

Location **70 High Street Barnet EN5 5SJ**

Reference: **15/04358/FUL** Received: 13th July 2015
Accepted: 22nd July 2015

Ward: High Barnet Expiry 16th September 2015

Applicant: Mr Hamid Samadi

Proposal: Construction of new 3 storey building, including Use Class A4 (Drinking establishment) at ground floor and 7 no. new self-contained units on the upper floors following demolition of existing building

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. 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."

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
101/10-1304 - A3
304/10-1304 - A3
301/10-1304 - A3
305/10-1304 - A3

001/10-1304 - A3
200-10-1304 Rev B
301-10-1304 Rev B
305-10-1304 Rev B
501-10-1304 Rev A
502-10-1304 Rev A
503-10-1304 Rev A
301 Rev c
305 Rev C
501 Rev B
502 Rev B
503 Rev B
Structural assessment
Bre daylight/sunlight assessment - 303-655 Issue: 2

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 a) No development shall take place until details of the levels of the building(s), road(s) and footpath(s) in relation to the adjoining land and highway(s) and any other changes proposed in the levels of the site have been submitted to and approved in writing by the Local Planning Authority.

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

Reason: To ensure that the development is carried out at suitable levels in relation to the highway and adjoining land having regard to drainage, gradient of access, the safety and amenities of users of the site, the amenities of the area and the health of any trees or vegetation in accordance with policies CS NPPF, CS1, CS5 and CS7 of the Local Plan Core Strategy (adopted September 2012), Policies DM01, DM04 and DM17 of the Development Management Policies DPD (adopted September 2012), and Policies 7.4, 7.5, 7.6 and 7.21 of the London Plan 2015.

4 a) No development other than demolition works shall take place until details of the materials to be used for the external surfaces of the building(s) and hard surfaced areas hereby approved have been submitted to and approved in writing by the Local Planning Authority.

b) The development shall thereafter be implemented in accordance with the materials as approved under this condition.

Reason: To safeguard the character and visual amenities of the site and wider area and to ensure that the building is constructed in accordance with Policies CS NPPF and CS1 of the Local Plan Core Strategy (adopted September 2012), Policy DM01 of the Development Management Policies DPD (adopted September 2012) and Policies 1.1, 7.4, 7.5 and 7.6 of the London Plan 2015.

5 a) No development shall take place until the implementation of a programme of archaeological evaluation has been secured in accordance with a written scheme which has been submitted by the applicant and approved by the Local Planning Authority in writing and a report on that evaluation has been submitted to the Local Planning Authority.

b) If heritage assets of archaeological interest are identified by the evaluation under a) above, then before development (other than demolition to present ground level) commences the implementation of a programme of archaeological investigation shall be secured in accordance with a Written Scheme of Investigation which has been submitted by the applicant and approved by the local planning authority in writing.

c) No development or demolition shall take place other than in accordance with the Written Scheme of Investigation approved under b).

d) The development shall not be first occupied or brought into use until the site investigation and post investigation assessment has been completed in accordance with the programme set out in the Written Scheme of Investigation approved under b), and the provision for analysis, publication and dissemination of the results and archive deposition has been secured.

Reason: To enable archaeological investigation of the site in accordance with Policy DM06 of the Development Management Policies DPD (adopted September 2012), the Sustainable Design and Construction SPD and Policy 7.8 of the London Plan 2015.

6 a) No development or site works shall take place on site until a 'Demolition & Construction Method Statement' has been submitted to and approved in writing by, the Local Planning Authority.

The Statement shall provide for: access to the site; the parking of vehicles for site operatives and visitors; hours of construction, including deliveries, loading and unloading of plant and materials; the storage of plant and materials used in the construction of the development; the erection of any means of temporary enclosure or security hoarding and measures to prevent mud and debris being carried on to the public highway and ways to minimise pollution.

b) The development shall thereafter be implemented in accordance with the measures detailed within the statement.

Reason: In the interests of highway safety and good air quality in accordance with Policies DM04 and DM17 of the Development Management Policies DPD (adopted September 2012), the Sustainable Design and Construction SPD (adopted April 2013) and Policy 5.21 of the London Plan (2015).

7 Part 1

Before development commences other than for investigative work:

A desktop study (Preliminary Risk Assessment) shall be carried out which shall include the identification of previous uses, potential contaminants that might be expected, given those uses, and other relevant information. Using this information, a diagrammatical representation (Conceptual Model) for the site of all potential contaminant sources, pathways and receptors shall be produced. The desktop study (Preliminary Risk Assessment) and Conceptual Model shall be submitted to the Local Planning Authority. If the desktop study and Conceptual Model indicate no risk of harm, development shall not commence until approved in writing by the Local Planning Authority.

