

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).

- 4 Notwithstanding the details shown in the plans submitted and otherwise hereby approved the development hereby granted consent shall not be occupied or brought into use unless and until plans and other appropriate details are submitted to the Local Planning Authority and approved in writing which specify the size, design, materials and location of all privacy screens and panels to be implemented as part of the development. The development hereby permitted shall be implemented in full accordance with the details approved under this condition before it is first occupied or brought into use and shall be permanently retained as such thereafter.

Reason:

To safeguard the privacy and amenities of occupiers of neighbouring residential properties in accordance with policies DM01 and DM02 of the Barnet Local Plan.

- 5 The level of noise emitted from the condenser units hereby approved shall be at least 5dB(A) below the background level, as measured from any point 1 metre outside the window of any room of a neighbouring residential property.

If the noise emitted has a distinguishable, discrete continuous note (whine, hiss, screech, hum) and/or distinct impulse (bangs, clicks, clatters, thumps), then it shall be at least 10dB(A) below the background level, as measured from any point 1 metre outside the window of any room of a neighbouring residential property.

Reason: To ensure that the proposed development does not prejudice the amenities of occupiers of neighbouring properties in accordance with Policies DM04 of the Development Management Policies DPD (adopted September 2012) and 7.15 of the London Plan 2015.

- 6 a) No development other than demolition works shall take place until details of the condenser units to be installed as part of the development have been submitted to and approved in writing by the Local Planning Authority. The report shall include all calculations and baseline data, and be set out so that the Local Planning Authority can fully audit the report and critically analyse the content and recommendations.

b) The development shall be implemented in accordance with details approved under this condition before first occupation or the use is commenced 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 Policy DM04 of the Development Management Policies DPD (adopted September 2012) and Policy CS13 of the Local Plan Core Strategy (adopted September 2012).

- 7 a) Before the development hereby permitted is first occupied or the use first commences the cycle store as shown on Drawing 318; shall be provided within the site.
- b) The cycle storage area shall be used only in accordance with the scheme approved and not be used for any purpose other than the storage of cycles.

Reason: To ensure that cycle storage is 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 Policy DM17 of the Development Management Policies DPD (adopted September 2012) and Policies 6.1, 6.2 and 6.3 of the London Plan 2015.

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.

Officer's Assessment

1. Site Description

The application site is located on the corner of High Road and Leicester Road. This particular section of High Road is a primary retail frontage characterised by three storey buildings with a host of different uses and signage types at ground floor level. The 1st and 2nd floors are primarily in residential use with a mixture of self-contained flats and HMO's.

Leicester Road is characterised by two storey semi-detached and terraced properties many of which benefit from traditional features including two storey gable ended bay windows to the front. While there is little separation between these properties and the street, the view from the street is softened with hedges and bushes.

The areas to the rear of no. 120-132 High Road, which were once open, have almost all been in filled by single storey rear extensions serving the retail units fronting High Road. It should also be noted that no. 130 benefits from an existing wrap around front/side extension extending approximately 12m along Leicester Road.

No. 130 High Road is currently in use as a restaurant (A3 use) and no. 134 High Road as a bike shop (A1 use).

2. Site History

Reference: 15/05814/ADV

Address: 132 High Road, London, N2 9ED

Decision: Approved subject to conditions

Decision Date: 19 November 2015

Description: Installation of 3no internally illuminated fascia signs and 1no internally illuminated projecting sign

Reference: 15/06709/FUL

Address: 132 High Road, London, N2 9ED

Decision: Pending Consideration

Decision Date: No Decision Made.

Description: Conversion of 5 no self contained flat into 3 no self contained flats over 3 floors with associated refuse/recycling and bicycle storage

Reference: C09809F/04

Address: 132 High Road, London, N2 9ED

Decision: Approved subject to conditions

Decision Date: 9 June 2004

Description: Installation of non-illuminated fascia signage and retractable canopy.

Reference: C09809E/04

Address: 132 High Road, London, N2 9ED

Decision: Approved subject to conditions

Decision Date: 9 June 2004

Description: Installation of new shopfront.

3. Proposal

- Replacement shop front with access ramp and new ATM machine
- Single storey side and rear extensions following demolition of part of existing building, and balustrade and handrails to perimeter of flat roof of extension
- Installation of security gate and new entrance to flats above existing shop
- Replacement of bicycle store with new structure
- Installation of air conditioning units within timber fence enclosure at first floor level

4. Public Consultation

Consultation letters were sent to 148 neighbouring properties. 27 responses have been received, comprising 25 letters of objection, 2 letters of support.

The objections received can be summarised as follows:

- No need for an additional ATM
- Increase pressure on parking and traffic
- Noise and disturbance from use
- Harm the local economy by reducing demand for local shops
- Harm property values
- Noise impact of AC units
- Harm the character of the area
- Blocking use of the delivery day for other retailers
- Disabled access should not be on the pavement
- The application will not increase foot fall
- There is no crossing near the proposed unit shop thus creating safety issues for pedestrians
- Highways issues from deliveries
- No parking provided for shoppers
- Noise and disturbance from deliveries
- Site notice not visible
- No details of storage of waste and recycling
- Inaccuracies in application form and design and access statement

Other Consultations:

Metropolitan Police: No comments received.

