

Location **2 Templars Avenue London NW11 0PD**

Reference: **15/07084/FUL** Received: 20th November 2015
Accepted: 24th November 2015

Ward: Childs Hill Expiry 19th January 2016

Applicant: Mr Dmitry Ivanov

Proposal: Single storey side and rear extensions, alterations and extension to roof including new rear dormer window and 4no. rooflights to front roofslope, following removal of existing side dormer window. Associated internal alterations to create 1no. additional self-contained flat (to provide a total of 4no. self-contained flats). Provision of 1no. off-street parking 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. 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 Service 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:

Site Location Plan; 2/10 Existing Plans and Elevations; 2/300F Proposed Plans and Elevations; 2/301 Section AA; Planning Statement

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 Prior to the first occupation of the units, copies of Pre-completion Sound Insulation Test Certificates shall be submitted to the Local Planning Authority, confirming compliance with Requirement E of the Building Regulations 2010 (or any subsequent amendment in force at the time of implementation of the permission).

Reason: To protect the amenities of future and neighbouring residential occupiers in accordance with Policies DM02 and DM04 of the Development Management Policies DPD (adopted September 2012) and the Sustainable Design and Construction SPD (adopted April 2013).

4 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).

5 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).

6 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.

7 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 pm 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 Development Management Policies DPD (adopted September 2012).

8 Prior to the first occupation of the new dwellinghouse(s) (Use Class C3) hereby approved they shall all have been constructed to have 100% of the water supplied to them by the mains water infrastructure provided through a water meter or water meters and each new dwelling shall be constructed to include water saving and efficiency measures that comply with Regulation 36(2)(b) of Part G 2 of the Building Regulations to ensure that a maximum of 105 litres of water is consumed per person per day with a fittings based approach should be used to determine the water consumption of the proposed development. The development shall be maintained as such in perpetuity thereafter.

Reason:

To encourage the efficient use of water in accordance with policy CS13 of the Barnet Core Strategy (2012) and policy 5.15 of the London Plan (2015).

9 Prior to the first occupation of the development hereby approved it shall be constructed incorporating carbon dioxide emission reduction measures which achieve an improvement of not less than 6% in carbon dioxide emissions when compared to a building constructed to comply with the minimum Target Emission Rate requirements of the 2010 Building Regulations. The development shall be maintained as such in perpetuity thereafter.

Reason:

To ensure that the development is sustainable and minimises carbon dioxide emissions and to comply with the requirements of policies DM01 and DM02 of the Barnet Development Management Policies document (2012) and policies 5.2 and 5.3 of the London Plan (2015).

10 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).

11 a) Before the development hereby permitted is first occupied, details of the facilities for the parking of cycles 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:

In the interests of promoting cycling as a mode of transport in accordance with policies CS9 and DM17 of the Barnet Local Plan and policy 6.13 of the London Plan.

12 a) Before the development hereby permitted is first occupied, details of the sub-division of the amenity area(s) shall be submitted to and approved in writing by the Local Planning Authority.

b) The development shall be implemented in accordance with the details approved under this condition before first occupation or the use is commenced 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).

RECOMMENDATION III:

0 RECOMMENDATION III

That if the above agreement has not been completed or a unilateral undertaking has not been submitted by 10.05.2016, unless otherwise agreed in writing, the Service Director of Development Management and Building Control REFUSE the application under delegated powers for the following reason(s):

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. A pre-application advice service is also offered and the Applicant engaged with this prior to the submissions of this application. 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 applicant is advised that 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 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 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 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 payment under Mayoral CIL.

The London Borough of Barnet adopted a CIL charge on 1st May 2013 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 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.

- 4 The applicant is advised that if any modification is required or proposed to access from the public highway, such works would be subject to a detailed investigation by the Traffic and Development section. Heavy duty access may need to be provided to cater for a heavy duty use and may involve relocation of existing street furniture. The works would be undertaken by the Highway Authority at the applicant's expense. You may obtain an estimate for this and any associated work on the public highway, and further information, from the Traffic and Development Section - Development and Regulatory Services, Barnet House, 1255 High Road, Whetstone N20 0EJ, by telephone on 020 8359 3018, or via crossovers@barnet.gov.uk.

Officer's Assessment

1. Site Description

The application property is a detached dwellinghouse located on the corner of Templars Avenue and Wentworth Road within the Childs Hill ward. The curtilage of the property splays in to give a triangular amenity area, which sits at a lower level to the house.

The area is characterised by two storey dwellinghouses, some of which have been converted into flatted accommodation, including the application property which was granted a Lawful Development Certificate in 2002.

The site is not located within a Conservation Area and has no individual designation.

