

Location **17 Woodside Avenue, London, N12 8AN**

Reference: **16/2096/S73**

Received: 1st April 2016

Accepted: 20th April 2016

Ward: Totteridge

Expiry 15th June 2016

Applicant: Mr P Alterman

Proposal: Variation of conditions 1 (plan numbers) and 10 (Parking spaces/garages) of planning permission 15/05199/S73 dated 20.10.2015 for `Demolition of existing two storey building and erection of a 3 storey building to form 5 self-contained flats with associated car parking, amenity space, cycling storage, refuse & recycle storage area. New boundary wall to side and front of the property. Variation to include retention of existing vehicular access gate location, relocation of bin storage, change of surface cover on parking courtyard, alterations to soft landscaping [AMENDED PLANS]

Recommendation: Approve subject to conditions

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

EX-001; EX-002; EX-003; EX-004; EX-005; EX-006; EX-007; EX-008; EX-009; EX-010; EX-011; PL-102 REV E; PL-103 REV E; PL-104 REV B; PL-105 REV B; PL-113 REV C; 477-GA.04 Rev B; 477-GA.05 Rev B; 477-GA.06 Rev B; 477-GA.07 Rev A; 477-GA.08 Rev A; 477-GA.09 Rev A; 477-GA.10 Rev A; EX-114 REV C. Arboricultural Impact Assessment Report re 17 Woodside Avenue, N12 prepared by Adam Hollis of Landmark Trees ref HUB/17WDA/AIA/01a dated 09/07/14; "Root Investigation at 17 Woodside Avenue, N12, by Ruskin Trees and Landscapes: Emails from Simon Watkins dated 08/01/15 @ 1600hrs enclosing forwarded emails from Adam Hollis "17 Woodside Avenue - Findings"; Email from Simon Watkins dated 08/01/15 @ 16:30hrs referring to tree canopy including diagram.; Design and Access Statement and Planning Statement (Ref: 1148-E.01 D&A1603-31)

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 The scheme of measures to be incorporated in the development to mitigate the impact of noise between proposed units in the development shall be implemented in full accordance with the approved details as part of application 15/05197/CON,

dated 05/10/2015 of noise mitigation measures in its entirety before the first occupation of the development.

Reason:

To ensure that the amenities of the occupiers of the development are not prejudiced by noise and to accord with policies DM04 of the Barnet Local Plan and 7.15 of the London Plan.

- 3 The materials to be used in the external surfaces of the building(s) shall match those specified on drawing Nos. 477-GA.07 Rev A, 08 Rev A, 09 Rev A and 10 Rev A.

Reason: To safeguard the visual amenities of the building and surrounding area in accordance with Policy DM01 of the Development Management Policies DPD (adopted September 2012) and Policies CS NPPF and CS1 of the Local Plan Core Strategy (adopted September 2012).

- 4 The dwelling(s) shall achieve a Code Level 3 in accordance with the Code for Sustainable Homes Technical Guide (November 2010) (or such national measure of sustainability for house design that replaces that scheme) and achieve full Lifetime Homes credits. No dwelling shall be first occupied until evidence that the Lifetime Homes credits have been achieved and a Final Code Certificate has been issued certifying that Code Level 3 has been achieved and this certificate has been submitted to and approved by the Local Planning Authority.

Reason: To ensure that the development is sustainable and complies with Policy DM02 of the Development Management Policies DPD (adopted September 2012), the Sustainable Design and Construction SPD (adopted April 2013) and Policies 5.2 and 5.3 of the London Plan (2011).

- 5 The development and site works shall take place in accordance with the approved measures detailed within the demolition and construction method statement under application 15/02004/CON, dated 06/05/2015.

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 (2011).

- 6 This development must be begun within three years from the date of planning permission B/03756/14 (18/07/2014).

Reason: To comply with Section 51 of the Planning and Compulsory Purchase Act 2004.

- 7 No site works (including any temporary enabling works, site clearance and demolition) or development shall take place until the scheme of temporary tree protection as approved under application 15/02004/CON, dated 06/05/2015 has been erected around existing trees on site. This protection shall remain in position until after the development works are completed and no material or soil shall be stored within these fenced areas at any time.

Reason: To safeguard the health of existing tree(s) which represent an important amenity feature in accordance with Policy DM01 of the Development Management Policies DPD (adopted September 2012), Policies CS5 and CS7 of the Local Plan Core Strategy (adopted September 2012) and Policy 7.21 of the London Plan 2011.

- 8 a) Before the development is first occupied, details of (i) the refuse and recycling strategy (ii) the elevational dimensions of the refuse and recycling facilities indicated in the hereby approved drawing no. 1148-PL-102 REV E; 1148-PL-103 REV E; and, 1148-PL-114 REV C shall be submitted 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).

