: C02215D/06

Address: 22 Avondale Avenue, London, N12 8EJ

Decision: Refused

Decision Date: 4 August 2006

Description: Alterations and extensions at second floor and roof levels to create one new self contained residential dwellinghouse. New boundary fence at rear.

Reference: C02215E/06

Address: 22 Avondale Avenue, London, N12 8EJ

Decision: Withdrawn

Decision Date: 26 October 2006

Description: Retention of conversion of garage to habitable room.

Reference: C02215G/06

Address: 22 Avondale Avenue, London, N12 8EJ

Decision: Approved subject to conditions

Decision Date: 20 February 2007

Description: Alterations to roof including rear dormer to facilitate rooms in the roofspace, and conversion of single family dwelling into 2No. self contained residential dwellings.

3. Proposal

The application seeks consent for the following works:

- Part single, part two storey side and rear extension following demolition of existing two storey side projection
- Formation of 2no rear dormer windows and 2no side facing rooflights to facilitate rooms within roofspace
- Conversion of property into 5no self-contained units as follows:
- Unit 1: ground floor, 2bed 4people, 72m² GIA
- Unit 2: ground floor, 1bed 2people, 59m² GIA
- Unit 3: first floor, 2bed 3people, 61m² GIA
- Unit 4: first floor, 1bed 1person, 50m² GIA
- Unit 5: second floor, 1bed 2people 50m² GIA

4. Public Consultation

Consultation letters were sent to 85 neighbouring properties.

13 responses have been received, comprising 11 letters of objection and 2 letters of support

The objections received can be summarised as follows:

- concerns regarding the impact on traffic, access and parking
- noise and disturbance
- loss of light and overlooking
- no provision for bin storage shown on plans
- concerns relating to garden space allocated to flats
- over-bearing and out of scale with surrounding buildings
- out of character
- noise insulation should be included
- concerns relating to disruption to residents during construction
- other concerns relating to drainage

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 2050. 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.

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:

- o Whether the principle of residential units is appropriate for the area;
- o Whether the proposal will provide suitable accommodation for future occupiers;
- o Whether harm would be caused to the living conditions of neighbouring residents;
- o Whether harm would be caused to the character and appearance of the existing building, the street scene and the wider locality

5.3 Assessment of proposals

It should be noted that an application was refused at the site (ref F/01670/14 dated 28 May 2014) for "Conversion of 2no. self-contained flats into 3no. self-contained units, including loft conversion involving 2no. rear dormer windows."

The application was refused for the following two reasons:

1. The proposed roof extension would have resulted in a visually obtrusive feature at odds with the character and appearance of the host property and streetscene
2. The proposal has failed to comply with the required private outdoor amenity space and would have been overlooked by the proposed terraces at first floor level

It should be noted that, the principle of conversion was considered acceptable. It is considered that the current application has overcome the previous reasons for refusal. These are further discussed below.

Principle of self-contained units

The Borough has an attractive and high quality environment that the Council wishes to protect and enhance. It is therefore considered necessary to carefully assess both the

design and form of new development to ensure that it is compatible with the established character of an area that is defined by the type and size of dwellings, the layout, intensity, and relationship with one another and their surroundings. Proposals involving the redevelopment of sites in residential localities are required to reflect the particular character of the street in which the site is located and the scale and proportion of the houses.

The Council recognises that flat developments can make an important contribution to housing provision, in particular smaller units and that they can make more efficient use of urban land, however they normally involve an intensification of use creating more activity and can adversely affect the appearance of a street through, for example, the provision of car parking and refuse facilities, that can have an unacceptable impact on the established character of an area.

The area has been assessed and it has been found that there are a significant proportion of converted residential properties in the locality and in particular, within close proximity of the application site. Therefore the principle of the conversion into self-contained flats is not considered to detract from the mixed character of the area, which accommodates both converted properties and single family dwelling houses.

Living conditions of future occupiers

Policy DM01 states that development proposals should be based on an understanding of local characteristics. Proposals should preserve or enhance local character and respect the appearance, scale, mass, height and pattern of surrounding buildings, spaces and streets.

This policy also explains that 'Development proposals should be designed to allow for adequate daylight, sunlight, privacy and outlook for adjoining and potential occupiers and users'. The extensions to provide for the new self-contained flats are designed to allow for adequate daylight to the proposed unit. The proposal is consistent with the Council's Sustainable Design and Construction SPD (2013) in relation to gross internal area, layout, privacy and access to daylight and the external manifestation of the building respects the constraints of the site and does not detract from the residential amenity of character of the area

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.

