

Location **29 Ravenscroft Avenue London NW11 8BH**

Reference: **17/3818/FUL**

Received: 15th June 2017

Accepted: 27th June 2017

Ward: Childs Hill

Expiry 22nd August 2017

Applicant: .

Proposal: Change of use from existing basement ancillary storage to 1no self-contained flat.

Recommendation: Approve subject to conditions

AND the Committee grants delegated authority to the Head of Development Management or Head of Strategic Planning to make any minor alterations, additions or deletions to the recommended conditions/obligations or reasons for refusal as set out in this report and addendum provided this authority shall be exercised after consultation with the Chairman (or in his absence the Vice- Chairman) of the Committee (who may request that such alterations, additions or deletions be first approved by the Committee)

- 1 The development hereby permitted shall be carried out in accordance with the following approved plans: Daylight or Sunlight Assessment, Site Location Plan, Sustainability & Energy Statement, Assessment of Car Parking Provision and drg.no.1607-PL05 A.

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 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).

- 4 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.

- 5 Prior to the first occupation of the development hereby approved it shall have been 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 a) Notwithstanding the details shown in the approved plan, before the development hereby permitted is first occupied cycle parking spaces and cycle storage facilities shall be provided in accordance with a scheme to be 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 the spaces shall be permanently retained thereafter.

Reason: To ensure that cycle parking facilities are provided in accordance with the minimum standards set out in Policy 6.9 and Table 6.3 of The London Plan (2016) and 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.

- 7 a) Notwithstanding the details shown in the approved plan, before the development hereby permitted is first occupied refuse and bin enclosure details shall be provided in accordance with a scheme to be 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 the spaces shall be permanently retained thereafter.

Reason: To ensure that cycle parking facilities are provided in accordance with the minimum standards set out in Policy 6.9 and Table 6.3 of The London Plan (2016) and 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.

- 8 The basement flat hereby approved shall be laid out in accordance with the floor plans hereby approved prior to first occupation and thereafter shall be permanently retained as such.

Reason: To ensure the flat provides acceptable outlook for future occupiers in order to comply with policies DM01 and DM02 of the Development Management Plan (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. The LPA has negotiated with the applicant/agent where necessary during the application process to ensure that the proposed development is in accordance with the Development Plan.
- 2 The Community Infrastructure Levy (CIL) applies to all 'chargeable development'. This is defined as development of one or more additional units, and / or an increase to existing floor space of more than 100 sq m. Details of how the calculations work are provided in guidance documents on the Planning Portal at www.planningportal.gov.uk/cil.

The Mayor of London adopted a CIL charge on 1st April 2012 setting a rate of £35 per sq m on all forms of development in Barnet except for education and health developments which are exempt from this charge. Your planning application has been assessed at this time as liable for a £0 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 £0 payment under Barnet CIL.

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

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

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

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

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

Relief or Exemption from CIL:

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

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

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

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

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

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

3 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.

Officer's Assessment

1. Site Description

The site property is a two storey building (previously a single family dwelling) on the south side of Ravenscroft Avenue. The surrounding area is predominantly residential, consisting of houses and houses converted into flats. There are a few notable exceptions such as a hotel opposite the site and a purpose built development of flats currently under construction at the junction with Wentworth Road.

The property does not lie within a conservation area nor is the building listed.

The property was granted consent for the conversion into 3no self-contained flats with associated basement for storage space for the flats; previously planning permission had been refused for the conversion in to 4no flats. The approval has been implemented, and the building is comprised of three flats at ground, first and second floor levels and with ancillary storage at basement level, with three car parking for three vehicles on the site frontage and with shared amenity space to the rear.

The application relates specifically to the use of the basement.

2. Site History

Reference: 15/01641/S73

Address: 29 Ravenscroft Avenue, London, NW11 8BH

Decision: Approved subject to conditions

Decision Date: 24 June 2015

Description: Variation of Condition 1 for F/04631/14 (29/10/2014), for the conversion of the property into three flats, variations to include repositioning of three selfcontained units on Ground, First and Second floor each, with ancillary use on Basement level.

