

**Location**                                **3 Accommodation Road London NW11 8ED**

**Reference:**                            **17/1179/FUL**                                Received: 15th February 2017  
Accepted: 28th February 2017

Ward:                                        Childs Hill                                        Expiry 25th April 2017

Applicant:                                 Mr

Proposal:                                    Creation of 1no self contained flat following extension to roof including alterations to existing pitched roof to create a new mansard roof

**Recommendation:** Approve subject to s106

### **RECOMMENDATION I:**

That the applicant and any other person having a requisite interest be invited to enter by way of an agreement into a planning obligation under Section 106 of the Town and Country Planning Act 1990 and any other legislation which is considered necessary for the purposes seeking to secure the following:

1.     Paying the council's legal and professional costs of preparing the Agreement and any other enabling agreements;
2.     All obligations listed below to become enforceable in accordance with a timetable to be agreed in writing with the Local Planning Authority;
3.     Alteration to Traffic Regulation Order - £2000
4.     Monitoring of the Agreement - £100

### **RECOMMENDATION II:**

That upon completion of the agreement specified in Recommendation I, the Planning Performance and Business Development Manager/Head of Development Management approve the planning application subject to the following conditions and any changes to the wording of the conditions considered necessary by the Planning Performance and Business Development Manager/Head of Development Management:

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

- Location Plan
- Existing Ground, First and Second Floor Plan (2)
- Existing Elevations and Sections (3)
- Proposed Second Floor and Roof Plan (4/R1)
- Proposed Elevations / Sections (5/R1)

The Location Plan was received on 27.02.2017, drawings 2 and 3 were received on 24.02.2017 and drawings 4/R1 and 5/R1 were received on 10.04.2017.

Reason: For the avoidance of doubt and in the interests of proper planning and so as to ensure that the development is carried out fully in accordance with the plans as assessed in accordance with Policies CS NPPF and CS1 of the Local Plan Core Strategy DPD (adopted September 2012) and Policy DM01 of the Local Plan Development Management Policies DPD (adopted September 2012).

2 This development must be begun within three years from the date of this permission.

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

3 The materials to be used in the external surfaces of the building(s) shall match those used in the existing building(s).

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 Notwithstanding the details shown on the hereby approved drawings, the rooflight(s) hereby approved shall be of a "conservation" type (with central, vertical glazing bar), set flush in the roof.

Reason: To safeguard the character and appearance of the Conservation Area in accordance with policy DM06 of the Development Management Policies DPD (adopted September 2012).

5 Prior to the first occupation of the development hereby approved it shall be constructed incorporating carbon dioxide emission reduction measures which achieve an improvement of not less than 6% in carbon dioxide emissions when compared to a building constructed to comply with the minimum Target Emission Rate requirements of the 2010 Building Regulations. The development shall be maintained as such in perpetuity thereafter.

Reason: To ensure that the development is sustainable and minimises carbon dioxide emissions and to comply with the requirements of policies DM01 and DM02 of the Barnet Development Management Policies document (2012), Policies 5.2 and 5.3 of the London Plan (2015) and the 2016 Mayors Housing SPG.

6 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 March 2016 Minor Alterations to the London Plan and the 2016 Mayors Housing SPG.

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

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

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

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

8 a) Notwithstanding the details submitted with the application and otherwise hereby approved, no development other than demolition works shall take place until details of (i) A Refuse and Recycling Collection Strategy, which includes details of the collection arrangements and whether or not refuse and recycling collections would be carried out by the Council or an alternative service provider, (ii) Details of the enclosures, screened facilities and internal areas of the proposed building to be used for the storage of recycling containers, wheeled refuse bins and any other refuse storage containers where applicable, and (iii) Plans showing satisfactory points of collection for refuse and recycling, have been submitted to and approved in writing by the Local Planning Authority.

b) The development shall be implemented and the refuse and recycling facilities provided in full accordance with the information approved under this condition before the development is first occupied and the development shall be managed in accordance with the information approved under this condition in perpetuity once occupation of the site has commenced.

Reason: To ensure a satisfactory appearance for the development and satisfactory accessibility; and to protect the amenities of the area in accordance with Policy CS14 of the Local Plan Core Strategy (adopted September 2012), Policy DM01 of the Development Management Policies DPD (adopted September 2012) and the Sustainable Design and Construction SPD (adopted April 2013).