If the desktop study and Conceptual Model indicate any risk of harm, a site investigation shall be designed for the site using information obtained from the desktop study and Conceptual Model. This shall be submitted to, and approved in writing by, the Local Planning Authority prior to that investigation being carried out on site. The investigation must be comprehensive enough to enable:

- a risk assessment to be undertaken,
- refinement of the Conceptual Model, and
- the development of a Method Statement detailing the remediation requirements.

The risk assessment and refined Conceptual Model shall be submitted, along with the site investigation report, to the Local Planning Authority.

If the risk assessment and refined Conceptual Model indicate any risk of harm, a Method Statement detailing the remediation requirements, using the information obtained from the site investigation, and also detailing any post remedial monitoring shall be submitted to, and approved in writing by, the Local Planning Authority prior to that remediation being carried out on site.

Part 2

Where remediation of contamination on the site is required completion of the remediation detailed in the method statement shall be carried out and a report that provides verification that the required works have been carried out, shall be submitted to, and approved in writing by the Local Planning Authority before the development is occupied.

Reason: To ensure the development can be implemented and occupied with adequate regard for environmental and public safety in accordance with Policy CS NPPF of the Local Plan Core Strategy DPD (adopted September 2012), DM04 of the Development Management Policies DPD (adopted September 2012), the Sustainable Design and Construction SPD (adopted April 2013) and 5.21 of the London Plan 2015.

8 a) No development shall take place until details of mitigation measures to show how the development will be constructed/adapted so as to provide sufficient air borne and structure borne sound insulation against internally/externally generated noise and vibration has been submitted to and approved in writing by the Local Planning Authority.

This sound insulation shall ensure that the levels of noise generated from the ground floor drinking establishment; as measured within habitable rooms of the development shall be no higher than 30dB(A) from 7am to 11pm and 30dB(A) in bedrooms from 11pm to 7am.

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 mitigation measures as approved under this condition shall be implemented in their entirety prior to the commencement of the use or first occupation of the development and retained as such thereafter.

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

9 a) No development shall take place until a scheme of proposed noise mitigation measures against externally generated traffic noise has been submitted to and approved in writing by the Local Planning Authority.

b) The mitigation measures as approved under this condition shall be implemented in their entirety prior to the commencement of the use or the first occupation of the development and retained as such thereafter.

Reason: To ensure the amenities of occupiers are not prejudiced by traffic noise in the immediate surroundings, in accordance with Policies DM04 of the Development Management Policies DPD (adopted September 2012), the Sustainable Design and Construction SPD (adopted April 2013), and 7.15 of The London Plan 2015.

10 a) No development other than demolition works shall take place until details of all extraction and ventilation equipment 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).

11 The level of noise emitted from any plant 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.

12 a) Before development commences, an air quality assessment report, written in accordance with the relevant current guidance, for the existing site and proposed development shall be submitted to and approved by the Local Planning Authority.

It shall have regard to the air quality predictions and monitoring results from the Stage Four of the Authority's Review and Assessment, the London Air Quality Network and London Atmospheric Emissions Inventory. 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) A scheme for air pollution mitigation measures based on the findings of the report shall be submitted to and approved by the Local Planning Authority prior to development.

c) The approved mitigation scheme shall be implemented in its entirety in accordance with details approved under this condition before any of the development is first occupied or the use commences and retained as such thereafter.

Reason: To ensure that the amenities of occupiers are protected from the poor air quality in the vicinity in accordance with Policy DM04 of the Development Management Policies DPD (adopted September 2012), the Sustainable Design and Construction SPD, and Policy 5.3 of the London Plan 2015.

13 a) Before development commences, a scheme of proposed air pollution mitigation measures shall be submitted to and approved in writing by the Local Planning Authority.

b) The approved mitigation scheme shall be implemented in its entirety in accordance with details approved under this condition before any of the development is first occupied or the use commences and retained as such thereafter.

Reason: To ensure that the amenities of occupiers are protected from the poor air quality in the vicinity in accordance with Policy DM04 of the Development Management Policies DPD (adopted September 2012), the Sustainable Design and Construction SPD, and Policy 5.3 of the London Plan 2015.

14 a) No development other than demolition works shall take place on site until a noise assessment, carried out by an approved acoustic consultant, which assesses the likely impacts of noise on the development and measures to be implemented to address its findings has 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 measures approved under this condition shall be implemented in their entirety prior to the commencement of the use/first occupation of the development and retained as such thereafter.