Reference: 15/07217/CON

Address: 29 Ravenscroft Avenue, London, NW11 8BH

Decision: Split Decision

Decision Date: 6 January 2016

Description: Submission of details of conditions 4 (Refuse) 6 (Subdivision) 8 (Sound Test) 9 (Lightwells) 11 (Landscaping) pursuant to planning permission 15/01641/S73 dated 16/06/15

Reference: 16/0922/CON

Address: 29 Ravenscroft Avenue, London, NW11 8BH

Decision: Approved

Decision Date: 24 March 2016

Description: Submission of details of condition 9 (Enclosure of lightwells) 11 (Landscaping) pursuant to planning permission 15/01641/S73 dated 16/06/15

Reference: 16/5659/FUL

Address: 29 Ravenscroft Avenue, London, NW11 8BH

Decision: Refused

Decision Date: 21 October 2016

Description: Conversion of basement into two self-contained flats. Associated cycle storage, refuse and recycling store, amenity space

A subsequent appeal against this decision was dismissed by the Planning Inspector by letter dated 3rd May, 2017 (copy attached as an appendix)

Reference: F/04631/14

Address: 29 Ravenscroft Avenue, London, NW11 8BH

Decision: Approved subject to conditions

Decision Date: 29 October 2014

Description: Retention of 3No self-contained flats involving two-storey side extension and first floor side extension. Creation of basement level and a ground floor rear extension

Reference: F/03185/14

Address: 29 Ravenscroft Avenue, London, NW11 8BH

Decision: Refused

Decision Date: 19 August 2014

Description: Conversion of single dwelling property into four self-contained flats. Creation of basement level and a ground floor rear extension and a two-storey side extension

Reference: F/04854/13

Address: 29 Ravenscroft Avenue, London, NW11 8BH

Decision: Lawful

Decision Date: 11 April 2014

Description: Conversion of garage into habitable room. Alterations to existing roof to create rooms in roof space.

Reference: F/04888/13

Address: 29 Ravenscroft Avenue, London, NW11 8BH

Decision: Prior Approval Required and Refused

Decision Date: 17 April 2014

Description: Single storey rear extension with a proposed depth of 6metres from the original rear wall of the dwelling and the original garage. Eaves height of 3metres and a maximum height of 3.17metres.

3. Proposal

The application seeks to change of use from existing basement ancillary storage to 1no self-contained flat with associated cycle storage, refuse and recycling store and amenity space

The accommodation would be comprised of 1no flat, 2no bedrooms (with en suite bathrooms) to provide accommodation for 4 people. It would have a gross internal floor area of some 150sq.m. and would be laid out with the two bedrooms and a living room being serviced b windows at the rear, the rooms at the front of the basement would comprise a dining area / kitchen and home office which would be sreved by a light well some 1m deep running the whole frontage of the basement.

4. Public Consultation

Consultation letters were sent to 73 neighbouring properties.

2 response have been received comprising 1 letter of objection and 1 letter of support.

The response can be summarised as follows:

- Noise disturbance
- Need for more car parking space for residents and visitors

Internal Consultation:

Highways Department
No objection subject to condition

Councillor Zinkin has requested that the application be referred to committee as he understands that the basement flat is unsuitable and would result in substandard space. The development would be in breach of the existing permission.

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 Government's reforms to make the planning system less complex and more accessible, and to promote sustainable growth.

The NPPF states that 'good design is a key aspect of sustainable development, is indivisible from good planning, and should contribute positively to making places better for people'. The NPPF retains a presumption in favour of sustainable development. This applies unless any adverse impacts of a development would 'significantly and demonstrably' outweigh the benefits.

The Mayor's London Plan 2016

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

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

Barnet's Local Plan (2012)

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

- Relevant Core Strategy Policies: CS NPPF, CS1, CS5.
- Relevant Development Management Policies: DM01, DM02, DM04, DM07, DM08 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.

Supplementary Planning Documents

Residential Design Guidance (October 2016)

Sustainable Design and Construction SPD (adopted October 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:

- Whether harm would be caused to the character and appearance of the existing building, the street scene and the wider locality;
- Whether the proposal provides satisfactory living accommodation for future occupiers
- Whether harm would be caused to the living conditions of neighbouring residents.
- Refuse and recycling storage
- Parking and Highways
- Sustainability

5.3 Assessment of proposals

Background

In 2016, an application (reference 16/5659/FUL) was submitted for the conversion of the basement into two self-contained flats. Associated cycle storage, refuse and recycling store, amenity space.

This application sought to split the basement to provide a studio apartment at the front serviced by a light well some 1m deep (unit 1). The proposed one bed unit at the rear would be serviced by a considerably deeper and more open stepped terrace (unit 2).

The application was refused for the following reasons:-

1 The proposal by virtue of the size of the basement, depth and proximity of the front lightwell, and siting of habitable rooms at basement level would result in poor outlook, which would be exacerbated by the single aspect design at basement level, to the detriment of future occupiers. The proposal would therefore fail provide adequate living conditions for future occupiers of the dwellings and the scheme would fail to accord with Policy 3.5 of the London Plan (MALP 2016), policies DM01 and DM02 of the Development Management Plan (2012), Residential Design Guidance SPD (adopted October 2016), and Sustainable Design and Construction SPD (adopted October 2016).