- 9 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.

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.

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 2011.

- 10 Before the development hereby permitted is first occupied or the use first commences the parking spaces/garages shown on Drawing No. PL-102 REV E; shall be provided and shall not be used for any purpose other than the parking of vehicles in connection with the approved development.

Reason: To ensure that parking is provided in accordance with the council's standards in the interests of pedestrian and highway safety, the free flow of traffic and in order to protect the amenities of the area in accordance with Policy DM17 of

the Development Management Policies DPD (adopted September 2012) and Policies 6.1, 6.2 and 6.3 of the London Plan 2011.

- 11 Before the development hereby permitted is first occupied, details of privacy screens to be installed shall be submitted to and approved in writing by the Local Planning Authority.

The screens shall be installed in accordance with the details approved under this condition before first occupation or the use is commenced and retained as such thereafter.

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

- 12 All tree felling and pruning works shall be carried out in full accordance with the approved specifications under application 15/02004/CON, dated 06/05/2015 and in accordance with British Standard 3998 (Recommendation for Tree Works).

Reason: To safeguard the health of existing trees which represent an important amenity feature in accordance with Policy DM01 of the Development Management Policies DPD (adopted September 2012), Policies CS5 and CS7 of the Local Plan Core Strategy DPD (adopted September 2012) and Policy 7.21 of the London Plan 2011.

- 13 The 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 shall be implemented in accordance with the details as approved under application 15/03272/CON, dated 20/07/2015 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 2011.

- 14 The details of the location, extent and depth of all excavations for services (including but not limited to electricity, gas, water, drainage and telecommunications) in relation to trees on and adjacent to the site shall thereafter be implemented in accordance with details approved under application 15/05197/CON, dated 05/10/2015.

Reason: To safeguard the health of existing tree(s) which represent an important amenity feature in accordance with CS5 and CS7 of the Local Plan Core Strategy (adopted September 2012), Policy DM01 of the Development Management Policies DPD (adopted September 2012) and Policy 7.21 of the London Plan 2011).

Informative(s):

- 1 In accordance with paragraphs 186 and 187 of the NPPF, the Local Planning Authority (LPA) takes a positive and proactive approach to development proposals, focused on solutions. The LPA has produced planning policies and written guidance to assist applicants when submitting applications. These are all available on the Council's website. A pre-application advice service is also offered. The LPA has negotiated with the applicant/agent where necessary during the application process to ensure that the proposed development is in accordance with the Development Plan.
- 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 £8890 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 £34290 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 Trees at and adjacent to the site are included in Tree Preservation Order(s). If any treatment to protected tree(s) is proposed an application would be required in accordance with the Tree Preservation legislation. Any such works should be kept to the minimum necessary.
- 4 The applicant is advised that if any modification is required or proposed to access from the public highway, such works would be subject to a detailed investigation by the Traffic and Development section. Heavy duty access may need to be provided to cater for a heavy duty use and may involve relocation of existing street furniture. The works would be undertaken by the Highway Authority at the applicant's expense. You may obtain an estimate for this and any associated work on the public highway, and further information, from the Traffic and Development Section - Development and Regulatory Services, Building 4 North London Business Park, Oakleigh Road South, London N11 1NP, by telephone on 020 8359 3018, or via crossovers@barnet.gov.uk.

- 5 Street trees in front of the site stand on the public highway land maintained by the Council. The grant of planning consent confers no rights for any work to be undertaken to the trees and you are advised to consult the Council's Greenspaces and Streets section (020 8359 4600 or parks@barnet.gov.uk) prior to taking any further action.
- 6 Any and all works carried out in pursuance of this planning permission will be subject to the duties, obligations and criminal offences contained in the Wildlife and Countryside Act 1981 (as amended). Failure to comply with the provisions of the Wildlife and Countryside Act 1981 (as amended) may result in a criminal prosecution.

Officer's Assessment

1. Site Description

The application site relates to a 3 storey building which forms 5 self-contained flats with associated car parking, amenity space, cycling storage, refuse and a recycle storage area, which is currently under construction. It is located on the west side of Woodside Avenue on the junction with Woodside Avenue and The Oaks.

The property is not subject to any Statutory Listed status or any Conservation area designation, but does contain a tree governed by a Tree Protection Order (Ref: TRE/FI/15). Neighbouring properties located at No. 15 and No. 21 Woodside Avenue are occupied by 3 storey blocks of purpose built flats. A three storey flatted development also abuts the rear boundary (i.e. 3 The Oaks) of the subject site.