9 Before the building hereby permitted is first occupied the proposed window(s) in the rear roof slope facing Woodstock Road shall be glazed with obscure glass only and shall be permanently retained as such thereafter and shall be permanently fixed shut with only a fanlight opening.

Reason: To safeguard the privacy and amenities of occupiers of adjoining residential properties in accordance with Policy DM01 of the Development Management

Policies DPD (adopted September 2012) and the Residential Design Guidance SPD (adopted April 2013).

10 The approved development shall make provision for 1.no cycle parking and cycle storage facility in accordance with London Plan Cycle Parking Standards. Such spaces shall be permanently retained thereafter.

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

11 Prior to the first occupation of the units, copies of Pre-completion Sound Insulation Test Certificates shall be submitted to the Local Planning Authority, confirming compliance with Requirement E of the Building Regulations 2010 (or any subsequent amendment in force at the time of implementation of the permission).

Reason: To protect the amenities of future and neighbouring residential occupiers in accordance with Policies DM02 and DM04 of the Development Management Policies DPD (adopted September 2012) and the Sustainable Design and Construction SPD (adopted April 2013).

### **RECOMMENDATION III:**

1 That if the above agreement has not been completed or a unilateral undertaking has not been submitted by 9 July 2017, unless otherwise agreed in writing, the Head of Planning Performance and Development Management REFUSE the application under delegated powers for the following reason(s):

The proposed development does not include a formal undertaking to meet the costs of amending the road traffic order. The proposal would therefore not address the impacts of the development, by causing a significant risk to highway safety and the free flow of traffic in the area due to difficulties in finding a parking space, consequent extended journey times and potentially parking inappropriately, contrary to Policy CS15 of the Local Plan Core Strategy (adopted September 2012), Policy DM17 of the Development Management Policies DPD (adopted September 2012) and the Planning Obligations SPD (adopted April 2013).

### **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. 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](http://www.planningportal.gov.uk/cil).

The Mayor of London adopted a CIL charge on 1st April 2012 setting a rate of £35 per sq m on all forms of development in Barnet except for education and health developments which are exempt from this charge.

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.

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

Liability for CIL will be recorded to the register of Local Land Charges as a legal charge upon your site payable should you commence development. Receipts of the Mayoral CIL charge are collected by the London Borough of Barnet on behalf of the Mayor of London; receipts are passed across to Transport for London to support Crossrail, London's highest infrastructure priority.

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

The CIL becomes payable upon commencement of development. You are required to submit a 'Notice of Commencement' to the Council's CIL Team prior to commencing on site, and failure to provide such information at the due date will incur both surcharges and penalty interest. There are various other charges and surcharges that may apply if you fail to meet other statutory requirements relating to CIL, such requirements will all be set out in the Liability Notice you will receive. You may wish to seek professional planning advice to ensure that you comply fully with the requirements of CIL Regulations.

If you have a specific question or matter you need to discuss with the CIL team, or you fail to receive a 'Liability Notice' from the Council within 1 month of this grant of planning permission, please email us at: [cil@barnet.gov.uk](mailto:cil@barnet.gov.uk).

Relief or Exemption from CIL:

If social housing or charitable relief applies to your development or your development falls within one of the following categories then this may reduce the final amount you are required to pay; such relief must be applied for prior to commencement of development using the 'Claiming Exemption or Relief' form available from the Planning Portal website: [www.planningportal.gov.uk/cil](http://www.planningportal.gov.uk/cil).

You can apply for relief or exemption under the following categories:

1. Charity: If you are a charity, intend to use the development for social housing or feel that there are exception circumstances affecting your development, you may be eligible for a reduction (partial or entire) in this CIL Liability. Please see the documentation published by the Department for Communities and Local Government at [https://www.gov.uk/government/uploads/system/uploads/attachment\\_data/file/6314/19021101.pdf](https://www.gov.uk/government/uploads/system/uploads/attachment_data/file/6314/19021101.pdf)

2. Residential Annexes or Extensions: You can apply for exemption or relief to the collecting authority in accordance with Regulation 42(B) of Community Infrastructure Levy Regulations (2010), as amended before commencement of the chargeable development.