Reason: To ensure that the amenities of occupiers are not prejudiced by rail and/or road traffic and/or mixed use noise in the immediate surroundings in accordance with Policy DM04 of the Development Management Policies DPD (adopted September 2012),

the Sustainable Design and Construction SPD (adopted April 2013) and 7.15 of the London Plan 2015.

15 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).

16 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.

17 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).

18 The developer shall afford access at all reasonable times to any archaeologist nominated by the Local Planning Authority, and shall allow that person to observe the excavation and record items of interest and finds.

Reason: To enable archaeological investigation of the site in accordance with policies DM06 of the Development Management Policies DPD (adopted September 2012) and 7.8 of the London Plan 2015.

19 Provisions shall be made within the site to ensure that all vehicles associated with the construction of the development hereby approved are properly washed and cleaned to prevent the passage of mud and dirt onto the adjoining highway.

Reason: To ensure that the development does not cause danger and inconvenience to users of the adjoining pavement and highway.

20 Before the development hereby permitted commences, details of the new double glazed windows shall be submitted to and approved in writing by the Local Planning Authority. The development shall be implemented in accordance with such details as approved.

Reason:

To protect the character of the house and the Wood Street Conservation Area in accordance with policy DM06 of the Adopted Barnet Development Management Policies DPD (2012).

21 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)."

22 Notwithstanding the details shown in the drawings submitted and otherwise hereby approved, prior to the first occupation of the new dwellinghouse(s) (Use Class C3) permitted under this consent they shall all have been constructed to meet and achieve all the relevant criteria of Part M4(2) of Schedule 1 to the Building Regulations 2010 (or the equivalent standard in such measure of accessibility and adaptability for house design which may replace that scheme in future). The development shall be maintained as such in perpetuity thereafter.

Reason:

To ensure the development meets the needs of its future occupiers and to comply with the requirements of policies 3.8, 7.2 and 7.6 of the London Plan (2015) and policies DM02 and DM03 of the Barnet Development Management Policies document (2012)."

23 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)

24 Before the building hereby permitted is first occupied the proposed window(s) in the kitchen windows of flats 2 and 3 and 4 and 7 facing towards each other 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).

25 a) No development other than demolition works shall take place until details of the windows and surround, including potential sample at a scale of 1:10 and details of pillasters and brick banding, hereby approved have been submitted to and approved in writing by the Local Planning Authority.

b) The development shall thereafter be implemented in accordance with the materials as approved under this condition.

Reason: To safeguard the character and visual amenities of the site and wider area and to ensure that the building is constructed in accordance with Policies CS NPPF and CS1 of the Local Plan Core Strategy (adopted September 2012), Policy DM01 of the Development Management Policies DPD (adopted September 2012) and Policies 1.1, 7.4, 7.5 and 7.6 of the London Plan 2015.

26 Before the development hereby permitted commences, details of the materials to be used for the balustrades around the ground floor flat roof including plans at 1:20 showing the details of the balustrades. The development shall be implemented in accordance with such details as approved.

Reason:

To safeguard the character and visual amenities of the site and wider area and to ensure that the building is constructed in accordance with policies DM01 of the Adopted Barnet Development Management Policies DPD (2012), CS NPPF and CS1 of the Adopted Barnet Core Strategy DPD (2012) and 1.1, 7.4, 7.5 and 7.6 of the London Plan 2011.

27 Before the development hereby permitted commences, details of the proposed landscaping for the ground floor flat roof shall be submitted and approved in writing by the Local Planning Authority. The development shall be implemented in accordance with such details as approved.

Reason:

To safeguard the character and visual amenities of the site and wider area and to ensure that the building is constructed in accordance with policies DM01 of the Adopted Barnet Development Management Policies DPD (2012), CS NPPF and CS1 of the Adopted Barnet Core Strategy DPD (2012) and 1.1, 7.4, 7.5 and 7.6 of the London Plan 2011.

28 The demolition works hereby permitted shall not be undertaken before a contract for the carrying out of the works of redevelopment of the site has been executed and planning permission has been granted for the redevelopment for which the contract provides. Evidence that this contract has been executed shall be submitted to the Local Planning

Authority and approved in writing by the Local Planning Authority prior to any demolition works commencing.

Reason: To preserve the established character of the Conservation Area pending satisfactory redevelopment of the site in accordance with Policy CS NPPF of the Local Plan Core Strategy DPD (adopted September 2012) and Policy DM06 of the Local Plan Development Management Policies DPD (adopted September 2012).

29 No deliveries shall be taken at or dispatched from the site on any Sunday, Bank or Public Holiday or before 7 am or after 8 p.m. on any other day.

