

**Location**                      **Garage Block Adjoining 11 Abbotts Road Barnet EN5 5DP**

**Reference:**                      **16/1131/FUL**                      Received: 22nd February 2016  
Accepted: 29th February 2016

Ward:                              High Barnet                              Expiry 25th April 2016

Applicant:                      Mr PETER DODGE

Proposal:                      Demolition of existing garages and erection of single storey detached house with associated refuse and recycling, cycle storage, amenity space

**Recommendation:** Approve subject to conditions

- 1     The development hereby permitted shall be carried out in accordance with the following approved plans:

Design and access statement (received: 29/02/2016)

445215-1, 445215-2 A, 445215-3 A (received: 08/04/2016)

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 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).

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) 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).

6 Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2015 (or any order revoking and re-enacting that Order with or without modification), no development otherwise permitted by any of Classes A to E of Part 1 of Schedule 2 of that Order shall be carried out within the area of the proposed new dwelling hereby approved.

Reason: To safeguard the amenities of neighbouring occupiers, the health of adjacent TPO trees and the general locality in accordance with policies DM01 of the Development Management Policies DPD (adopted September 2012).

- 7
- a) A scheme of hard and soft landscaping, including details of existing trees to be retained and size, species, planting heights, densities and positions of any soft landscaping, shall be submitted to and agreed in writing by the Local Planning Authority before the development hereby permitted is commenced.
  - b) All work comprised in the approved scheme of landscaping shall be carried out before the end of the first planting and seeding season following occupation of any part of the buildings or completion of the development, whichever is sooner, or commencement of the use.
  - c) Any existing tree shown to be retained or trees or shrubs to be planted as part of the approved landscaping scheme which are removed, die, become severely damaged or diseased within five years of the completion of development shall be replaced with trees or shrubs of appropriate size and species in the next planting season.

Reason: To ensure a satisfactory appearance to the development in accordance with Policies CS5 and CS7 of the Local Plan Core Strategy DPD (adopted September 2012), Policy DM01 of the Development Management Policies DPD (adopted September 2012), the Sustainable Design and Construction SPD (adopted April 2013) and 7.21 of the London Plan 2015.

- 8
- 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).

- 9
- 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).

- 10 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)

- 11 a) The site shall not be brought into use or first occupied until details of the means of enclosure, including boundary treatments, have been submitted to and approved in writing by the Local Planning Authority.
- b) The development shall be implemented in accordance with the details approved as part of this condition before first occupation or the use is commenced and retained as such thereafter.

Reason: To ensure that the proposed development does not prejudice the appearance of the locality and/or the amenities of occupiers of adjoining residential properties and to confine access to the permitted points in the interest of the flow of traffic and conditions of general safety on the adjoining highway in accordance with Policies DM01, DM03, DM17 of the Development Management Policies DPD (adopted September 2012), and Policies CS NPPF and CS1 of the Local Plan Core Strategy (adopted September 2012).

- 12 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).

- 13 Before the development hereby permitted is occupied; details of cycle parking and cycle storage facilities in accordance with the London Plan should be submitted to and approved by the Local Planning Authority and such spaces shall be permanently retained thereafter.

Reason: In the interests of promoting cycling as a mode of transport in accordance with London Borough of Barnet's Local Plan Policy CS9 of Core Strategy (Adopted) September 2012 and Policy DM17 of Development Management Policies (Adopted) September 2012.

- 15 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.

- 16 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).

- 17 The property shall be used as a single family unit as shown in the hereby approved drawings under Class C3(a) and no other purpose (including any other purpose in Class C3 including as two separate units 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.

### **Informative(s):**

- 1 Refuse collection points should be located within 10 metres of the Public Highway; otherwise, unobstructed and suitable access needs to be provided to the refuse vehicle on the day of the collection. The development access needs to be designed and constructed to allow refuse vehicles to access the site and turn within the development site. Alternatively, the dustbins will need to be brought to the edge of public highways on collection days. Any issues regarding refuse collection should be referred to the Cleansing Department.
- 2 It has been noted that the building may contain asbestos. Should this be the case please be aware it is the applicant's responsibility to ensure this substance is handled and disposed of within the correct manner as defined in Regulation 4 of the Control of Asbestos Regulations 2012.