3. Self Build: Application can be made to the collecting authority provided you comply with the regulation as detailed in the [legislation.gov.uk](http://legislation.gov.uk)

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

## **Officer's Assessment**

### **1. Site Description**

The application site is a two-storey building which recently had a prior approval granted for change of use from B1 office to C3 Residential. It resides on the south side of Accommodation Road within the Childs Hill Ward which consists of a row of mainly two and three storey terraced buildings housing both office and residential uses. A number of properties along Accommodation Road already benefit from roof extensions. To the rear of the site along Woodstock Road are two storey residential properties, with their gardens directly abutting the applicant site. The site is located within Golders Green Town Centre Conservation Area.

### **2. Site History**

Reference: 16/7806/PNO

Decision: Prior Approval Required and Approved

Decision Date: 25 January 2017

Description: Change of use from Class B1 (Office) to Class C3 (Residential) (2 Unit)

Following a site visit it was confirmed that this permission has yet to be implemented.

Reference: 17/1141/FUL

Decision: Application Returned

Decision Date: No Decision Made.

Description: Conversion of loft space to form 1 residential unit involving mansard roof to rear and insertion of conservation style rooflights

Reference: F/04153/12

Decision: Approved

Decision Date: 19 December 2012

Description: Submission of details of Condition No.3 (Details of Conservation Rooflight) pursuant to planning permission Ref: F/02915/09 dated: 10/11/2009.

Reference: C03051F/06

Decision: Approved subject to conditions

Decision Date: 21 September 2006

Description: Conversion of empty loft space to form 3no. residential units involving Conservation style rooflights.

Reference: 16/0090/FUL

Address: 10-14 Accommodation Road, Golders Green, NW11 8ED

Decision: Approve following legal agreement

Decision Date: 10 May 2006

Description: Demolition of existing building and erection of 8 dwellinghouses with associated refuse/recycling and cycle storage.

### **3. Proposal**

- The application proposes a rear roof extension in line with the existing ridgeline to create 1.no self-contained flat at the second floor level. The extension measures 5.7m in depth, 8.45m in width, with a maximum height of 1.55m.
- 4.no conservation rooflights in front roof slope.

- No parking or amenity space is provided.

Proposed second floor flat is a 1 bedroom and 2 person flat comprising:

- A gross internal floor area of 50.2 square metres;
- A double bedroom of 12.47 square metres;
- A kitchen of 6.85 square metres; and
- A living space of 17.59 square metres.

#### **4. Public Consultation**

Consultation letters were sent to 124 neighbouring properties.

17 responses have been received comprising 17 letters of objection.

The public response can be summarised as:

- The proposal would lead to the loss of the original small offices of Accommodation Road, a registered Conservation Area;
- The proposed extension would cause overlooking and loss of privacy to properties to the rear through planned windows;
- Adding floors adds intensification to the site; it is overdevelopment;
- The impact on the character and appearance of the Conservation Area clearly would be huge by doubling the size of the original building;
- The extension would be overbearing on properties to the rear;
- Wasting council tax money on organizing a conservation area if applications are allowed to change its character and use;
- Flats only attract tourists to a conservation area;
- Conservation area protects lower roof forms;
- Gardens for the properties behind applicant site are low rise and therefore increased height would cause overbearing.

#### **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 document. Both were adopted in September 2012. The following policy documents were consulted:

### Core Strategy Policies:

- National Planning Policy Framework (NPPF) (2012)
- Relevant Core Strategy Policies: CS NPPF, CS1, CS5, CS14.
- Relevant Development Management Policies: DM01, DM02, DM06 and DM17.

## Supplementary Planning Documents

### Residential Design Guidance SPD (Adopted 2016)

- 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.
- States that extensions should normally be subordinate to the original house, respect the original building and should not be overly dominant. Extensions should normally be consistent in regard to the form, scale and architectural style of the original building which can be achieved through respecting the proportions of the existing house and using an appropriate roof form.
- In respect of amenity, states that extensions should not be overbearing or unduly obtrusive and care should be taken to ensure that they do not result in harmful loss of outlook, appear overbearing, or cause an increased sense of enclosure to adjoining properties. They should not reduce light to neighbouring windows to habitable rooms or cause significant overshadowing, and should not look out of place, overbearing or intrusive when viewed from surrounding areas.

