

Location Warehouse, Nursery Avenue, London, N3 2RD

Reference: 16/4552/FUL Received: 11th July 2016
Accepted: 20th July 2016

Ward: West Finchley Expiry 14th September 2016

Applicant: Mr A. Warwick

Proposal: Redevelopment of warehouse buildings to provide three storey block of 6 houses. Associated parking, cycle and refuse storage and landscaping

Recommendation: Approve subject to conditions

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

Existing (received: 11/07/16).

- 1431.P.08 Rev 0

Proposed (11/07/16).

- 1431.P.09

- 1431.P.10 Rev A

- 1431.P.11 Rev A

(received: 25/02/16).

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 DM01 of the Adopted Barnet Development Management Policies DPD (2012) and CS NPPF and CS1 of the Adopted Barnet Core Strategy DPD (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 Before the development hereby permitted is first occupied or the use first commences the parking spaces/garages shown on Drawing No. 1431.P.09; 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.

- 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 2011.

- 5 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 2011.

- 6 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).

- 7 No construction work resulting from the planning permission shall be carried out on the premises at any time on Sundays, Bank or Public Holidays, before 8.00 am or after 1.00 pm on Saturdays, or before 8.00 am or after 6.00pm 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 Adopted Barnet Development Management Policies DPD (2012).

- 8 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 2011.

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

Reason:

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

- 10 Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any order revoking and re-enacting that Order with or without modification), no development otherwise permitted by any of Classes A to F of Part 1 to Schedule 2 of that Order shall be carried out within the curtilage of the dwellings hereby approved.

Reason: To safeguard the amenities of neighbouring occupiers and the general locality, and to ensure the dwellings retain sufficient amenity space and quality of accommodation in accordance with policies DM01 and DM02 of the Adopted Barnet Development Management Policies DPD (2012).

- 11 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 (2011).

- 12 Part 1

Before development commences other than for investigative work:

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

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

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

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

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

Part 2

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

Reason: To ensure the development can be implemented and occupied with adequate regard for environmental and public safety in accordance with Policy CS NPPF of the Local Plan Core Strategy DPD (adopted September 2012), DM04 of the Development Management Policies DPD (adopted September 2012), the Sustainable Design and Construction SPD (adopted April 2013) and 5.21 of the London Plan 2011.

- 13 Before the building hereby permitted is first occupied the proposed rooflights in the rear elevation facing the rear of no. 224 - 236 Long Lane shall be glazed with obscure glass only and shall be permanently retained as such thereafter and shall be permanently fixed shut.

Reason: To safeguard the privacy and amenities of occupiers of adjoining residential properties in accordance with Policy DM01 of the Development Management Policies DPD (adopted September 2012) and the Residential Design Guidance SPD (adopted April 2013).

- 14 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).

- 15 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).

- 16 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 25% 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).

- 17 Notwithstanding the provisions of any development order made under Section 59 of the Town and Country Planning Act 1990 (or any Order revoking and re-enacting that Order) no windows or doors, other than those expressly authorised by this permission, shall be placed at any time in the side elevation facing no. 1-6 Nursery Avenue and the garden of 238 Long Lane.

Reason: To safeguard the privacy and amenities of occupiers of adjoining residential properties in accordance with policy DM01 of the Development Management Policies DPD (adopted September 2012).

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 applicant is advised that any development or conversion which necessitates the removal, changing, or creation of an address or addresses must be officially registered by the Council through the formal 'Street Naming and Numbering' process.

The London Borough of Barnet is the Street Naming and Numbering Authority and is the only organisation that can create or change addresses within its boundaries. Applications are the responsibility of the developer or householder who wish to have an address created or amended.

Occupiers of properties which have not been formally registered can face a multitude of issues such as problems with deliveries, rejection of banking / insurance applications, problems accessing key council services and most importantly delays in an emergency situation.

Further details and the application form can be downloaded from: <http://www.barnet.gov.uk/naming-and-numbering-applic-form.pdf> or requested from

the Street Naming and Numbering Team via street.naming@barnet.gov.uk or by telephoning 0208 359 7294.

- 3 The Community Infrastructure Levy (CIL) applies to all 'chargeable development'. This is defined as development of one or more additional units, and / or an increase to existing floor space of more than 100 sq m. Details of how the calculations work are provided in guidance documents on the Planning Portal at www.planningportal.gov.uk/cil.