Reason: To prevent the use causing an undue disturbance to occupiers of adjoining residential properties at unsocial hours of the day.

30 The use of the A4 (drinking establishment) hereby permitted shall not be open to members of the public before 7am or after 11pm on weekdays and Saturdays or before 7am or after 11pm on Sundays and Bank and Public Holidays.

Reason: To safeguard the amenities of occupiers of adjoining residential properties.

RECOMMENDATION III:

0 RECOMMENDATION III

That if an agreement has not been completed by 04/05/2016 unless otherwise agreed in writing, the Assistant Director of Development Management and Building Control should REFUSE the application 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. 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 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 £7619.50 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 £29389.50 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.

- 3 The applicant is advised that High Street Barnet is a Traffic Sensitive Route; deliveries during the construction period should not take place between 8.00 am-9.30 am and 4.30 pm-6.30 pm Monday to Saturday. Careful consideration must also be given to the optimum route(s) for construction and the Highways Authority should be consulted in this respect. The applicant must ensure that site and/ or delivery vehicles do not impede traffic on the public highway and that traffic flow on the High Street Barnet is maintained at all times.
- 4 For construction works adjacent to the public highways, the applicant must contact the Council on 0208 359 2000 for any necessary Highways Licenses
- 5 The applicant is also advised that the development is located on a Strategic Road Network (SRN) and is likely to cause disruption. The Traffic Management Act (2004) requires the Council to notify Transport for London (TfL) for implementation of construction works. The developer is expected to work with the Council to mitigate any adverse impact on public highway and would require TfL's approval before works can commence.
- 6 Please note that the applicant will be liable for any consequential damage to public highway that may result from the proposed development. Therefore the applicant is advised that photographic records should be kept of the public highway likely to be affected by the development proposal prior to commencement of any construction or demolition works on site.
- 7 In complying with the contaminated land condition parts 1 and 2, reference should be made at all stages to appropriate current guidance and codes of practice. This would include:

- 1) The Environment Agency CLR & SR Guidance documents (including CLR11 'Model Procedures for the Management of Land Contamination');
- 2) National Planning Policy Framework (2012) / National Planning Practice Guidance (2014);
- 3) BS10175:2011 - Investigation of potentially contaminated sites - Code of Practice;
- 4) Guidance for the safe development of housing on land affected by contamination, (2008) by NHBC, the EA and CIEH;
- 5) CIRIA report C665 - Assessing risks posed by hazardous ground gases to buildings;
- 6) CIRIA report C733 - Asbestos in soil and made ground: a guide to understanding and managing risks.

Please note that in addition to the above, consultants should refer to the most relevant and up to date guidance and codes of practice if not already listed in the above list.

- 8 The Air Quality Stage 4 Review and Assessment for the London Borough of Barnet has highlighted that this area currently experiences or is likely to experience exceedances of Government set health-based air quality standards. A list of possible options for mitigating poor air quality is as follows: 1) Use of passive or active air conditioning; 2) Use of acoustic ventilators; 3) Altering lay out so habitable rooms are sited away from source of poor air quality; 4) Non residential usage of lower floors; 5) Altering footprint by siting further away from source of poor air quality.

For developments that require an Air Quality report; the report should have regard to the air quality predictions and monitoring results from the Stage Four of the Authority's Review and Assessment available from the LPA web site and the London Air Quality Network. The report should be written in accordance with the following guidance: 1) Environmental Protection UK Guidance: Development Control: Planning for Air Quality (2010); 2) Environment Act 1995 Air Quality Regulations; 3) Local Air Quality Management Technical Guidance LAQM.TG(09); 4) London Councils Air Quality and Planning Guidance (2007).

Please note that in addition to the above, consultants should refer to the most relevant and up to date guidance and codes of practice if not already listed in the above list.

- 9 The applicant is advised to engage a qualified acoustic consultant to advise on the scheme, including the specifications of any materials, construction, fittings and equipment necessary to achieve satisfactory internal noise levels in this location.

In addition to the noise control measures and details, the scheme needs to clearly set out the target noise levels for the habitable rooms, including for bedrooms at night, and the levels that the sound insulation scheme would achieve.

The Council's Sustainable Design and Construction Supplementary Planning Document requires that dwellings are designed and built to insulate against external noise so that the internal noise level in rooms does not exceed 30dB(A) expressed as an Leq between the hours of 11.00pm and 7.00am, nor 30dB(A) expressed as an Leq between the hours of 7.00am and 11.00pm (Guidelines for Community Noise, WHO). This needs to be considered in the context of room ventilation requirements.

The details of acoustic consultants can be obtained from the following contacts: a) Institute of Acoustics and b) Association of Noise Consultants.

