

**Location**                                **The Hollies Gladsmuir Road Barnet EN5 4PJ**

**Reference:**                            **16/4334/FUL**                                Received: 1st July 2016  
Accepted: 8th July 2016

Ward:                                        High Barnet                                        Expiry 2nd September 2016

Applicant:                                Mr & Mrs N EDWARDS

Proposal:                                    Demolition of existing dwellinghouse and erection of a pair of two storey semi-detached dwellinghouses with habitable space in roof space

**Recommendation: Refuse**

- 1     The proposed replacement dwellings, by reason of their bulk, siting, height, mass scale and overall design would result in a cramped form of development in this part of Monken Hadley Conservation Area and constitute an overdevelopment of the site. It would not preserve or enhance the character or appearance of the Conservation Area and would be detrimental to the character and appearance of the streetscene. The proposal would be contrary to policies CS NPPF, CS1 and CS5 of the Local Plan Core Strategy (Adopted September 2012), policies DM01 and DM06 of the Development Management Policies DPD (Adopted September 2012), the Monken Hadley Conservation Area Character Appraisal, and the Residential Design Guidance SPD (Adopted April 2013)

**Informative(s):**

- 1     The plans accompanying this application are: Design and Access Statement dated June 2016 , 392712-11, 392712-12,
- 2     In accordance with paragraphs 186 and 187 of the NPPF, the Council takes a positive and proactive approach to development proposals, focused on solutions. To assist applicants in submitting development proposals, the Local Planning Authority (LPA) has produced planning policies and written guidance to guide applicants when submitting applications. These are all available on the Council's website. A pre-application advice service is also offered.

The applicant did not seek to engage with the LPA prior to the submission of this application through the established formal pre-application advice service. The LPA has discussed the proposal with the applicant/agent where necessary during the application process. Unfortunately the scheme is not considered to accord with the Development Plan. If the applicant wishes to submit a further application, the Council is willing to assist in identifying possible solutions through the pre-application advice service.

- 3 This is a reminder that should an application for appeal be allowed, then the proposed development would be deemed as 'chargeable development', defined as development of one or more additional units, and / or an increase to existing floor space of more than 100 sq m. Therefore the following information may be of interest and use to the developer and in relation to any future appeal process:

The Mayor of London adopted a Community Infrastructure Levy (CIL) charge on 1st April 2012 setting a rate of £35 per sq m on all forms of development in Barnet except for a £0 per sq m rate for education and health developments.

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 were set at a rate of £0 per sq m.

Please note that Indexation will be added in line with Regulation 40 of Community Infrastructure Levy.

Liability for CIL is recorded to the register of Local Land Charges as a legal charge upon a site, payable should development commence. The Mayoral CIL charge is 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.

The assumed liable party will be sent a 'Liability Notice' providing full details of the charge and to whom it has been apportioned for payment. If you wish to identify named parties other than the original applicant for permission as the liable party for paying this levy, please submit to the Council an 'Assumption of Liability' notice; also available from the Planning Portal website.

The Community Infrastructure Levy becomes payable upon commencement of development. A 'Notice of Commencement' is required to be submitted to the Council's CIL Team prior to commencing on site; 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 any appeal being allowed, please contact us: [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 Extension: 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 [www.planningportal.gov.uk/planning/applications/howtoapply/whattosubmit/cil](http://www.planningportal.gov.uk/planning/applications/howtoapply/whattosubmit/cil) for further details on exemption and relief.

## **Officer's Assessment**

### **1. Site Description**

The application site relates to a detached single family dwelling located on the western side of Gladsmuir Road, positioned at the head of the road. Its open frontage is clearly visible front the street and thereby contributes to the character and appearance of the Conservation Area. This road is residential in character and comprises of large houses of varying styles and ages. Although The Hollies is accessed by Gladsmuir Road, due to the spacious plot and size of the dwelling, its character relates directly to the large properties North of the site, on Hadley Green West.

The property is located within the Monken Hadley Conservation Area. The Monken Hadley Conservation Area Character Appraisal describes this particular road as follows: "Gladsmuir Road contains large houses of varying styles and ages. Most are of a pleasing design although there have been some unsympathetic alterations and extensions here"

The subject property has previously been extended. In addition the former garage has also been extended and converted to a single family dwellinghouse.

There are a number of trees on and adjacent to the site which are covered under Tree Preservation Orders (TPO). All other trees benefit from a level of protection given the conservation area designation.