### Sustainable Design and Construction SPD (Adopted 2016)

- 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:

- i. The principle of flats in this location
- ii. Whether the proposal provides satisfactory living accommodation for future occupiers
- iii. The Impact on the appearance and character of the area
- iv. The impact on the amenities of neighbouring occupiers
- v. Parking and highways
- vi. Refuse and recycling storage

## 5.3 Assessment of proposals

### The principle of flats in this location

In assessing whether flats are appropriate in this location, policy DM01 of Barnet's Development Management Policies states that consideration should be given to the character of the road and where proposals involve the loss of houses in roads characterised by houses, this will not normally be appropriate.

A planning history and council tax search has revealed that there are a number of lawful residential uses along Accommodation Road. The applicant site via prior approval (16/7806/PNO dated 25/01/2017) has changed from a B1 office use to C3 residential (although not yet implemented), with further changes of use to C3 residential implemented at no.10-no.14, no.15, no.17 and no.18. It is deemed that the principle of residential on Accommodation Road has been established through prior approval and subsequent planning permissions (see Barnet Reference: 16/0090/FUL dated 10.05.2016, 10-14 Accommodation Road - Demolition of existing building and erection of 8 dwellinghouses with associated refuse/recycling and cycle storage) and that consequently, the proposed addition of a residential flat at no.3 Accommodation Road would be acceptable on principle.

### Whether the proposal provides a satisfactory living environment for future occupiers

Policy DM02 states that where appropriate, development will be expected to demonstrate compliance to minimum amenity standards and that development makes a positive contribution to the borough.

Floor Area:

One unit is proposed with the following gross internal area (gia):

Proposed Flat: 1 bedroom, 2 person, 1 storey - 50.2m<sup>2</sup>

The London Plan (2016) and Barnet's policies and Sustainable Design SPD (Oct 2016) set out the minimum gia requirements for residential units as follows:

1 bedroom, 2 person, 1 storey - 50m<sup>2</sup>

The proposed flat meets the minimum residential space standards.

Table 2.2: Internal layout and design requirements of Barnet's Sustainable Design SPD (Oct 2016) states that bedrooms should meet the following requirements.

- Single bedroom: minimum area should be 7.5 m<sup>2</sup> and is at least 2.15m wide;
- Double/twin bedroom: minimum area should be 11.5 m<sup>2</sup> and is at least 2.75m wide and every other double (or twin) bedroom is at least 2.55m wide.

The double bedroom proposed meets these standards.

Floor to ceiling height:

Table 3.3 of Policy 3.5 of the London Plan states that a minimum ceiling height of 2.3 metres is required for at least 75% of the gross internal area of a dwelling. The floor to ceiling height for the proposed flat is in compliance with the above standards.

Light/outlook:

Barnet's Sustainable Design SPD (Oct 2016) section 2.4 states that glazing to all habitable rooms should not normally be less than 20% of the internal floor area of the room. All habitable rooms within the proposed flat meet this requirement.

Room stacking:

The Residential Design Guidance SPD (October 2016) requires that the vertical stacking of rooms between flats should as far as practical ensure that bedrooms do not overlap living rooms, kitchens and bathrooms on other floors. The proposed layout is acceptable.

Sound insulation between units should be incorporated into the scheme which should be in compliance with Requirement E of the Building Regulations 2010 (or any subsequent amendment in force at the time of implementation of the permission). This is due to its relationship both horizontally and vertically to neighbouring residential units. The applicant should achieve the required sound insulation levels; this will be enforced by an appropriate condition attached to the decision.

Amenity Space:

Table 2.3 of Barnet's Sustainable Design SPD (Oct 2016) states that flats should have 5 m<sup>2</sup> of onsite amenity space per habitable room. No amenity space is provided.

Section 8.2 of the Residential Design Guidance SPD (2016) states that, 'private amenity space for the exclusive use of building occupants is a highly valued asset. Sufficient, functional amenity space should therefore be provided for all new houses and flats wherever possible'. Given the terraced nature of the applicant site and the absence of capacity to create amenity space, it is not deemed practical to provide functional private amenity space. To protect against overlooking to neighbouring properties to the rear and to maintain the visual appearance and character of the applicant property, terraced solutions would also not be practical. Furthermore, as a similar roof extension was given permission in 2006 (C03051F/06 dated 21/09/2006) for the applicant site without amenity space and given the applicant sites close proximity to the town centre, it is deemed that refusal on a lack of amenity space would be inappropriate.