Further information on this matter can be found on the Health and Safety Executive web site [www.hse.gov.uk](http://www.hse.gov.uk). and at:  
<http://www.barnet.gov.uk/info/415/asbestos/47/asbestos>

- 3 In accordance with paragraphs 186 and 187 of the NPPF, the Local Planning Authority (LPA) takes a positive and proactive approach to development proposals, focused on solutions. The LPA has produced planning policies and written guidance to assist applicants when submitting applications. These are all available on the Council's website. A pre-application advice service is also offered. The LPA has negotiated with the applicant/agent where necessary during the application process to ensure that the proposed development is in accordance with the Development Plan.
- 4 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](http://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 £4,725.00 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 £18,225.00 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](mailto: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](http://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](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](http://legislation.gov.uk)

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

- 5 For construction works adjacent to the public highways, the applicant must contact the Council on 0208 359 2000 for any necessary Highways Licenses.
- 6 The applicant should apply for a Habitual Crossing License for construction vehicles to use the existing crossover. An application for this license could be obtained from Barnet House, 11th Floor Highways, 1255 High Road Whetstone London N20 0EJ.
- 7 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.

## **Officer's Assessment**

### **1. Site Description**

The application site is located on the south-west side of Abbots Road in close proximity to the junction with Prospect Road.

The application site contains one single storey garage block including 8 garages with direct access onto Abbots Road. The site is enclosed and separated by the surrounding plots by a close boarded fence approximately 2.5m high.

The site is adjoined by no 11 Abbots Road to the south and by the rear gardens of Esmond Court, Prospect Road to north. The west boundary is shared with no 25 Prospect Road.

There are significant level differences between the application site and the neighbouring properties. To the north, Esmond Court sits on a higher level and to the south no 11 Abbots Road is located at a lower level.

The site is not listed nor does it lie within a conservation area.

### **2. Site History**

No records

### **3. Proposal**

The application site comprises 8 garages, located on the southern side of the plot, along the boundary with no 11 Abbots Road.

This application proposes the demolition of the garage block and the construction of a single storey dwelling with associated refuse, cycle storage and amenity area.

The proposed new dwelling will have the design and appearance reflected by the existing garages.

-The proposed unit would comprise two elements; the northern wing would be 4.3m wide, 21.23m deep, with a monopitch roof 2.5m to the eaves and 3.6m to ridge. It would be 1.2m from the boundary with Esmond Court and approximately 1m from no 25 Prospect Road.

-The second smaller element adjoining to the south of this block would be 6.2m wide, 10.67m deep, 3.14m high with a flat roof. It would be at approximately 10m from the boundary with no 25 prospect Road and 1.25m from the boundary with no 11 Abbots Road.

-Utilise external access

-Parking on site for 2 cars

-Main area of amenity space in south-west side of the site

### **4. Public Consultation**

Consultation letters were sent to 75 neighbouring properties.

5 responses have been received comprising - 5 objections and 1 comment.



- the garage roof appears to contain Asbestos, concerns in relation to the demolition and removal of the materials and condition requested in relation to it
- concerns regarding the garden fences of the Esmond Court and it is suggested to erect hoarding to prevent any debris falling into the land of other properties
- concerns regarding the use of the property as a private residential or commercial such as care home
- unsatisfactory back land development
- out of character
- overbearing and out of scale
- overlooking the Easmond Court through the skylights
- the proposal will affect the neighbouring trees
- the loss of garages will cause parking issues
- the use as a single family unit will impact the amenity of the neighbouring properties
- question regarding the need for planning permission to build the garages
- condition requested to prevent debris falling on to neighbouring property and the piece by piece demolition plan for the reduction and removal of the garage walls
- condition requested for a demolition plan whereby the very large volume of concrete on the site is cut and lifted rather than hammered and drilled due to the danger of damage from vibration and noise disruption during the period of demolition and construction
- the site is on steep gradient with clay subsoil and surface water run down the hill into the neighbouring property, condition requested for measures to prevent water run-off entering the neighbouring property during the construction period.
- more soft landscaping

Internal Consultation:

### **Parking, Highways and Traffic Safety**

The proposal would retain the provision of 2 car parking space for the proposed new dwelling and this would comply with the Council's DM17 policy with regards to the provision of 2 to 1.5 spaces per unit for detached houses.

It is noted as part of this application, the applicant has included information with the submission substantiating that the existing garages have been used for storage as their dimensions are not appropriate for cars, as per the information received from the garages owner.

As such the proposed new dwelling is considered acceptable on highways grounds, and it will not have any harmful impact on the parking and traffic safety.

## **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, DM08, DM17.

The Council's approach to development as set out in Policy DM01 is to minimise the impact on the local environment and to ensure that occupiers of new developments as well as neighbouring occupiers enjoy a high standard of amenity. Policy DM01 states that all development should represent high quality design and should be designed to allow for adequate daylight, sunlight, privacy and outlook for adjoining occupiers. Policy DM02 states that where appropriate, development will be expected to demonstrate compliance to minimum amenity standards and make a positive contribution to the Borough. The development standards set out in Policy DM02 are regarded as key for Barnet to deliver the highest standards of urban design.