### **2. Site History**

Site Address: The Hollies Gladsmuir Road BARNET Herts

Application Number: 15/02630/FUL

Application Type: Full Application

Decision: Refused

Decision Date: 18/08/2016

Proposal: Demolition of existing house and erection of 2no detached two-storey dwelling house with rooms in roof space. Changes to access and associated works

Appeal Decision: Dismissed

The proposed replacement dwellings, by reason of their bulk, siting, height, mass scale and overall design would result in a cramped form of development in this part of Monken Hadley Conservation Area and constitute an overdevelopment of the site. It would not preserve or enhance the character or appearance of the Conservation Area and would be detrimental to the character and appearance of the streetscene. The proposal would be contrary to policies CS NPPF, CS1 and CS5 of the Local Plan Core Strategy (Adopted September 2012), policies DM01 and DM06 of the Development Management Policies DPD (Adopted September 2012), the Monken Hadley Conservation Area Character Appraisal, and the Residential Design Guidance SPD (Adopted April 2013)

In the absence of an Archaeological Study confirming no harm to the area of Archaeological Priority, the proposal would be contrary to Policy DM06 of the Development Management Policies DPD, the Planning Obligations SPD (adopted April 2013) and the Sustainable Design and Construction SPD (adopted April 2013)

(This condition was withdrawn as the matter can be addressed by way of condition)

Site Address: The Hollies Gladsmuir Road BARNET Herts

Application Number: B/05132/13

Application Type: Full Application

Decision: Approved subject to conditions  
Decision Date: 17/10/2013  
Appeal Decision: No Appeal Decision Applies  
Appeal Decision Date: No Appeal Decision Date exists  
Proposal: Partial demolition of existing house, extensions to existing house and new roof structure. Conversion of existing detached garage and flat above into a detached dwelling.

Site Address: The Hollies Gladsmuir Road BARNET Herts  
Application Number: B/03283/12  
Application Type: Full Application  
Decision: Dismissed  
Decision Date: 17/10/2013  
Appeal Decision: No Appeal Decision Applies  
Appeal Decision Date: No Appeal Decision Date exists  
Proposal: The demolition proposed is partial demolition of the existing house.

Site Address: The Hollies Gladsmuir Road BARNET Herts  
Application Number: B/03282/12  
Application Type: Full Application  
Decision: Dismissed  
Decision Date: 17/10/2013  
Appeal Decision: No Appeal Decision Applies  
Appeal Decision Date: No Appeal Decision Date exists  
Proposal: partial demolition of existing house together with extensions and alterations and conversion of garage and flat above into a 3 bed dwelling

Site Address: The Hollies Gladsmuir Road BARNET Herts  
Application Number: N10246  
Application Type: Full Application  
Decision: Refuse  
Decision Date: 29/01/1993  
Appeal Decision: No Appeal Decision Applies  
Appeal Decision Date: No Appeal Decision Date exists  
Proposal: Two storey front, side and rear extension

Site Address: The Hollies Gladsmuir Road BARNET Herts  
Application Number: N10246A  
Application Type: Full Application  
Decision: Approve with conditions  
Decision Date: 29/06/1993  
Appeal Decision: No Appeal Decision Applies  
Appeal Decision Date: No Appeal Decision Date exists  
Proposal: Two storey side, rear and front extension and single storey rear extension.

Site Address: The Hollies Gladsmuir Road BARNET Herts  
Application Number: N10246B  
Application Type: Full Application  
Decision: Approve with conditions  
Decision Date: 19/03/1996  
Appeal Decision: No Appeal Decision Applies  
Appeal Decision Date: No Appeal Decision Date exists

Proposal: Demolition of existing garage block and erection of new garage block incorporating first floor games room in gabled roof.

Site Address: THE HOLLIES Gladsmuir Road Barnet Hertfordshire EN5 4PJ  
Application Number: N10246F/02  
Application Type: Full Application  
Decision: Refuse  
Decision Date: 07/08/2003  
Appeal Decision: Allow subject to conditions  
Appeal Decision Date: 07/08/2003  
Proposal: Use of first floor above garage as a self-contained residential unit.  
Case Officer: Cathy Munonyedi

Site Address: The Hollies, Gladsmuir Road BARNET  
Application Number: N10246D  
Application Type: Full Application  
Decision: Refuse  
Decision Date: 15/03/2000  
Appeal Decision: Allow  
Appeal Decision Date: 15/03/2000  
Proposal: Retention of use of first floor above garagreas Dental Surgery for one dentist with ground floor access.