The Impact on the appearance and character of the area

It is not considered that the proposed roof extension would significantly harm the established appearance and character of Accommodation Road or the wider conservation

area. The proposed extension does not increase the height of the existing ridgeline and therefore the increased bulk is largely hidden from the public highway. In addition, the proposed roof profile matches the roof profile granted permission by the Finchley and Golders Green committee in 2009 (C03051F/06 dated 21/09/2006), which was deemed at the time not to be detrimental to the character of the conservation area or applicant site. Further planning applications along Accommodation Road have also changed the original roof profile, with no.10-no.14 (16/0090/FUL dated 10/05/2016) granted permission to change the roof profile and add large windows to the rear roof slope. It is therefore deemed that the proposed roof extension would not be out of character when considered alongside planning permissions granted for changes to the roof profiles of adjacent properties along Accommodation Road and considering the bulk of the roof extension will largely not be visible from the public highway.

It is acknowledged that an increase to the height of the roof would have a visual impact on neighbouring properties to the rear of the applicant site. However, the proposed roof design includes both a set-back from the rear building line and a mansard style roof profile to reduce the visual bulk. The windows included in the rear roof slope will be obscure glazed and fixed shut by condition, thereby restricting the potential for overlooking or a loss of privacy to neighbouring properties to the rear. Again, as the roof profile has received permission previously (although that permission was never implemented) it is not deemed to be detrimental to the appearance and character of Accommodation Road and the wider conservation area. It is also worth noting as some of the public comments have raised concern about the loss of office space or residential uses being located above office use, that the applicant site has permission via prior approval for the change of use from b1 to c3 for the ground and first floor (see planning history above).

The 4.no conservation roof lights included in the front roof slope comply with section 14 of the Residential Design Guidance SPD (2016) and are not deemed to detract from the appearance and character of the applicant site or wider locality.

Based on the above it is deemed that the proposed roof extension and 1.no residential flat would not be detrimental to appearance and character of the applicant site, the Golders Green conservation area or wider locality and therefore would be recommended for approval.

#### The impact on the amenities of neighbouring occupiers

It is not considered that the proposed roof extension would cause significant harm to neighbouring occupant amenity. The main objection raised via public comments was regarding a sense of overlooking and reduction of privacy caused by the increased roof height and proposed windows in the rear roof slope. The proposed windows will be obscure glazed and fixed shut by condition and therefore will not cause actual or perceived overlooking, or reduce privacy to neighbouring properties to the rear. The height of the window is 1.7m from second floor ground level and is consistent with the requirements for obscure glazed windows as set out in the General Permitted Development Order (2015). Given the roof extension does not propose to increase the existing ridge height of the applicant site, it is not expected that sunlight / daylight provision to neighbouring properties to the rear will be reduced or harmful overshadowing will occur. While it is accepted that there will be some visual impact from the proposed extension experienced by properties to the rear of the applicant site, it is deemed that this will be limited (1.55m increase in height) and that the recessed and sloped roof profile will go some way to visually offset the increased height.

Based on the above it is deemed that the proposed roof extension and 1.no residential flat would not cause significant harm to the amenity of neighbouring occupiers and therefore would be recommended for approval.

### Parking and Highways

The proposal involves the creation of a 1.no bedroom flat via a second floor roof extension. No onsite parking spaces are proposed. Based on DM17, a 1.no bedroom flat would carry a parking requirement of 0-1 space. The PTAL rating is 6a which is very good and would support the car free development proposed. To ensure the development remains car free and limits the potential further strain on parking capacity in Accommodation Road, the highways department have requested that the applicant enters into a s.106 agreement to amend the traffic order to restrict future occupants from obtaining parking permits.

Cycle parking provision should be in accordance with the London Plan (2016) that requires a minimum of 1 space for a 1 bed unit. No cycle provision has been provided therefore a condition will be attached to ensure compliance with the London Plan (2016).

### Refuse and recycling storage

No details of refuse and recycling provision have been provided. Therefore, a condition will be attached to demonstrate compliance with Barnet's Waste and Recycling Strategy (2017) and to provide details of the applicants refuse and recycling strategy, including storage and collection provision.