2. Site History

Reference: 14/07204/FUL

Address: 2 Templars Avenue, London, NW11 0PD

Decision: Refused

Decision Date: 13 January 2015

Description: Demolition of existing building and erection of a new 3 storey building with rooms in roofspace and basement level to provide 7no. self contained flats, associated parking and refuse provisions

Reference: 15/03185/FUL

Address: 2 Templars Avenue, London, NW11 0PD

Decision: Refused

Decision Date: 17 July 2015

Description: Two storey side and rear extension, rear dormer with 4 no. rooflights to front to facilitate loft conversion, conversion from 3 no. self contained flats into 5 no. self contained flats, 1 no. new parking space

Reference: C12431B/02

Address: 2 Templars Avenue, London, NW11 0PD

Decision: Lawful

Decision Date: 20 August 2002

Description: Use as 3 No. self-contained flats.

3. Proposal

This application seeks consent for single storey side and rear extensions, alterations and extension to roof including new rear dormer window and 4no. rooflights to front roofslope, following removal of existing side dormer window. Associated internal alterations to create 1no. additional self-contained flat (to provide a total of 4no. self-contained flats). Provision of 1no. off-street parking space

4. Public Consultation

Consultation letters were sent to 113 neighbouring properties.

8 objections have been received

The views of objectors can be summarised as follows;

- Insufficient parking
- Bulk, height and design of proposals
- Dormers out of character
- Overdevelopment
- Front elevation has no entrance- turns Wentworth Road into entrance
- Loss of privacy
- Out of character
- Noise and disturbance
- Existing drawings inaccurate and misleading
- Property and garden has change in levels
- Extensions too close to Wentworth Road
- Concerns that roof of extension could be used as terrace
- Unacceptable alterations to windows
- Position of refuse bins unacceptable
- Impact on character of the road
- Loss of greenery
- Loss of light

Highways: No objection subject to a Section 106 Agreement or a Unilateral Undertaking to include a contribution of £ 2000 towards the necessary modifications to the traffic order which regulates the Controlled Parking Zone.

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 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.

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, CS4, CS5, CS9, CS15.
- Relevant Development Management Policies: DM01, DM02, DM08, 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

Residential Design Guidance SPD (adopted April 2013)

- 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. The SPD 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.
- States that extensions should normally be subordinate to the original house, respect the original building and should not be overly dominant. Extensions should normally be consistent in regard to the form, scale and architectural style of the original building which can be achieved through respecting the proportions of the existing house and using an appropriate roof form.
- In respect of amenity, states that extensions 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.

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.

5.3 Assessment of proposals

Extensions and alterations

Under this application it is proposed to extend the host application property. The extensions would take the form of single storey elements to the side and rear, as well as a roof extension including new rear dormer window. It is recognised that similar applications have been refused on site and this application seeks to address the concerns. The proposed extensions are much reduced from the earlier applications; which showed a two-storey development, providing more subordinate additions to the host property.

The proposed single storey side extension would measure 3.8m in length, 1.8m width at the front of the property, tapering down to 1.2m width to accommodate the site boundary, and with a proposed height of 2.5m with a crown roof. The proposed single storey rear extension would measure 2.7m in width, 1.7m in depth and have a height of 2.5m with a crown roof. These extensions are considered to be acceptable, they offer modest, subordinate additions to the site, which do not appear out of character and are therefore supported.

The proposed rear dormer window has been amended since the original submission; it now has a reduced size and bulk and is effectively half the size of the original submission. As amended the resultant dormer window is considered to be a subordinate addition to the dwelling and is supported.

The proposed extensions will not result in any demonstrable harmful to the amenities of neighbouring occupiers, given they are single storey additions and the site is located on a corner plot with only one neighbour at 4 Templars Avenue.

The proposed extensions are considered to be acceptable additions to the host residential property, and offer a scheme which is considered to be appropriate in the street scene. As such the proposed extensions are considered to be in character with the established vernacular.

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.

Within Chapter 2 of the Core Strategy, which is a material consideration in the determination of this application, the Council state the following:

. "The conversion of existing dwellings into flats can have a cumulative effect that damages the quality of the environment and detracts from the character of established residential areas. Conversions may be appropriate in certain types of property or street but can harm the character by changing the function of a neighbourhood through more activity which increases noise and disturbance and thus impacts on amenity. This intensification of use can often involve more people movements, increased car movements, more rubbish to be collected and more deliveries. Flat conversions must therefore be situated in appropriate locations characterised by housing that has already undergone significant conversions or redevelopment to small flatted accommodation. Conversions in roads characterised by unconverted houses will not normally be considered appropriate."