Environmental Health: No objections subject to the attached conditions being met

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, DM03, DM04, DM11, DM12, DM17.

The Council's approach to extensions as set out in Policy DM01 is to minimise their 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)

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.
- Potential impact on highways

5.3 Assessment of proposals

Replacement shop front with access ramp and new ATM machine:

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 particular section of High Road is located within the East Finchley Town Centre and designated as a primary retail shopping frontage. Given the eclectic mix of uses and signage types in this location the proposed replacement shop front would indeed preserve the character of the area and is considered acceptable. It should be noted that advertising consent was recently approved for the application site under Barnet reference 15/05814/ADV.

The introduction of a new ATM in this location would also be acceptable as others exist only a short walk away. While the proposed access ramp is located on the public highway this is of a sufficiently small scale so as not to obstruct passing pedestrians and would have the added benefit of providing more inclusive access.

Single storey side and rear extensions following demolition of part of existing building, and balustrade and handrails to perimeter of flat roof of extension:

The existing side elevation benefits from a brick wall built up to the pavement measuring almost 2m in height and 9m in length. The proposal would see this wall demolished and replaced with the flank wall of a single storey extension measuring 3m in height. The rather blank façade of the original plans has now been revised to include three traditional recessed rendered blind windows, a red brick column and feature string course. The iron gate serving as the new entrance to the flats above have also been replaced with a timber panelled entrance door. These changes would introduce some welcomed architectural detailing and successfully compensate for any harm caused to the character of the area by raising the existing wall by 1m.

Condenser unit enclosure and balustrades to residential walk way:

Attention has been paid to plan no. 304 Rev E and 308 Rev C showing both the balustrades serving the new residential entrance and condenser unit enclosure. These elements would be set back from the street by over 9m and therefore unlikely to harm the character of the area. To ensure that appropriate condenser unit screening is provided several appropriate conditions have been included to this recommendation. Subject to the controls introduced by these conditions the screening would indeed preserve the character of the area as well as the amenities of neighbouring occupiers.

Installation of air conditioning units:

Having reviewed the submitted noise report, Environmental Health officers requested further details and clarification of several points from the applicant, including the detailed specification of condenser units to be used on site. The submitted evidence now demonstrates that the living conditions of neighbouring occupiers would be unaffected by the proposed condenser units (subject to compliance with the attached conditions).

Highways:

No. 130 includes two units one of which is in A1 use as a bike shop and the other in A3 use as a restaurant meaning the change of use to a supermarket (A1) does not require planning permission which has been attributed a great deal of weight in this instance. Given the relatively small increase in total floor space the additional activity is unlikely to cause problems on the public highway. It is also noteworthy that a 9m wide service bay exists adjacent to the proposed unit serving to limit congestion during delivery times.

5.4 Response to Public Consultation

No need for an additional ATM: Addressed in 'assessment of proposals.'

Increase pressure on parking and traffic: Addressed in 'assessment of proposals.'

Noise and disturbance from use: The additional noise and disturbance generated from the relatively modest extensions are not of a sufficiently large scale to warrant refusal.

Harm the local economy by reducing demand for local shops: The use of the property as a supermarket does not require planning permission. The changing preferences of shoppers are not considered as a reason for refusal.

Harm property values: This point has been acknowledged but is not considered as a reason for refusal.

Noise impact of AC units: Addressed in 'assessment of proposals.'

Harm the character of the area: Addressed in 'assessment of proposals.'

Blocking use of the delivery bay for other retailers: The bay can be used by other units.

Disabled access should not be on the pavement: The proposed access will not obstruct pedestrians and is of a sufficiently small scale so as to preserve the character of the area.

The application will not increase foot fall: This point has been taken into account but is not considered as a reason for refusal.

There is no crossing near the proposed unit shop thus creating safety issues for pedestrians: The use of the property as a supermarket is unlikely to cause harm to pedestrians.

Highways issues from deliveries: Deliveries would be necessary for the existing units and a delivery bay is available.

No parking provided for shoppers: The application relates to exterior changes to the property which would not require additional parking.

Noise and disturbance from deliveries: No significant increase in floorspace area above existing

Site notice not visible: The siting and positioning of the site notice was in accordance with Barnet's statutory requirements.

No details of storage of waste and recycling: The waste and recycling are located internally.

Inaccuracies in application form and design and access statement: Sufficient evidence has been provided to allow a thorough assessment of the proposed plans.

6. Equality and Diversity Issues

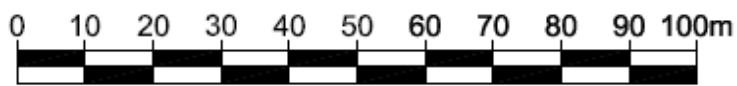
The proposal does not conflict with either Barnet Council's Equalities Policy or the commitments set in the Equality Scheme and supports the Council in meeting its statutory equality responsibilities.

7. Conclusion

Having taken all material considerations into account, it is considered that subject to compliance with the attached conditions, the proposed development would have an acceptable impact on the character and appearance of the application site, the street scene and the locality. The development is not considered to have an adverse impact on the amenities of neighbouring occupiers. This application is therefore recommended for approval.



LOCATION PLAN - 1:1250



SCALE 1:1250