Site Address: The Hollies, Gladsmuir Road, Barnet, Herts, EN5 4PJ  
Application Number: B/00520/11  
Application Type: Full Application  
Decision: Approve with conditions  
Decision Date: 11/10/2011  
Appeal Decision: No Appeal Decision Applies  
Appeal Decision Date: No Appeal Decision Date exists  
Proposal: Two storey front extension including new front entrance. Two storey rear extension. Alterations to fenestration to all elevations. Alterations to roof including increase in ridge height, removal of a gable end, insertion of side rooflights and front and rear dormers to facilitate a loft conversion. Demolition of existing single storey rear projection and conservatory. (AMENDED DESCRIPTION & PLANS)  
Case Officer: Lisa Cheung

Site Address: The Hollies, Gladsmuir Road, Barnet, Herts, EN5 4PJ  
Application Number: B/03283/12  
Application Type: Conservation Area Consent  
Decision: Not yet decided  
Decision Date: Not yet decided  
Appeal Decision: No Appeal Decision Applies  
Appeal Decision Date: No Appeal Decision Date exists  
Proposal: Conversion of detached garage and flat above into a self contained dwelling including alterations to fenestration and replacement of existing garage door with matching windows. Part single, part two storey side/rear extension following partial demolition, and including rear terrace and new roof. Front porch extension and creation of new front garage. Extension to roof including 1no. roof-lights at both sides, 3no. rear roof-lights and 2no. windows to the front to facilitate a loft conversion. New soft and hard landscaping to both units.  
Case Officer: Lisa Cheung

### **3. Proposal**

Demolition of the existing large single family dwelling positioned within a spacious proportionate plot, characteristic of the Conservation Area and the erection of a detached building comprising two semi-detached dwellings. Unit 1 will contain a lounge, study, lounge and kitchen on the groundfloor, the first floor will contain three bedrooms an en-suit and a bathroom, with the second floor containing a 2 additional bedrooms and a bathroom. Unit 2 will contain lounge, study, lounge and kitchen on the groundfloor, the first floor will contain three bedrooms, three en-suits and a dressing room with the second floor containing a 2 additional bedrooms and a bathroom.

The front elevation of the new building will contain a large projecting bay with a gabled roof to the north with a smaller projecting bay feature to the south. The rear of the building will contain three uniform dormer windows and a staggered rear wall. The fenestration will differ between the back and front of the property. The proposed building will have large crown roofs.

The new building will contain a width of 15.8m to the front, a maximum depth of 14.2m, and a maximum height of 8m (eaves 5m). The new houses will be located 2m away from the existing coach house and 2m away from Northern boundary. The distance between the rear boundary and the new houses will exceed 30m. The existing rear garden will be subdivided to form two plots

### **4. Public Consultation**

Cllr Wendy Prentice has called in the application to the Area Planning Committee. Cllr Prentice felt the application should be determined by the committee.

A site notice was placed outside the property on the 13th of July 2016.

Consultation letters were sent to 13 neighbouring properties.

5 objections have been received. The contents of the objection are noted as:

- Loss of trees will result in a loss of privacy to neighbouring properties
- Increased footprint and height of the proposed development will decrease the privacy of neighbours in Hadley Grove.
- The height of the proposed houses is much greater than that of the existing building and the inclusion of three rear dormer windows in the third floor of the proposed development increases the extent of overlooking to neighbours in Hadley Grove.
- This loss of privacy issue is compounded by misleading inaccuracies in the proposal regarding tree cover information given in the site plan and use of an old aerial photograph in the design & access statement. The site plan states seven trees on the south flank of the plot. In reality, all but the plumb oak and sycamore were stripped out by the developer with the building of the 'coach house' In addition the existing tree/shrubs to the west of the sycamore on the south flank of the plot are not listed on the site plan - implying that the developer will be clearing away the only remaining foliage cover so increasing the extent of overlook yet further. Not all TPOs on the south flank of the plot are included in the site plan - implying that TPOs may be stripped out also.
- The proposed development is not in keeping with other properties in Gladsmuir Road (all of which are detached properties) and will significantly increase traffic in what is currently a quiet cul-de-sac used by many pedestrians enjoying the amenities of the adjoining Hadley Green.
- The revised plans do not respond to the Inspector's concerns about a cramped form of development, in particular by reason of the height of the proposed houses.
- The two four bedroom semi-detached three storey houses are too large for this site.