2. Site History

Reference: 15/02004/CON

Address: Site Of 17, Woodside Avenue, London, N12 8AN

Decision: Approved

Decision Date: 6 May 2015

Description: Submission of details of conditions 5 (Demolition and Construction Method Statement), 7 (Tree Protection), 9 (Landscaping) and 12 (Tree Felling / Pruning Specification) pursuant to planning permission B/03756/14 dated 08/01/15

Reference: 15/03272/CON

Address: Site Of 17, Woodside Avenue, London, N12 8AN

Decision: Split Decision

Decision Date: 20 July 2015

Description: Submission of details for condition 2 (Noise), condition 3 (Material), condition 8 (Refuses/Recycling), condition 13 (Level) and condition 14 (Excavation in relation to trees) pursuant to planning permission B/03756/14 dated 8/1/15

Reference: 15/05197/CON

Address: Site Of 17, Woodside Avenue, London, N12 8AN

Decision: Approved

Decision Date: 5 October 2015

Description: Submission of details of conditions 2 (Acoustic Impact) 3 (Materials) 14 (Excavations) pursuant to planning permission (Ref No: B/03756/14) dated 08/01/15

Reference: 15/05199/S73

Address: Site Of 17, Woodside Avenue, London, N12 8AN

Decision: Approved subject to conditions

Decision Date: 20 October 2015

Description: Variation to condition 1 (Plans) pursuant to planning permission B/03756/14 dated 18/07/2014 for "Demolition of existing two storey building and erection of a 3 storey building to form 5 self-contained flats with associated car parking, amenity space, cycling storage, refuse & recycle storage area. New boundary wall to side and front of the property". Variation include changes to brickwork that borders the window and side of the front elevation. ,

Reference: 16/4056/S73

Address: Site Of 17, Woodside Avenue, London, N12 8AN

Decision: Pending Consideration

Decision Date: No Decision Made.

Description: Removal of condition 4 (Code for sustainable homes) pursuant to planning permission B/03756/14 dated 08/01/2015 for "Demolition of existing two storey building and erection of a 3 storey building to form 5 self-contained flats with associated car parking, amenity space, cycling storage, refuse & recycle storage area. New boundary wall to side and front of the property".

Reference: B/03756/14

Address: Site Of 17, Woodside Avenue, London, N12 8AN

Decision: Approved subject to conditions

Decision Date: 22 January 2015

Description: Demolition of existing two storey building and erection of a 3 storey building to form 5 self-contained flats with associated car parking, amenity space, cycling storage, refuse & recycle storage area. New boundary wall to side and front of the property

3. Proposal

This application proposes variations to Condition 1 (plan numbers) and Condition 10 (Parking spaces/garages) of planning permission 15/05199/S73 dated 20.10.2015 for 'Demolition of existing two storey building and erection of a 3 storey building to form 5 self-contained flats with associated car parking, amenity space, cycling storage, refuse & recycle storage area. New boundary wall to side and front of the property'. Variation to include retention of existing vehicular access gate location, relocation of bin storage, change of surface cover on parking courtyard, alterations to soft landscaping.

Access to the front driveway is proposed to change from the approved single central entrance to two separate accesses. It should be noted that two separate accesses to the site already exist, and the proposed site opening will measure 4m in width each. A central pedestrian access is proposed (measuring 1.3m in width) the refuse stores (measuring 1.3m in depth and 2.2m in width) located either side of the central pedestrian entrance. These would be screened at the front by a wall with 2m high piers and railings above the lower sections of wall (0.7m in height, combined 2m height) and natural planting (measuring approximately 2m) in height on the inner side. This is similar to the originally approved scheme, with exception to the newly configured accesses.

4. Public Consultation

Consultation letters were sent to 91 neighbouring properties and a Site Notice was issued. 7 responses have been received, comprising 7 letters of objection.

The objections received can be summarised as follows:

- Hygiene, odour and noise issues with the relocation of the bin storage.
- Visibility of the refuse and recycling facilities.
- Lack of soft landscaping resulting in more pollution and less privacy to neighbouring properties.
- Pedestrian and vehicular safety is compromised by having two access points and will lead to congestion.
- Dust, noise and traffic pollution during on-going site works causing ill health.

- Lack of information on the material used throughout the site including surface cover in the parking courtyard.

4.1 Internal Consultation

Traffic and Development Team - No objections, as the site already benefits from two crossovers.

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 2016

The London Development Plan is the overall strategic plan for London, and it sets out a fully integrated economic, environmental, transport and social framework for the development of the capital to 2050. It forms part of the development plan for Greater London and is recognised in the NPPF as part of the development plan.