## **5.4 Response to Public Consultation**

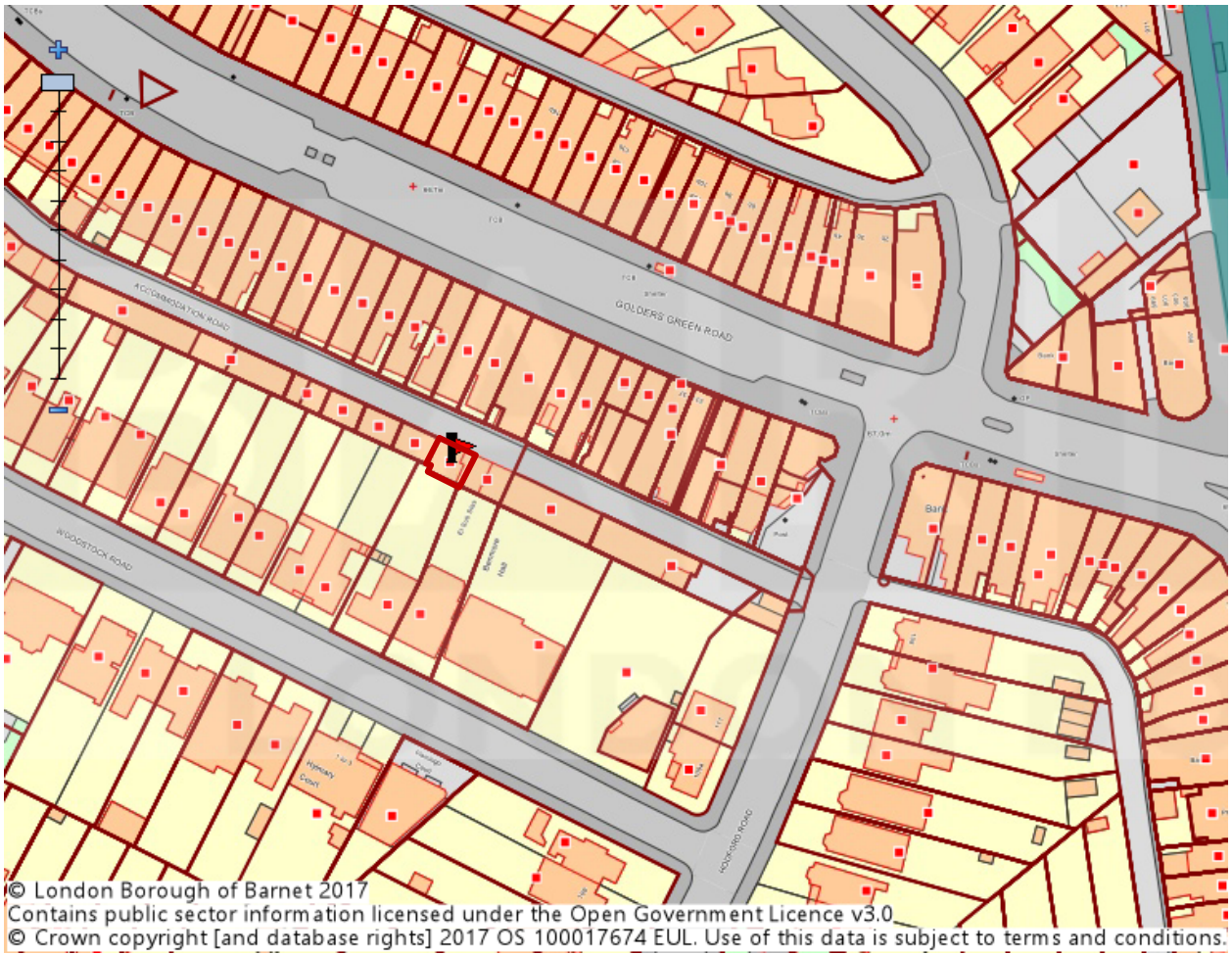
Public comments have been acknowledged and those which are material planning considerations have been addressed in the above report.

## **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**

Having taken all material considerations into account, it is considered that the proposed development would have an acceptable impact on the character and appearance of the application site, the Golders Green Conservation Area and the general locality. The development is not considered to have a significant adverse impact on the amenities of neighbouring occupiers. This application is therefore recommended for approval.



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