The assessment and report on the noise impacts of a development should use methods of measurement, calculation, prediction and assessment of noise levels and impacts that comply with the following standards, where appropriate:

- 1) BS 7445(2003) Pt 1, BS7445 (1991) Pts 2 & 3 - Description and measurement of environmental noise;
- 2) BS 4142:1997 - Method for rating industrial noise affecting mixed residential and industrial areas;
- 3) BS 8223: 2014 - Guidance on sound insulation and noise reduction for buildings: code of practice;
- 4) Department of Transport: Calculation of road traffic noise (1988);
- 5) Department of Transport: Calculation of railway noise (1995);
- 6) National Planning Policy Framework (2012)/ National Planning Policy Guidance (2014).

Please note that in addition to the above, consultants should refer to the most relevant and up to date guidance and codes of practice if not already listed in the above list.

10 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.

Officer's Assessment

1. Site Description

The application site is located on the northern side of High Street, in the town centre of High Barnet. The site is a part single storey, part two storey building which includes a converted loft. The ground floor is currently vacant but has previously been used as a public house and the upper floors are residential.

The site is located in a conservation area, and the site is located in a secondary retail frontage. The site is not a listed building.

The site is adjacent to the Bull Theatre at no. 68 High Street located to the east of the site and a restaurant premises at no. 72 High Street to the west of the site. In addition, the site is adjacent to Olivia Court at No. 2 Tapster Street, located to the west. The site is opposite to Barnet College.

The development site is an irregular shape, and has a variable width of between 6-9.5m wide and between 40-44m deep. The submitted plans indicate that the site does not have access from the rear.

The building line of the parade of shops along High Street is stepped, and the proposal includes a setback of approximately 2.7m on the ground floor where the scheme includes a covered open walkway.

2. Site History

Reference: B/03673/14

Address: 70 High Street, Barnet, EN5 5SJ

Decision: Refused

Decision Date: 11 September 2014

Description: Demolition of existing Building. Construction of new 3 storey building, including Use Class A4 (Drinking establishment) at ground floor and ten (10) new self-contained units on the upper floors (amended description)

1 The layout of the proposed flats would result in sub-standard accommodation for future occupiers of the units contrary to policies DM01 and DM02 of the Development Management Policies DPD (2012), Residential Design Guidance SPD (2013), Sustainable Design and Construction SPD (2013).

2 The proposed scheme by reason of its size, siting, and design would result in loss of privacy, overlooking, loss of light and will be overbearing to Flats 1 and 3 in the Tapster Court to the rear of the site contrary to policy CS5 of the Local Plan Core Strategy (Adopted September 2012), and policies DM01 of the Local Plan Development Management Policies DPD (Adopted September 2012) and the Residential Design Guide (2012)

3 The proposed development by reason of its fenestration, siting, mass, bulk and design and appearance in the High Street would result in an incongruous development detrimental to the character and appearance of the area failing to preserve or enhance the Woodstreet Conservation Area contrary to policy DM06 of the Development Management Policies DPD (2012), CS5 of the Local Plan Core Strategy (Adopted September 2012), and policies DM01 of the Local Plan Development Management Policies DPD (Adopted September 2012) and the Residential Design Guide (2012)

4 The proposed scheme does not provide affordable housing, or any justification for the provision of no affordable housing contrary to policy DM10 of the Development Management Policies DPD (2012).

5 The development would require an undertaking to prevent residents from obtaining parking permits and no formal undertaking has been given to provide this. In the absence of this agreement it is considered that the proposals would have a harmful impact on highway and pedestrian safety contrary to Policy DM17 of the Adopted Development Management Policies 2012.

Reference: B/02129/14

Address: 70 High Street, Barnet, EN5 5SJ

Decision: Withdrawn

Decision Date: 23 May 2014

Description: Demolition of existing building and erection of 1no three storey building including rooms in roof-space, to facilitate a commercial unit, cycle store and refuse facilities at ground floor level and student accommodation to the upper levels.

3. Proposal

The application relates to the construction of new 3 storey building, including Use Class A4 (Drinking establishment) at ground floor and 7 no. new self-contained units on the upper floors following demolition of existing building.

The proposal will appear as a three storey building when viewed from the front of the site. The ground floor of the building will have a traditional shopfront with 2 storeys above, the second storey being set into the roof. The proposal will have a maximum height of 9.9m which matches the highest point of the existing roof. The proposal will bring the roof form forward of the existing roof but will maintain a set back behind a parapet wall.

The rear part of the building will extend approximately 4.6m higher than the existing ground floor projection at the site and will be approximately 1.8m lower than the highest point of Tapster Court, the neighbouring building.

