

Location **Land Adjacent To 106 -128 Mount Pleasant And 27-37 Langford Road Barnet EN4 9HG**

Reference: **17/2739/CON**

Received: 27th April 2017

Accepted: 3rd May 2017

Ward: East Barnet

Expiry 28th June 2017

Applicant: Barnet Homes

Proposal: Submission of details of condition 24 (Car Parking Layout) pursuant to planning permission 16/3262/FUL dated 20 April 2017

Recommendation: Approve

Informative(s):

1 The plans accompanying this application are:

- 15-290 D04.001 A
- 15-290 D04.11 C
- 15-290 D04.203 C
- 15-290 D04.201 B
- 15-290 D04.50 D
- 15-290 D04.301 C

Officer's Assessment

1. Site Description

The application site is located on land between Mount Pleasant and the Langford Road to the east of the Mount Pleasant roundabout near Cockfosters. The site is currently utilised for residential purposes and comprises two three storey residential blocks. The largest is L - shaped and faces both southwest towards Mount Pleasant and also north west towards the roundabout. A smaller block is situated towards the northeast closer to Langford Road.

The site is predominantly residential in character, although there is a small retail parade on the southwestern side of the roundabout at Mount Parade. There is a small church to the immediate east of that parade. A vacant public house is situated on the northwestern side of the roundabout

The northwestern side of the roundabout largely features large three storey blocks of flats set within spacious amenity areas either side of the junctions with Langford Road and Mount Pleasant. Hamilton Road, Mount Pleasant (south side), Grove Road and Edgeworth Road is predominantly characterised by semi detached dwellings. The roundabout dominates the local area. Immediately to the southeast of the site, the development typology gives way to semi detached two storey dwellings and their rear gardens forms the boundary of the site.

The proposed development would be located on an existing area of hardstanding on the southeastern section of the site which is currently used as a substantial drying area for residents in addition to communal amenity space and storage for refuse and recyclables which is largely hidden from the street by a boundary wall.

The land levels change within the wider area and within the site with the land dropping from northeast to southwest. There is a bus stop situated immediately outside of the site on Mount Pleasant. The site is not located in a conservation area and there are no listed buildings or structures within or adjoining the site which may be affected by the proposed development. The neighbouring property at 104 Mount Pleasant contains a tree which is subject to a Tree Preservation Order.

2. Site History

Reference: 16/3262/FUL

Address: Land Adjacent To 106 -128 Mount Pleasant And 27-37 Langford Road, Barnet, EN4 9HG

Decision: Approved following legal agreement

Decision Date: 20 April 2017

Description: Demolition of garden walls and erection of two 3-storey buildings comprising of 12no. self-contained flats with associated access, car parking, cycle and refuse storage, amenity space and landscaping.

3. Proposal

This application relates to the submission of details of condition 24 (Car Parking Layout) pursuant to planning permission 16/3262/FUL dated 20 April 2017

Condition 24 reads as follows:

Notwithstanding the approved plans, prior to the commencement of the relevant phase of the development details of the proposed car parking layout plan shall be submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved detail. The details required to be submitted by this condition shall be approved by the Planning and Environment Committee (or any other relevant Committee) only.

Reason: To ensure that parking is provided and managed in line with the council's standards in the interests of highway and pedestrian safety 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.

The details submitted indicate the provision of 8 parking spaces situated in pairs along the site edge in Langford Road.

4. Public Consultation

This application concerns the submission of details pursuant to a condition attached to the original grant of planning permission; there has been no consultation as this is a condition application.

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 July 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 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 (2012)

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

- Relevant Core Strategy Policies: CS NPPF, CS1, CS5.
- Relevant Development Management Policies: DM01, DM17.

Supplementary Planning Documents

5.2 Main issues for consideration

The main issue for consideration is whether the proposed car park and associated boundary treatment would enhance the character and appearance of street scene and wider locality and protect the amenities of occupiers of existing residential properties on the site.

5.3 Assessment of proposals

The principal planning application for the erection of two new flatted blocks was presented to the Planning Committee on 19 October 2016. The original layout indicated the provision of 12 car parking spaces within a parking court at the north side of the site. In proposing to construct the parking area, the development would have resulted in the loss of the existing means of enclosure which would reduce the privacy and security of residents.

A condition was imposed on the recommendation to secure details of the car parking layout for approval prior to development. However, a motion was carried at the committee on 19 October that details of the parking would be brought back to Committee for Member approval prior to its discharge. On this basis, this report is being presented to Committee.

The proposals submitted with this application proposes the construction of 8 car parking spaces adjacent to Langford Road and installation of a 2 metre fence and gate behind the parking area.

The provision of eight spaces now as opposed to 12 spaces when the scheme was first submitted and considered by the Council constitutes a change. The description of development however for the parent scheme did not quantify the number of spaces within the development and the wording of the condition permits a variation. The proposed parking gives rise to a ratio of 0.75 spaces per unit.

The Traffic and Highways team were consulted on the proposed parking scheme and considered that although the amended parking scheme compared with original scheme would result in a loss of 4 spaces that the impact on the highway would be acceptable.

A parking beat (stress) survey was carried out on the roads within the vicinity of the site with the original planning application which indicated that there were parking spaces available on the public highway to accommodate any potential overspill of parking as a result of the proposed development. Therefore they have considered that the new parking layout with a proposed 8 parking spaces is acceptable on Highways grounds. The proposed scheme would be in accordance with Policy DM17 of the Development Management Policies DPD.

The proposed parking layout with all the provision laid out along the perimeter of the site along the pavement edge would be safely accessible and would also not be dangerous to pedestrians. Each pair of spaces would have its own individual crossover and the requisite separation between them as a pedestrian refuge. This location would also permit a greater area of undeveloped site to be retained between the site and the road and would therefore be less visually impactful.

Although not a directly related issue to the provision of parking and is not directly material to the consideration of this application, the retention of a boundary means of enclosure should be supported.

The proposed fence would have a wholly solid appearance and a constant 2m height along the width of the boundary adjoining to the existing block of flats to the northern side with a gate to facilitate access towards the middle of the structure. It is considered that the design of the fence would be acceptable and would not result in the detrimental harm to the character of the existing site, street scene or wider locality.

In regard to the amenity of neighbouring occupiers it is considered that the proposed fence would not prejudice the amenity of the occupiers of adjoining properties. In addition the fence will assist in the screening of the proposed parking spaces. The proposed parking scheme is considered to be in accordance with Policy DM01 of the Development Management Policies DPD.

5.4 Response to Public Consultation

N/A

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 not considered to result in detrimental harm to the character of the existing site, street scene or wider locality and is considered to protect the amenity of neighbouring occupiers. The application is therefore recommended for approval.