The Mayor of London adopted a CIL charge on 1st April 2012 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 £4,165.00 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 £16,065.00 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.

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.

Officer's Assessment

1. Site Description

The site is located to the rear of Nos.224-236 Long Lane and consists of a collection of single storey buildings which are used for workshops/storage (B8).

The area is predominantly residential and characterised by two storey terraced and semi-detached properties that are a mix of flats and single family dwellings.

To the east and south of the site lies 224-236 Long Lane which is a terrace of two storey Edwardian residential properties whose rear gardens form the side boundary of the site.

Nursery Avenue to the north is an unmade private access road which separates the site from a terrace of two storey Edwardian properties.

To the west lies Kays Land Allotments.

Levels rise up from the Long Lane frontage.

The site has a Public Transport Accessibility Level (PTAL) of 2, where 6 is the highest level of accessibility.

2. Site History

Reference: 15/07313/S73

Decision: Approved subject to conditions

Decision Date: 14.03.2016

Description: Variation of condition 1 (approved plans) of planning permission 15/03162/S73 dated 16/09/15. The changes to include increasing the depth of the roof by 1m, 4no. new obscure glazed windows and retractable awnings at ground floor level to each house.

Reference: 15/03162/S73

Decision: Approved subject to conditions

Decision Date: 16.09.2015

Description: Variation of Condition 1 (approved plans) for planning permission F/05445/14 dated 15/01/2015. Amendments to include " To relocate the Class B1 space to a more appropriate neighbouring site, and to create a more viable development on this site by substituting the approved drawings: 1431.P.02 Rev D, 1431.P.03.Rev D and 1431.P.04 Rev D with the amended drawings: 1431.P.02 Rev E, 1431.P.03.Rev E and 1431.P.04 Rev E"

Reference: F/05445/14

Decision: Approved subject to conditions

Decision Date: 22/10/14

Description: Demolition of existing buildings to provide 2 x 3 storey buildings for 4 mews houses, 1 ground floor Class B1A Office unit and 1 duplex flat above, with associated parking, cycle and refuse storage and landscaping.

3. Proposal

- Redevelopment of warehouse buildings to provide a three storey block of 6 houses.(w:28m, d: 9m, h: 8m)
- Associated parking (6 x off street spaces), cycle and refuse storage and landscaping
- The previous application left a gap of 17.5m between the proposed first floor and the rear elevations of Nursery Avenue. The current application proposes to shift the first floor closer to Nursery Avenue by 1m.

4. Public Consultation

Consultation letters were sent to 87 neighbouring properties.

5 letters of objection were received.

- Insufficient parking
- Overdevelopment
- Overlooking
- Loss of light
- Loss of outlook
- Reduce neighbouring property prices
- Out of character

3 letters of support were also received.

5. Planning Considerations

5.1 Policy Context

National Planning Policy Framework:

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 document 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. 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. The Mayor's Housing Supplementary

Planning Guidance (November 2012) provides guidance on how to implement the housing policies in the London Plan.

Barnet Local Plan (2012) Policies:

Barnet's Local Plan is made up of a suite of documents including the Core Strategy and Development Management Policies Development Plan Documents (DPD). Both DPDs were adopted on 11 September 2012.

Barnet Core Strategy Policies:- CS NPPF, CS1, CS3, CS4, CS5, CS9, CS12, CS13, CS14 and CS15

Barnet Development Management Policies Document Policies:- DM01, DM02, DM03, DM04, DM08, DM17.

Local Supplementary Planning Documents:

The Council has adopted two supplementary planning documents (SPD's), the Residential Design Guidance SPD (2013) and Sustainable Design and Construction SPD (2013).

5.2 Main issues for consideration

The main issues for consideration in this case are:

- Loss of employment
- Principle of the proposed use
- Whether harm would be caused to the character and appearance of the street scene and the wider locality;
- Whether the proposal would provide an adequate quality of living condition for future occupants;
- Whether harm would be caused to the living conditions of neighbouring residents;
- Whether harm would be caused to highway safety

5.3 Assessment of proposals

An application for an identical use and of a similar footprint/overall height was previously approved in 2016 (15/07313/S73). The current application is different in the following ways.

- Creation of 6 town houses rather than 5
- A more traditional design
- Front facing dormer windows
- New rear facing rooflights

Given the level of changes all the elements of the new application have been reassessed and justified below.