### Supplementary Planning Documents

Sustainable Design and Construction SPD (adopted April 2013)

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

## **5.2 Main issues for consideration**

The main issues for consideration in this case are:

- Whether harm would be caused to the character and appearance of the area
- Impact on the amenity of neighbouring occupiers
- Living Conditions of the future occupiers

## **5.3 Assessment of proposals**

-Impact on the character and appearance of the area:

The area is characterised by a degree of uniformity in terms of overall scale and layout. The majority of the neighbouring dwellings are two storeys with front and rear gardens, set back by from the highway. It can be observed that the properties located along the same side of Abbots Road with the application site, they have a staggered front building line.

The application site is accessed through an access road from Abbots Road and it expands in width through the rear. As a result the proposal for the single storey unit is set back from the main road. It is noted that the current appearance of the garages is different to the surrounding residential units and the proposed unit reflects their design and appearance. As such the proposal is not considered to significantly alter the character and appearance of the area over and above what currently exists on site.

-Living Conditions of the future occupiers and impact on the amenity of neighbouring occupiers.

In new residential development there should be a minimum distance of 21 metres between properties with facing windows to habitable rooms and 10.5 metres to a neighbouring garden to avoid overlooking and loss of privacy. It is noted that the Esmond Court is boarded by a fence of approximately 2.5m high and sits on a much higher ground level than the application site. As part of this application, the proposed dwelling has been orientated so that there is part of the structure with an increased high that restricts the view of the amenity area when viewed from the rear of Esmond Court, while having no windows in the west elevation towards the boundary with no 25 Prospect Road.

The proposed garden will provide amenity space of 74sqm which is over the required 40sqm for a house with four habitable rooms. The garden will be in line with the neighbouring rear garden at no 25 Prospect Road and it will not be overlooked due to the design of the proposed structure.

The proposed dwelling would have a floor area of approximately 135m<sup>2</sup>. The minimum requirement for floor space for a 3 bedroom, 5 person unit is 86m<sup>2</sup>, and therefore the unit is considered acceptable on these grounds.

- Impact on the amenity of neighbouring occupiers.

Given that the building is single storey with an eaves height of 2.5 metres towards the side facing Esmond Court, 3.14m eaves high along the boundary with no 11 Abbots Road, and a maximum ridge height of 3.62m towards the centre. It is considered that the proposal would not cause an overbearing impact or loss of light to any neighbouring occupier.

As such, it is considered that the proposal would result in an acceptable standard of accommodation for the future residents of the proposed unit.

With regards to the location of refuse, this would be situated on the side of the proposed new unit. However, this would be hidden from the streetscene and would be considered acceptable.

The proposal has been revised to provide permeable paving for the parking area at the front of the unit. The drawings submitted do not show any soft landscaping and a condition will be attached to the application in relation to this matter.

## **5.4 Response to Public Consultation**

-the garages roof appears to contain Asbestos, concerns in relation to the demolition and removal of the materials and condition requested in relation to it - an informative has been added to this decision advising the applicant that the application site might contain asbestos and contact the relevant council department

- with regard to concerns in respect of damage that may arise during construction works together with noise and disturbance during the construction process, are not planning matters
- concerns regarding the use of the property as a private residential or commercial such as care home - the property will be used as a single family unit
- unsatisfactory back land development - addressed in the assessment of the proposal
- out of character - addressed in the assessment of the proposal
- overbearing and out of scale - addressed in the assessment of the proposal
- overlooking the Esmond Court through the skylights - due to the level differences and the proposed dwelling positioning it is not considered that the units at Esmond Court will be overlooked.
- the proposal will affect the neighbouring trees - the application site is not part of a conservation area and the trees from the neighbouring gardens are not protected. The proposal does not indicate any removal of the neighbouring trees and it is not considered harmful.
- the loss of garages will cause parking issues - addressed in the assessment of the proposal
- the use as a single family unit will impact the amenity of the neighbouring properties - addressed in the assessment of the proposal
- question regarding the need for planning permission to build the garages - not relevant as there is no proposal for new garages
- the site is on steep gradient with clay subsoil and surface water run down the hill into the neighbouring property, condition requested for measures to prevent water run-off entering the neighbouring property during the construction period - a condition has been attached to this permission regarding the construction method statement
- more soft landscaping - a condition has been attached to this planning permission to respond to this matter.

## **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.