2 The proposed addition of 2no flats totalling 5no flats on the site would result in a harmful level of noise and disturbance to neighbouring occupiers through associated general activity. The proposals would be contrary to policies DM01 and DM04 of the Adopted Barnet Development Policies 2012.

In dismissing the appeal the Inspector commented:-

With respect to Unit 1, the Inspector considered "the outlook from Unit 1 would not be adequate to provide satisfactory living conditions for future occupiers".

In respect of Unit 2, it was considered that "the overall outlook for the occupants of Unit 2 would be considerably less enclosed and oppressive than unit 1. As such Unit 2, would provide satisfactory living conditions for future occupiers with regards to outlook."

It was not considered that the proposal would result in levels of activity that would materially increase the level of noise or disturbance experienced by neighbouring occupiers. Nor was any issue raised in respect of access to outdoor amenity space.

Impact on the character of the area

The Borough has an attractive and high quality environment that the Council wishes to protect and enhance. It is therefore considered necessary to carefully assess both the design and form of new development to ensure that it is compatible with the established character of an area that is defined by the type and size of dwellings, the layout, intensity, and relationship with one another and their surroundings. Proposals involving the redevelopment of sites in residential localities are required to reflect the particular character of the street in which the site is located and the scale and proportion of the houses.

The Council recognises that flat developments can make an important contribution to housing provision, in particular smaller units and that they can make more efficient use of urban land, however they normally involve an intensification of use creating more activity and can adversely affect the appearance of a street through, for example, the provision of car parking and refuse facilities, that can have an unacceptable impact on the established character of an area.

Within Chapter 2 of the Council's Development Management Policies, which is a material consideration in the determination of this application, the Council state the following:

"The conversion of existing dwellings into flats can have a cumulative effect that is damaging to the quality of the environment and detracts from the character of established residential areas. Conversions may be appropriate in certain types of property or street particularly where they are highly accessible. However, even in such locations they can harm the character of areas by changing external appearance and increasing activity. Such activity can often involve more people movements, increased car movements and parking stress, more rubbish to be collected and more deliveries."

The principle of a flatted accommodation on this road is considered to be acceptable and has already been established on the site; consent has already been granted on the site for the conversion into 3no flats under reference F/04631/14. The approved scheme (including approved variation) has already been implemented.

Furthermore, the locality that surrounds the application site contains existing flatted residential development. According to council tax records the following properties contain flats:

1 Ravenscroft Avenue = 3 Flats
3 Ravenscroft Avenue = 3 Flats
10 Ravenscroft Avenue = 3 Flats
12 Ravenscroft Avenue - 2 Flats
Ravenscroft Court, Ravenscroft Avenue = 13 Flats
Chesterfield Court, Ravenscroft Avenue = 5 Flats
Ayla Court, 21 Ravenscroft Avenue = 5 Flats
29 Ravenscroft Avenue = 2 Flats
33 Ravenscroft Avenue = 2 Flats
35 Ravenscroft Avenue = 2 Flats
8 Ravenscroft Avenue = 11 Flats
10 Ravenscroft Avenue = 3 flats

In this case, it would be considered that the principle of the proposed conversion of the basement into 1 self-contained flat would be suitable on this site.

Whether harm would be caused to the character and appearance of the existing building, the street scene and the wider locality

In terms of the impact on the character, there would be no proposed changes to the exterior of the building.

The London Plan policy 3.4 seeks to optimise the housing potential of sites with reference to the density matrix contained in Table 3.2 which provides a guide to appropriate density ranges for particular locations, depending on accessibility and character.

The application site has good access and benefits from a PTAL of 4 and is considered to fall within a suburban setting as defined in the London Plan. The London Plan Density Matrix therefore suggests a range of 200-350 habitable rooms per hectare and 45-130 units per hectare.

The density was previously assessed under reference no. 16/5659/FUL for the conversion of the basement into 2 self-contained flat and was found acceptable. Under the current application the proposal has been reduced to provide 1 self-contained flat. As such it is considered that the density is considered to be acceptable.

The proposal is therefore considered to have an acceptable impact on the character of the area and the appearance of the existing building.

Whether the proposal will provide suitable accommodation for future occupiers

Policy DM01 states that 'Development proposals should be designed to allow for adequate daylight, sunlight, privacy and outlook for adjoining and potential occupiers and users'.

All residential development is expected to comply with the minimum space standards as advocated within the Sustainable Design and Construction SPD and the London Plan 2015.