- Additional traffic will be detrimental to the character of the quiet cul-de sac by reason of noise and pollution.
- The Council should impose an archaeological condition if it grants permission.

Historic England require an archaeological condition if the application is to be approved.

Conservation Officer: OBJECTION - The current proposal does not overcome the Council's objections in regard to an earlier application (15/02630/FUL) or the Planning Inspectorate's objections as stated in the dismissed appeal for the same application. Therefore the proposal is still considered to be harmful to the character and appearance of the Monken Hadley Conservation Area.

Monken Hadley CAAC: The sub-division of the site will not enhance the Conservation Area. The split of the existing house does not seem to have consent. If approved, trees need to be safeguarded.

## **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 2031. It forms part of the development plan for Greater London and is recognised in the NPPF as part of the development plan.

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

#### Barnet's Local Plan (2015)

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: Policies DM01, DM02, DM03, DM06, DM16 and 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.

DM03 requires new development proposals to meet the highest standards of accessible and inclusive design by demonstrating that they meet the requires principles. DM06 seeks to preserve the heritage of the borough. DM16 requires proposals to seek the retention and enhancement or the creation of biodiversity. DM17 requires proposals to pay due consideration to Road Safety, Road Hierarchy, development, location and accessibility, transport assessment, travel planning, local infrastructure needs and parking management

### 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.

Residential Design Guidance SPD (Adopted 2013)

Monken Hadley Character Appraisal

### **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.
- Whether harm would be caused to the character and appearance of the conservation area

Principle of Development

Context

The application states the subject building (excluding the coach house) was originally constructed as two units. From the site history, there appears to be no evidence of the use of the property has two units. Previous applications in 2010 (Ref No: B/02557/10) indicate the existing property to be laid out as a single family dwellinghouse. This 2010 application sought planning permission for extensions to the original 'dwellinghouse' with the entire submission including floorplans and a design and access statement referring to the building in question as a single family dwellinghouse.

During the site visit the applicant stated the building was not originally constructed as two units but rather as a single family dwellinghouse and had been extended and converted into two units in the 1960's. The applicant also indicated where the extension had physically been constructed stating that this extension can be evidenced in the change of brick composition. The change in brick was noted by the case officer.

Further there are no records on the Valuations Office or the Royal Mail database show the property as anything else other than a single family dwellinghouse known as the 'Hollies'. The site visit revealed the house to be laid out as a single family dwelling house in so far

as, there may have been two kitchens at one time (the second alleged kitchen is now a room with a sink only) and there does not appear to be any internal separation as indicated on the applications existing floorplans. It is unclear how long the property was in use as two single family dwellinghouses as that information has not been forthcoming. In the absence of any evidence to the contrary it is considered that the lawful use of the property is as a single family dwellinghouse as per the officer site visit.

As detailed in the history section, the application that is the subject of this report follows a dismissed appeal for two detached dwellings. That application differed from the current submission by way of seeking permission for two detached units and not a single building comprising a pair of not semi-detached units as is the case here. The foot print of the previous buildings were larger (477m<sup>2</sup>) than the building footprint proposed here (294m<sup>2</sup>). The overall height remains the same for both submissions with the current submission.

In paragraph 7 of the Inspectors decision, he stated that the sub-division of the site would not be acceptable in principal. Paragraph 7 states:

'Whilst I noted on my site visit that some properties on Gladsmuir Road have narrow separation distances between them, I consider that this plot relates to the semi-rural area to the north of Gladsmuir Road where larger properties are placed on spacious well-landscaped plots. This is reflected in the position of the front building line of the current property which relates to The Fenton rather than adjacent properties on Gladsmuir Road. The transition to this verdant area from the more suburban environment of Hadley Grove is evident with the increasingly generous plot size from the property to the south of the appeal site, No 7 Gladsmuir Road, through to Fenton House which sits to the north of the appeal site. The proposed long narrow plots for the two new dwellings and the Coach House would interrupt this pattern, and therefore not respect this aspect of the character of this area'.

The current submission is not considered to over-come the Inspectors concerns. The introduction of a semi-detached unit is an alien feature within the context of the area the Hollies relates to. It is considered that the proposal, by bringing about the physical sub-division of the plots, does not overcome the Inspectorate's concerns.