Loss of employment

The previous S73 application (15/03162/S73) sought to relocate the previously approved office space (approved under Barnet reference: F/05445/14) to a neighbouring site (224-236 Long Lane). A legal agreement was subsequently signed which stated that works at 224-236 Long Lane should be completed prior to works at Nursery Avenue commencing.

The applicant has since confirmed that the works at Long Lane have been completed (this has been confirmed during a site visit) and Barnet's legal team have confirmed a new legal agreement is not required.

Principle of residential accommodation

Given the surrounding area is predominantly residential in character (comprising both flats and houses) the proposed use in this location is therefore considered acceptable.

Impact on the character and appearance of the area:

Density

With regard to the London Plan 2016 and the Density Matrix found in Table 3.2, it is considered that the site can be defined as 'suburban' according to the London Plan definition and has a PTAL score of 2. The site is approximately 0.07 hectares in size and the development includes 6 terraced houses. Calculations show that the proposed scheme's density is approximately 86 units per hectare, and this is consistent with the density range for its context and the guidelines in the London Plan (35-95 ha/u).

Siting

In terms of siting the proposed footprint is almost identical to that previously approved and therefore considered acceptable.

Height, bulk, massing and design

Both the height and massing of the proposed building is considered acceptable for the plot and would relate to the neighbouring buildings found on Long Lane and Nursery Avenue. The proposed buildings would not appear cramped within the plot, given the spacing about them. The traditional design would not appear intrusive within the area, and it is not considered that the current scheme would adversely affect the character or appearance of the locality.

Living conditions of future occupants

The following units are proposed:

Unit size for each of the 6 houses: 122 sq. ms

Living / Dining Rooms: 21.6 sq.ms

Kitchens: 14.7 sq.ms

(the combined living /dining / kitchen spaces are each 36.3 sq.ms)

Bedrooms:

Each unit is 3 bed 6 person:

First Floor:

Bed 1 15.98 sq.ms

Bed 2 12 sq.ms

2nd Floor:

Bed 3 24.4 sq.ms

Rear Amenity Spaces for the 6 units are (in sq.ms):

1 40

2 40

3 40.1

4 40.3

5 40.7

6 44

The room sizes within the proposed units would meet the minimum requirements as set out in the Sustainable Design and Construction SPD. Each room within the proposed development would benefit from a satisfactory outlook, with windows of a size to receive a satisfactory level of light. The proposed houses would each benefit from a private amenity area to the rear. As such, they would provide satisfactory outdoor amenity space for future occupants.

Impact on the amenities of neighbours

In this instance, the impact to the neighbouring occupiers of Nursery Lane and Long Lane has been considered separately below.

The front of the terraced houses located on Nursery Avenue would only view the side elevation of the site and as a result the development is unlikely to significantly affect the amenities of these occupiers. There are no windows proposed in this elevation and the building size is similar to the approved scheme.

Particular attention has also been given to the occupiers of those properties on Long Lane which abut the application site. Given the distance between the rear of these properties and the closest wall of the application site is approximately 17.5m, it is unlikely that the proposal would appear overbearing or visually intrusive when viewed from the neighbouring residential properties.

It has also been noted that issues of overlooking created by existing levels changes have been mitigated as the proposed development has been sunk into the ground. (Demonstrated in plan 1431.P.11 Rev A).

Attention has also been paid to the addition of rear facing rooflights in the current scheme but in order to prevent any issues of overlooking or a loss of privacy these would be obscure glazed and permanently fixed shut. As such, it is not considered that the proposal would adversely affect the privacy of the occupants of either neighbouring property.

Impact on highway safety

A total of 6 off street parking spaces are proposed to serve the no. 6 houses.

The Traffic and Development team have raised no objections to the proposal, stating that the parking provision would comply with policy.

5.4 Response to Public Consultation

Insufficient parking: Addressed in 'assessment of proposals'.

Overdevelopment: The proposed development is within the acceptable density range as set out in the London Plan (2016).

Overlooking: Addressed in 'assessment of proposals'.

Loss of light: Addressed in 'assessment of proposals'.

Loss of outlook: Addressed in 'assessment of proposals'.

Reduce neighbouring property prices: The impact on neighbouring property prices is not a material planning consideration and has therefore been attributed limited weight.

Out of character: Addressed in 'assessment of proposals'.

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.