The building will project approximately 26.4m front to back at first and second floor level and will sit just behind the existing neighbouring building The Old Bull Theatre. The proposal will not project as far back as the neighbouring flatted development Tapster Court.

The drinking establishment including kitchen, storage area and other associated floorspace will occupy the full extent of the ground floor which extends the full depth of the site. A landscaped garden area will sit on the flat roof of the ground floor projection.

7 self-contained flats are to be provided at first and second floor level. These will comprise of 3 studio flats at first floor level and 4 studio units at second floor level. Access to the residential units is provided through a separate entrance at the front of the building.

4. Public Consultation

Consultation letters were sent to 107 neighbouring properties.

12 responses have been received, comprising 12 letters of objection, 0 letters of support and 0 letters of comment.

The objections received can be summarised as follows:

Archaeological research should be done after building is demolished and before the new building is erected.

Sound proofing in the building should be considered given the theatre/school next door. Both for the theatre and the future residential occupiers.

Building should respect the conservation area.

Loss of light.

Stallrisers should be incorporated into front elevation shopfront.

Is it necessary to demolish the existing building.

Full-height sliding/folding doors to the bar façade

Poor outlook, daylight and sunlight to the northern apartments

Amenity space parapets that do not prevent overlooking of neighbours and students.

Disruption during works particularly to neighbouring theatre.

Impact of the frontage on the Conservation Area.

Demolition will jeopardise structural integrity of the neighbouring buildings.

CAAC -

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, DM06, 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.

Wood Street Conservation Area Character Appraisal - 2007

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, Wood Street Conservation Area and the wider locality;
- Whether harm would be caused to the living conditions of neighbouring residents.

5.3 Assessment of proposals

Planning permission has previously been refused at the site for 5 reasons:

1 The layout of the proposed flats would result in sub-standard accommodation for future occupiers of the units contrary to policies DM01 and DM02 of the Development Management Policies DPD (2012), Residential Design Guidance SPD (2013), Sustainable Design and Construction SPD (2013).

2 The proposed scheme by reason of its size, siting, and design would result in loss of privacy, overlooking, loss of light and will be overbearing to Flats 1 and 3 in the Tapster Court to the rear of the site contrary to policy CS5 of the Local Plan Core Strategy (Adopted September 2012), and policies DM01 of the Local Plan Development Management Policies DPD (Adopted September 2012) and the Residential Design Guide (2012)

3 The proposed development by reason of its fenestration, siting, mass, bulk and design and appearance in the High Street would result in an incongruous development detrimental to the character and appearance of the area failing to preserve or enhance the Woodstreet Conservation Area contrary to policy DM06 of the Development Management Policies DPD (2012), CS5 of the Local Plan Core Strategy (Adopted September 2012), and policies DM01 of the Local Plan Development Management Policies DPD (Adopted September 2012) and the Residential Design Guide (2012)

4 The proposed scheme does not provide affordable housing, or any justification for the provision of no affordable housing contrary to policy DM10 of the Development Management Policies DPD (2012).

5 The development would require an undertaking to prevent residents from obtaining parking permits and no formal undertaking has been given to provide this. In the absence of this agreement it is considered that the proposals would have a harmful impact on highway and pedestrian safety contrary to Policy DM17 of the Adopted Development Management Policies 2012.

The current application now seeks to address these reasons for refusal. The height of the current proposal has been reduced by a storey and will now result in a three storey building with a total height of 9.9m

Demolition of the existing building

It is noted that the existing building is identified as a positive building within the Conservation Area Character Appraisal. As such the justification for its demolition is required to ensure the loss of this building does not result in a harmful impact on the Conservation Area. The applicants have submitted a structural report that looks at the structural integrity of the existing building. In regard to the initial opposition to the demolition of the building which has a positive classification and which therefore has a presumption in favour of retention of the building. The report has been reviewed by the Council's structural engineer who has provided the following comments on the report:

- On the basis of the engineers report there is significant deterioration of the building and water penetration has caused rot to some of the timber elements.
- The report also refers to large cracks and leaning of the walls to the 19th century part of the building, these type of defects can significantly affect the stability of the walls and temporary support works would be required during any repairs.
- No trial pits have been undertaken however it is likely the existing foundations are shallow and would need to be underpinned.

In my opinion it will be more costly and time consuming to preserve to existing building and upgrade to current standards as opposed to demolition and rebuild.

Given the evidence provided it is considered that the demolition of the existing building is accepted.