It is recognised that the existing dwelling house is already in lawful use as three self-contained units (application reference C12431B/02). It is therefore considered that the principle of flatted development is acceptable.

Living conditions of future occupiers

It is considered that the new units proposed within the current application complies with the space standards for new development outlined in Policy 3.5 (table 3.3) of the London Plan 2015 and is considered to provide adequate internal space for future occupiers.

The existing development has three units, one at ground, another at first floor level and a third covering the second floor and attic space. The proposed ground floor extensions would facilitate the conversion of the existing ground floor unit into two self-contained flatted units and see the first and second floors becoming altered individual units.

At ground floor both units would be one bedroom, two person units. Flat one would have a floor area of 51sqm, and flat two would have a floor area of 53sqm, both meeting the minimum gross internal areas for a one bedroom, two person unit.

At first floor, unit three would provide a two bedroom, three person unit, which would have internal floor area of 66sqm, this meets the internal minimum gross internal floor area for a two bedroom, three person unit.

At second floor a one bedroom single occupancy unit would be provided, with a proposed floor area of 44sqm, meeting the minimum gross internal floor area for a single occupancy unit.

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 units. The applicant should achieve the required sound insulation levels; this will be enforced by an appropriate condition attached to the decision. The proposed internal stacking is considered appropriate and acceptable, helping to ensure a minimum of noise disturbance between the units.

Table 2.3 within the Sustainable Design and Construction SPD indicates that for flats, outdoor amenity space should be 5 m² per habitable room. It is proposed to utilise the existing rear garden which has an area of 83sqm as communal garden for all the units; this meets the requirements.

An appropriate area for the storage of recycling and refuse bins has been provided at the front of the site, and cycle storage is provided at the rear adjacent to the entrance to the communal garden. This is considered to be acceptable.

The proposed development offers one parking space for the four units. The Highways department raises no objection to the proposed development subject to Section 106 Agreement or a Unilateral Undertaking to include a contribution of £ 2000 towards the necessary modifications to the traffic order which regulates the Controlled Parking Zone.

The proposals are considered to be acceptable. It is considered that subject to compliance with the attached conditions, the proposed development as amended 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.

5.4 Response to Public Consultation

The concerns raised regarding insufficient parking are noted, however, the Highways department have raised no objection to the proposed development subject to Section 106 Agreement or a Unilateral Undertaking to include a contribution of £ 2000 towards the necessary modifications to the traffic order which regulates the Controlled Parking Zone.

Concerns about the bulk, height and design of proposals and that it is an overdevelopment of the site are noted, however, the scheme has been significantly reduced since previous applications and the amended scheme presented under this application is now considered to meet Design Guidance, offering subordinate additions to the application site.

The concerns raised that dormers out of character is disputed, as from the site visit a variety of dormer windows can be readily seen.

The concerns raised that the front elevation has no entrance, and the proposals turn Wentworth Road into the entrance is noted, however, there is already an entrance to the side of the property and therefore this scheme does not change this access.

The proposed development is not considered to result in any loss of privacy or light. There is only one neighbouring residential property and the siting of the proposed extensions will not give rise to any loss of privacy to these occupiers.

It is not considered that the additional unit will give rise to an unacceptable level of noise and disturbance beyond what is already experienced on site.

It is recognised that the property and garden has changes in levels; for all applications a site visit must be undertaken. This gives the planning case officer the opportunity to better assess the site, its surrounding area and neighbouring properties in order to make a better assessment of the proposals. In this way, if the plans are considered to be either inaccurate or misleading it will be identified on site,.

The concerns raised that the proposed extensions are too close to Wentworth Road are noted, this is due to the siting of the application property on the corner of Wentworth Road and Templars Avenue. The proposed side extension is considered to be acceptable and retains pedestrian access along the side of the property to access the rear amenity space.

The concerns raised that the roof of the proposed single storey extensions could be used as a terrace are noted, however, this is contrary to our policies and a condition is suggested removing this possibility.

The comments received that the proposed scheme results in unacceptable alterations to windows is noted, however, it is not considered that the alterations proposed to the windows are harmful to the host application property or the wider area.

The concerns that the position of refuse bins is unacceptable is noted, however the bins are sited away from the entrance and at a lower level to the main property due to the change in levels experienced across the site.

It is not considered that the additional unit at a property which is already converted into flats will detrimentally impact on the character of the road, which has other properties converted into flats too.

The concerns raised regarding the potential loss of greenery at the site is noted. Whilst there is some loss of greenery proposed on site, in particular the removal of the front hedge to accommodate vehicular parking, the amount of garden laid to lawn at the rear of the site meets the requirements for providing amenity space to a flat development of this size.

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.