The SPD standards for bedrooms require double bedrooms to provide a minimum floor area of 12sqm and single bedrooms a minimum floor area of 8sqm. The proposed flat would provide 2 double bedrooms, bedroom 1 would have a floor area of 21 sq.m, and bedroom 2 would have a floor space of 30 sq.m. Therefore the proposed flat would comply with the minimum space standards as stipulated in the London Plan (Minor Alterations 2016).

All proposed residential development should provide suitable outlook, privacy and daylight for future units. The applicant has provided a Daylight and Sunlight assessment to confirm that there would be suitable light to the proposed unit.

Under the current application the proposal has been downsized to convert the basement into 1no. 2 bed flat. Both bedrooms proposed under this application are in the same position as (Unit 2) in the previously appealed application. The only changes to the bedrooms under this application compared to the last are an increase in size. The Inspector's comments during the appeal, found that the outlook for Unit 2 was adequate and therefore pose no issues of concern with regards to outlook under this application.

Whilst the rooms at the front would still suffer from the poor outlook previously identified it is considered that, as these rooms are no longer the sole habitable rooms for the proposed flat, the occupants of the proposed flat would have an acceptable outlook from the remaining habitable rooms at the rear.

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. The development standards set out in Policy DM02 are regarded as key for Barnet to deliver the highest standards of urban design. In line with Table 2.1 within the Sustainable Design and Construction SPD (and the London Plan Standards), all units comply with the minimum space standards. In this regard the proposal would provide adequate accommodation for future occupiers.

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 vertical relationship with the existing flats in the building. The applicant should achieve the required sound insulation levels; this will be enforced by an appropriate condition attached to the decision.

Table 2.3 within the Sustainable Design and Construction SPD indicates that for flats, outdoor amenity space should be 5 m² per habitable room. Whilst the proposed unit would not have its own private amenity space, the unit will have direct access to the rear communal amenity space, with additional open access to the front and central light wells. This is consistent with the previous appeal scheme which was not objected to in this respect.

Whether harm would be caused to the living conditions of neighbouring residents

The use of the building is remaining as residential, however with an additional unit. The conversion of the basement into one self-contained flat is not considered to result in additional footfall that would give rise to unacceptable noise disturbance to the detriment of the amenities of neighbouring properties to an unacceptable level.

Furthermore, the living conditions of the neighbouring occupiers were considered by the planning inspector for the previous 2 Unit appeal. The inspector concluded that the proposal would not be harmful to the living conditions of neighbouring occupiers with regards to noise and disturbance. Under the current application the proposal is for one self contained unit, and as such it can be concluded that this reduced scheme would have an acceptable impact on the living conditions of neighbouring residents.

Refuse and recycling storage

Whilst no details of refuse storage facilities are provided it is nevertheless considered that these can be provided at the rear of the site and a suitably worded condition is recommended to secure this provision.

Parking and Highways

Whilst the proposal fails to meet parking standards (would require one additional off street parking space) it is nevertheless considered that taking into consideration the following factors:

- The site is located in a town centre location close to local amenities
- The site has a public transport accessibility Level (PTAL) score of 4 which is considered as medium to good accessibility
- The site is within an all-day Controlled Parking Zone
- The applicant has also submitted a parking beat survey as required by our policy DM17 which demonstrates that there are parking spaces available on roads in the vicinity of the development.

Highways officers consider that the proposal would be acceptable on highways grounds. In accordance with the London Plan, Cycle Parking Standards, cycle parking spaces needs to be provided. The applicant has not provided these details. It is recommended that a condition can be made requiring a cycle store plan to be submitted for approval prior to occupation of the development.

Sustainability

In respect of carbon dioxide emission reduction, the applicant has confirmed that the scheme has been designed to achieve a 6% CO2 reduction over Part L of the 2013 building regulations. This level of reduction is considered to comply with the requirements of Policy 5.2 of the London Plan (2016 Minor Alterations) and the 2016 Housing SPG's requirements. A condition would be attached in to ensure compliance with the Policy

In terms of water consumption, the applicant has confirmed that the scheme has been designed and constructed with water saving and efficiency measures to ensure a maximum of 105 litres of water is consumed per person per day, to ensure the proposal accords with Policy 5.15 of the London Plan (2016 Minor Alterations). A condition would be attached to ensure compliance with the Policy

The proposed development therefore would meet the necessary sustainability and efficiency requirements of the London Plan.

5.4 Response to Public Consultation

Comments have been addressed in the body of the 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 accord with the requirements of the Development Plan and is therefore recommended for approval.