The Design and Heritage officer has reviewed the proposal and has made the following comments. In light of policy within the Local Plan, the council are resistant to the demolition of Positive building, which is the status of no. 70 High Street and which lies within the Wood Street Conservation Area. In light of the report provided to the council and consideration given by the council's structural surveyor, it would appear that there is significant deterioration of the existing fabric, which to all intents and purposes would leave little original fabric remaining and significant modern structural works required if the building was to be made good and retained as is.

Therefore, in light that it is accepted that the structure and fabric are beyond economic repair, dependent on the existing property being replaced within the street frontage of the conservation area with a replacement that makes a positive contribution, then the loss of that building may be acceptable.

Details of new windows and materials, including brick detailing on the new development, are to be submitted for the council's approval. Any new scheme should retain and re-use the existing slate tiles particularly on the new part of the development sited on the high street. These details are to be secured by way of condition to ensure a high quality design and positive articulation.

There is no "in principle objection" to the proposed building.

Character and design of new building

The proposal has been subject to various amendments since its initial submission including significant alterations to the shopfront to incorporate a more traditional shopfront.

The proposed ground floor shopfront is considered to be appropriate for the Conservation Area and has been significantly amended since its initial submission to incorporate a stallriser, pilasters and casement windows to give a more traditional shopfront appearance. Details of the windows, brick coursing and other fenestration details for the upper floors will be secured by way of condition.

The overall height, design and bulk of the proposal is considered to be acceptable and would comply with policy DM06 which seeks to enhance or preserve the boroughs conservation areas.

Planning permission has previously been refused at the site for the following reason:

"The proposed development by reason of its fenestration, siting, mass, bulk and design and appearance in the High Street would result in an incongruous development detrimental to the character and appearance of the area failing to preserve or enhance the Woodstreet Conservation Area contrary to policy DM06 of the Development Management Policies DPD (2012), CS5 of the Local Plan Core Strategy (Adopted September 2012), and policies DM01 of the Local Plan Development Management Policies DPD (Adopted September 2012) and the Residential Design Guide (2012)."

It is considered the reduction of the proposal by a storey in height, the current proposal has a maximum height of 9.9m . The current proposal will have a maximum height the same as the existing building, although the roof form has been amended in terms of the overall height this will remain as per the existing building. This will ensure that the proposal respects the varied roofscape of this part of the High Street as noted in the Character Appraisal which states a vibrant urban street scene is created by a lively roofscape as the buildings climb up the hill. The overall design and fenestration detailing have also been significantly amended since the previous refused application to give a more traditional appearance that is more in keeping with the Conservation Area.

Principle of use of the building

Residential

This section of the High Street is characterised by residential units above the commercial units and residential units on upper floors would not be out-of-character; the impact of the extensions will be covered separately below. The proposed use as residential accommodation above the commercial unit is not considered to be out -of-character within its context and would not result in harm to the surrounding area.

Public house

The use of the ground floor as a public house is accepted. The ground floor of the building has been vacant for some time but has previously been used as a public house for a number of years. There are no in principle objections to the use of the ground floor as a public house. The environmental health team have considered the use of the building and consider that with suitable conditions the use of the proposal is acceptable.

The use of the upper floors as residential is a typical High Street use further this is the previous use of the site.

Impact on amenity of future occupiers

The proposed studio and 1 bedroom units all provide internal floor area in excess of the minimum standards of 37sqm as outlined in Policy 3.5 (table 3.3) of the London Plan July 2011.

Section 2.4 of the SPD for sustainable design and construction states that "the impact of development on the availability of daylight / sunlight and privacy to the occupants of

existing buildings and the occupants of new development is strongly influenced by design and contributes significantly to the quality of life. The amount of daylight available in buildings enhances people's quality of life and reduces energy use. The Mayor's Housing SPG standard 5.5.2 recommends that development should preferably have direct sunlight in living areas and kitchen dining spaces and all homes should provide for direct sunlight to enter at least one habitable room for part of the day. Overheating should be considered when designing for sunlight".

It is noted that windows have been incorporated into the studio units, namely flat 2 and 3 will have kitchen windows facing towards each other across an internal courtyard void, it is proposed that these will be obscure glazed to a height of 1.7m to prevent overlooking between the units but to allow light. This relationship also exists between flats 4 and 7 on the second floor level. Flat 1 on the first floor and flat 5 on the second floor benefit from a side window in the kitchen over a void. This will ensure the studio units are not single aspect.

The sunlight/daylight report demonstrates that there would be adequate levels of daylight to the future residential occupiers. It is also considered given the size of the units that there would be adequate levels of outlook.

The proposed flats meet the minimum space standards as set out in the London Plan and would provide sufficient outlook and access to light for habitable rooms.