The London Plan provides a unified framework for strategies that are designed to ensure that all Londoners benefit from sustainable improvements to their quality of life.

Barnet's Local Plan (2012)

Barnet's Local Plan is made up of a suite of documents including the Core Strategy and Development Management Policies Development Plan Documents. Both were adopted in September 2012.

- Relevant Core Strategy Policies: CS NPPF, CS1, CS5.
- Relevant Development Management Policies: DM01, DM02.

The Council's approach to extensions as set out in Policy DM01 is to minimise their impact on the local environment and to ensure that occupiers of new developments as well as neighbouring occupiers enjoy a high standard of amenity. Policy DM01 states that all development should represent high quality design and should be designed to allow for adequate daylight, sunlight, privacy and outlook for adjoining occupiers. Policy DM02

states that where appropriate, development will be expected to demonstrate compliance to minimum amenity standards and make a positive contribution to the Borough. The development standards set out in Policy DM02 are regarded as key for Barnet to deliver the highest standards of urban design.

Supplementary Planning Documents

Residential Design Guidance SPD (adopted April 2013)

- Sets out information for applicants to help them design an extension to their property which would receive favourable consideration by the Local Planning Authority and was the subject of separate public consultation. The SPD states that large areas of Barnet are characterised by relatively low density suburban housing with an attractive mixture of terrace, semi detached and detached houses. The Council is committed to protecting, and where possible enhancing the character of the borough's residential areas and retaining an attractive street scene.

Sustainable Design and Construction SPD (adopted April 2013)

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

5.2 Main issues for consideration

The main issues for consideration in this case are:

- Whether harm would be caused to the character and appearance of the existing building, the street scene and the wider locality;
- Whether harm would be caused to the living conditions of neighbouring residents.

5.3 Assessment of proposals

As noted above, this application follows the approval of planning application 15/05199/S73. It is therefore not necessary to re-assess those elements previously considered acceptable. This appraisal will focus only on those elements which have not previously received approval.

The two existing crossovers off Woodside Avenue will be retained and enlarged to allow for access and egress to two parking spaces on each side. No change in the number of parking spaces is proposed. The soft landscaping at the front boundary of the site will be altered to reflect these changes and provide appropriate screening of the repositioned refuse and recycling facilities. The use of planting along the boundary walls will provide a soft, natural appearance which breaks up the harder elements of the application site's built form. It is considered that the enlarged access and alterations to the soft landscaping at the front are reasonable and sympathetic changes that will not have a demonstrable detrimental impact on the character and appearance of the host property, its vicinity, the streetscene or wider locality. The driveway surface is to be replaced with Marshall Tegula Sett (Burnt Ochre) paving blocks. These are considered to be acceptable and in keeping with the character and appearance of the development overall, whilst not detracting from the neighbouring properties and general streetscene.

The degree of highway safety for both pedestrians and vehicle users will remain relatively unchanged as the site previously operated with a dual crossover. The number of vehicles

with parking provision (4 spaces) accessing and egressing the site will not be any greater than the previously considered and approved single crossover, thus the proposed alteration will not impact road and pedestrian user safety to an extent that would warrant an acceptable reason for refusal. The potential for increased congestion as a result proposed alterations is not considered to be any greater than what was already considered and approved by the LPA in the original application. The Council's Highways department have commented to this effect.

The relocation of the refuse and recycling facilities are appropriate for the access and use of the occupier, and also, acceptable from a collection point of view for refuse and recycling services. Their location in the centre, screened from view by the landscaping and refuse screening facilities (details to be agreed by condition submission) will ensure that there is no demonstrable loss of residential amenities of any neighbouring occupier and no unacceptable harm to the character and appearance of the host property, its vicinity, and the streetscene.

Overall, the proposals would comply with the aforementioned policies and Council Residential Design Guidance and would be a proportionate alteration to the scheme. It would have an acceptable impact on the character and appearance of the streetscene, site property, general locality and the residential amenity of neighbouring occupiers and are considered acceptable as a minor amendment to the previous planning permission.

5.4 Response to Public Consultation

Officers have considered a number of issues raised during the public consultation process in the above Officer assessment of the proposal.

It is considered that the proposed relocation of the refuse and recycling facilities to the central front area of the site will be suitably screened as such that matters of noise, odour and hygiene will not be demonstrably different from the existing agreed LPA approved arrangements for refuse and recycling. Matters relating to dust, noise and traffic pollution during the construction phase are not a material planning consideration and are therefore outside of the scope of this assessment. The details of the driveway cover materials are considered to be appropriate and in keeping with the character and appearance of the property and its vicinity.

6. Equality and Diversity Issues

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

7. Conclusion

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

Appendix 1 – Site Location Plan