The failure to preserve and or enhance the development pattern within the Conservation Area is considered unacceptable

Impact on the character and appearance of the street and wider locality

Paragraph 48 of the National Planning Policy Framework states that 'Local Planning Authorities should consider the case for setting out policies to resist inappropriate development, for example where development would cause harm to the local area.' Section 2.9 of Barnet's Development Management Policies DPD states the following: 'Gardens make a significant contribution to local character. They provide the natural element of residential character contributing towards biodiversity, tranquillity, sense of space and enhancement of the setting of buildings. Policy DM01 also states that 'Development proposals should be based on an understanding of local characteristics. Proposals should preserve or enhance local character and respect the appearance, scale, mass, height and pattern of surrounding buildings, spaces and streets. Development that impacts the character created by gardens include infill development, as in the case here.

The Hollies itself, is a large house sitting in a spacious plot with clear space between it and neighbouring properties. The existing architecture is unexceptional, but its discreet

location, sympathetic materials and mix of formal and informal planting are consistent with the character and appearance of the conservation area and as stated by the Inspector relates to the semi rural area to the north of the site That said the demolition of this building is not objected to in principle, but rather any replacement(s) must preserve or enhance the special character of the Conservation Area.

In paragraph 8 of the Inspectors decision he noted that new development is an opportunity to reinforce local character. Paragraph 8 states:

'I have considered the design of the new dwellings in relation to their context. Whilst I accept that the approved scheme for altering and extending the existing building is of unremarkable design, I am aware that Barnet's Residential Design Guidance Supplementary Planning Document (RDG) states that new development is an opportunity to reinforce local character. In this case the design of the scheme would place two dwellings of similar standard design and proportions closely together. This, particularly when combined with the existing similarly designed Coach House, would not reflect or reinforce the variety of architectural features and interest evident in buildings to the north and south of the appeal site. It would therefore not reinforce local character in this area.'

The proposal will see the rear garden sub-divided by way of laurel hedge. There are no formal changes to the forecourt or access arrangements.

The building contains a large two storey projecting front bay with a gable roof, a feature that in part is reflective of the previously approved extension which was considered "of unremarkable design" by the Inspector. The large crown roof adds bulk to the overall building causing the structure to stand proud of all neighbouring buildings. The hierarchy and differing fenestration appears adhoc causing the building to lack identity.

The elevations are inexpressive with the overall submission lacking architectural vernacular worthy of the Conservation Area.

As such the proposal does not overcome the concerns of the Inspector in respect of design and it is considered to result in an unacceptable development that fails to preserve and or enhance the character or appearance of this part of the Conservation Area.

### **Quality of accommodation**

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.

The proposal has been assessed against the Councils policies and is found to meet those requirements. The proposal will therefore result in a form of development that will provide a good quality of accommodation for future occupiers

### **Amenity**

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 DM06 states that development within areas designated for conservation purposes must preserve or enhance the character and appearance of the 16 Conservation Areas in Barnet.

Much concern has been raised to the introduction of three new rear dormer windows in conjunction with the additional height i.e. The existing house is 7.4m high whilst the proposed building will be 8m high. Whilst the concern is noted, owing to the separation between properties, officers are not of the view the proposal will result in a detrimental loss of neighbouring amenity.

For the avoidance of doubt, officers are aware that some vegetation has been removed but the removal does not cause a detrimental impact on the amenity of neighbouring amenity.

The proposal is not considered to harm neighbouring amenity to a point of detriment and bring forward an acceptable standard of accommodation for future occupiers.

#### **5.4 Trees**

The site contains a number of protected trees, all remaining trees benefit from a degree of protection by reason of being located within the Conservation Area. The applicant has not provided any information to demonstrate protection of trees. Given the separation from the proposed development works and existing trees is noteworthy, details of tree protection could be secured by condition if Members are minded to approve the proposal.

#### **5.5 Archaeological**

The application has not been accompanied by an archaeological report, however any concerns that relate to archaeological protection can be secured by condition if Members are minded to approve the application.

#### **5.5 Other**

The applicant has confirmed in writing that compliance with Part M4(2) of Schedule 1 of Building Regs 2010 and provision of 25% reduction in CO2 can be achieved. As such if Members are minded to approve the application, the matter can be secured by condition.

#### **5.6 Response to Public Consultation**

All objections have been addressed in the main body of this report.

#### **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 be unacceptable and is therefore recommended for refusal.