Table 2.3 within the Sustainable Design and Construction SPD indicates that for flats, outdoor amenity space should be 5 m² per habitable room (definition of a habitable room is set out in the glossary including the maximum size considered before a room is counted as two (20 sqm)).

Amenity space is provided on the flat roof of the ground floor rear projection details of the balustrading around this element will be secured by way of condition. In addition, the site lies within a town centre location and is in close proximity to Old Court House Recreation grounds and therefore it is accepted that small residential units within this location will not have private amenity space.

Impact on amenity of neighbouring occupiers

Planning permission has previously been refused at the site for the following reason

The proposed scheme by reason of its size, siting, and design would result in loss of privacy, overlooking, loss of light and will be overbearing to Flats 1 and 3 in the Tapster Court to the rear of the site contrary to policy CS5 of the Local Plan Core Strategy (Adopted September 2012), and policies DM01 of the Local Plan Development Management Policies DPD (Adopted September 2012) and the Residential Design Guide (2012)

Since this refusal the overall height of the development has been reduced and will now sit below the ridge line of the neighbouring property no.72 High Street. The highest point of the proposed building will match the highest point of the existing building. The rear element of the building will sit lower than the established highest point of the building. The overall number of storeys provided has been reduced to 3 with a ground floor commercial unit and 2 upper floors of residential accommodation proposed. The current proposal now comprises of a three storey building. In addition, a daylight/sunlight report has been

submitted in support of the application that assesses the likely impact of the proposal on the neighbouring windows.

Given the reduction in the overall height of the proposal, which has been reduced by a storey the distance maintained between the proposal the lightwell serving Tapster Court approximately 8m and 15m to the rear boundary and the supporting daylight/sunlight report, it is considered that the proposal has overcome the previous reason for refusal.

The adjoining properties surrounding the site include flank walls that do not contain windows, with the exception of Olivia Court at No. 2 Tapster Street, where a light well is located along its eastern elevation. The light well and windows are positioned approximately 7m beyond the end of the proposed rear elevation of the first, second and loft floor of the scheme. Therefore it cannot be argued that the extensions will be significantly detrimental to occupiers of these units to warrant refusal of the application.

A daylight and sunlight report has been submitted with the application to demonstrate that the proposal meets BRE standards in respect of daylight and sunlight levels to neighbouring windows. This concludes that although there may be some loss of light to the neighbouring windows, this would not be significant. Given the evidence provided it is not considered that the proposal would result in a loss of light/daylight to the windows within Tapster Court and 4-8 Tapster Street to an unacceptable degree that would warrant refusal of the application.

The daylight report also examines the impact of the proposal on 72 High Street. The results of the report show that there would not be any demonstrable harm to the neighbouring windows to an unacceptable degree.

Traffic and parking

No off street parking is provided for the existing property and no off street parking is proposed for new development.

Any vehicles associated with the occupancy of the proposed residential units would have to be parked on-street. High Street, Barnet is located within the Chipping Barnet Controlled Parking Zone (CPZ). Residents within the CPZ are able to purchase resident parking permits to park legally in designated residents bays. There are currently more permits issued than residents' bays available.

It is noted that the site benefits from the following features:

- o The site's location near shopping amenities;
- o The site is within a controlled parking zone;
- o Good public transport accessibility near bus routes and High Barnet Underground Station.

However, as no parking provision is proposed for the new flats and there is parking pressure in the vicinity of the site it is considered appropriate to exempt residents from purchasing residential parking permits. This is consistent with highways recommendations for other residential proposals in the area, including a previous application for a proposal on this site (reference B/03673/14, where reason for refusal included the absence of such agreement); a proposal for an additional residential unit at 77a High Street Barnet (B/00350/10).and 75-77 High Street Barnet (B/04121/12).

To effect this exemption it will be necessary to amend the Traffic Regulation Order that covers the Controlled Parking Zone. The cost of the amendments is £2,000 and should be included as part the Legal Agreement Contribution.

Environmental health considerations

The environmental health team have reviewed the application have raised no objections to the proposal subject to appropriate conditions being attached in relation to noise, contamination and air quality.

5.4 Response to Public Consultation

The environmental team have considered noise issues for the proposed development and consider that with appropriate conditions that the proposal will be acceptable.

Archaeological information is to be secured by way of condition.

The Council's structural engineer has considered the structural report submitted and consider that the retention of the existing building would not be viable. As such the demolition of the existing building is accepted.

The proposal has been amended since its initial submission to re-design the front façade to a more traditional shopfront to be in keeping with the Conservation Area. Details of the proposal such as window details are to be secured by way of condition.

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.