In line with Table 2.1 within the Sustainable Design and Construction SPD (and the London Plan Standards), the proposed flats meet the required Gross Internal Area standard in accordance with policy within Council's Development Management Policies, the external manifestation of the building respects the constraints of the site. It should be noted that these calculations are inclusive of the 'usable' loft space, i.e with a minimum head height of 1.5m.

The proposed habitable room windows in the building are in line with Table 2.4 of the Council's Sustainable Design and Construction SPD which advocates that there should be a minimum distance of 21 metres between properties with facing windows to habitable rooms and 10.5 metres to neighbouring gardens.

In accordance with the Table 2.4 of the Council's Sustainable Design and Construction SPD, all habitable rooms proposed will have a reasonable outlook and be sufficiently large enough for light and ventilation to serve the varying room sizes. It is considered that the habitable rooms will provide a suitable level of amenity for future residents in accordance with Policy DM02 of Council's Development Management Policies.

The proposal includes the sub-division of amenity space into 3 parts as follows:

- Private garden for unit 1: 48m²
- Private garden for unit 2: 23m²
- Communal garden area for units 3, 4 and 5: 82m²
- Access area for existing office in outbuilding to rear of site (to serve unit 1)

The outdoor amenity space is considered to be of sufficient size and is of quality useable space in line with Table 2.3 within the Sustainable Design and Construction SPD and has suitable access through the side of the property. Condition is also attached to ensure subdivision of private/communal garden areas details of boundary fencing and details of the provision of access from unit 1 to the office outbuilding is submitted to and approved to ensure there is no impact on residential amenities of future occupiers of the proposed units. The side access is existing and would remain the same.

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

The proposal would not result in a loss of privacy, loss of outlook or loss of light for neighbouring properties. The new two storey side and rear extension would largely replace the existing two storey side structure. Furthermore, the distance between the proposed flank elevation at the application site and the property at No. 24 Avondale Avenue is considered sufficient enough to mitigate any negative impact the proposal may have on the amenities of these neighbouring occupiers.

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

The proposed extensions are considered to be subordinate to the original building and the conversion into self-contained units is considered to be acceptable in principle, given the range of dwelling types in the nearby area. It is considered that the extensions respect the overall character of the street and would bring uniformity to the streetscene. The current situation where the first floor side extension above the converted garage (No 22A Avondale) is of a flat roof, would be redesigned to have a bay window as to the other neighbouring properties on Avondale Avenue and would mirror the front façade of No. 22 Avondale Avenue. The roof would be of similar design to neighbouring roofs in the area and the materials would match the existing materials used at No. 22 Avondale Avenue and would not be out of character with the general streetscene.

For the reasons highlighted above, the extension is considered an acceptable addition to the property and would benefit the streetscene and wider locality as a whole. It is in compliance with policy DM01 within the Development Management Policies 2012.

Noise Transmission

Noise can be a significant nuisance in urban areas. Sound insulation between units should be incorporated into the scheme which should be in compliance with Requirement E of the Building Regulations 2010 (or any subsequent amendment in force at the time of

implementation of the permission). This is due to its relationship both horizontally and vertically to neighbouring residential properties. The applicant should achieve the required sound insulation levels and this will be enforced by an appropriate condition attached to the decision. This issue will also be addressed at the building regulations stage.

Parking

DM17 states that parking should be provided in accordance with the London Plan standards, except in the case of residential development, where a maximum of 1.5-1 space per unit for development consisting of two bedroom flats may be acceptable. The site currently accommodates 1no off-street car parking space which would remain the same.

The LPA Traffic & Development Team were consulted as part of the application process and the Highways Officer has recommended that the applicant enters into a S106 agreement restricting the issuing of on-street parking permits to the occupiers of the new development. This would ensure that the current situation of parking on Avondale Avenue is not exacerbated by the proposed development.

Bin storage

In terms of meeting the requirements for waste from the site, the site is considered large enough to make such provisions and meet the Council's requirement; it is recommended that a planning condition be included which requires an appropriate supply of and accessibility to refuse bins at the site.

5.4 Response to Public Consultation

Addressed in report above.

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 subject to a S106 agreement.

