

APPENDIX 1: KEY POLICY CONTEXT AND ANALYSIS

Table 1: Analysis of the proposals compliance with the London Plan (July 2011) Policies

Policy	Content Summary	Extent of compliance and comment
1.1 (Delivering the strategic vision and objectives for London)	Strategic vision and objectives for London including managing growth and change in order to realise sustainable development and ensuring all Londoners to enjoy a good and improving quality of life.	Compliant: The proposal is considered to constitute sustainable development and section 3 of the main report sets out in more detail how the proposal would comply with the relevant development plan policies.
2.6 (Outer London: Vision and Strategy); 2.7 (Outer London: Economy); and 2.8 Outer London: Transport	<p>Work to realise the full potential of outer London.</p> <p>Seek to address the constraints and opportunities in the economic growth of outer London.</p> <p>Recognise and address the orbital, radial and qualitative transport needs of outer London.</p>	<p>Compliant: The proposal is considered to demonstrate the influence of these policies and would comply with their key relevant objectives.</p> <p>These include the provision of new homes which meet development plan policy, supporting the outer London economy by providing new office space and the siting of the development in as area with access to several forms of public transport, along with the inclusion of measures encouraging travel by non car modes of transport.</p>
Policy 2.15 (Town Centres)	Development in town centres should conform with policies 4.7 and 4.8, enhance vitality and viability, accommodate economic and housing growth, be in scale, promote access by non-car modes of transport and contribute an enhanced environment.	Compliant: The application demonstrates the influence of this policy and would fulfil the key criteria of this policy where they are relevant. The proposal would bring a vacant site back into use and have a positive impact on North Finchley Town Centre. The way in which the development would meet the diverse objectives of this policy are discussed in greater detail in the relevant sections of the main report.
Policy 2.18 (Green infrastructure: the network of open and green spaces)	Development proposals should enhance London's green infrastructure.	Compliant: Subject to the conditions recommended the proposal would provide appropriately designed soft landscaped areas and areas of green roof. In addition to this a planning obligation has been recommended which would result in a financial contribution towards the enhancement of public space in the area.
Policy 3.2 (Improving health and addressing health inequalities)	New developments should be designed, constructed and managed in ways that improve health and promote healthy lifestyles.	As controlled by the conditions and obligations recommended the proposal would be designed, constructed and managed in ways that promote healthy lifestyles. Examples of this include measures to ensure the provision of a suitable air quality and noise conditions within the development and facilities to encourage cycling.
3.3 (Increasing housing supply)	Boroughs should seek to achieve and exceed the relevant minimum borough annual average housing target. For Barnet the target is 22,550 over the next 10 years with an annual monitoring target of 2,255.	Compliant: The proposal would provide 60 new flats contributing towards strategic housing targets for Barnet and London.
3.4 (Optimising housing potential)	Development should optimise housing output for different types of location taking into account local context and character, the London Plan design principles and public transport capacity. Proposals which compromise this policy	Compliant: While the proposed development exceeds the relevant density range identified in the London Plan for a location such as this the scheme is considered to comply with the objective of this policy, by providing an optimum density of development. The proposal puts forward an

	should be resisted.	acceptable design response which complies with the relevant development plan policies, responds acceptably to the local context and character and takes account of the sites town centre location and good access to public transport. Further detail on this matter is set out in section 3.X of the main report.
Policy 3.5 (Quality and design of housing developments)	<p>Housing developments should be of the highest quality internally, externally and in relation to their context and wider environment, taking account of the policies in the London Plan.</p> <p>The design of all new housing should incorporate the London Plan minimum space standards and enhance the quality of local places, taking account of physical context, local character, density, tenure and land use mix and relationships with and provision of spaces.</p>	<p>Compliant: The application is considered to demonstrate the influence of these policies and compliance with their key objectives.</p> <p>The design approach proposed takes suitable account of its context, the character of the area, the developments relationships with neighbouring buildings and spaces and provide a scheme of the appropriate design quality.</p> <p>The new dwellings proposed would all achieve the London Plan minimum space standards and, as controlled by the conditions recommended the scheme would be of a sufficiently high quality internally, externally and in relation to its context and wider environment.</p> <p>These issues are discussed in greater detail in section 3 of the report.</p>
Policy 3.6 (Children and young people's play and informal recreation facilities)	New housing should make provision for play and informal recreation based on the child population generated by the scheme and an assessment of future needs.	Compliant: The proposal provides sufficient quantities of space for play and informal recreation (approximately 140m ² required to comply) and conditions have been recommended to ensure that the space is implemented in a manner which meets the objectives of this policy. The provision of amenity space at the site is discussed in greater detail in section 3 of the report.
3.8 (Housing choice)	<p>Londoners should have a genuine choice of homes that they can afford and which meet their requirements, including:</p> <ol style="list-style-type: none"> i. New developments should offer a range of housing sizes and types. ii. All new housing should be built to Lifetime Homes standard. iii. 10% of new housing is designed to be wheelchair accessible, or easily adaptable for wheelchair users. 	<p>Compliant: The proposed development is considered to provide an appropriate mix of dwelling types for this town centre location.</p> <p>All of the units would be built to achieve the Lifetime Homes Standard and not less than 10% of the units would be designed to be wheelchair accessible, or easily adaptable for wheelchair users. Conditions have been recommended to ensure that these elements of the proposal are carried through to implementation of the development.</p>

<p>Policy 3.9 (Mixed and balanced communities); Policy 3.12 (Negotiating affordable housing on individual private residential and mixed use schemes); Policy 3.13 (Affordable housing thresholds)</p>	<p>Communities mixed and balanced by tenure and household income should be promoted across London.</p> <p>The maximum reasonable amount of affordable housing should be sought for individual schemes. Negotiations should take account of a specific sites individual circumstances, including viability, the availability of subsidy, requirements and targets for affordable housing, the need to promote mixed and balanced communities and the need to encourage residential development.</p> <p>Boroughs should normally require affordable housing provision a site which has capacity to provide 10 or more homes.</p>	<p>Compliant: The application is accompanied by an assessment which adequately demonstrates that it 18% Affordable Housing by habitable room in the following unit size and tenure.</p> <p>Social Rented 3x 2 bed 3 person flats 1x 2 bed 3 person wheelchair flat 1x 2 bed 4 person flat 1x 3 bed 5 person flat</p> <p>Intermediate 2x 2 bed 4 person flats 1x 2 bed 4 person Wheelchair flat 1x 3 bed 5 person flat</p> <p>This assessment and its conclusions have been independently verified.</p> <p>This issue is addressed in greater detail in section 3 of the main report, in particular section 3.X.</p>
<p>Policy 3.16 (Protection and enhancement of social infrastructure)</p>	<p>London requires additional and enhanced social infrastructure provision to meet the needs of its population.</p>	<p>Compliant: The conditions and obligations proposed are considered to ensure that the development would provide the social infrastructure necessary for it to be acceptable.</p>
<p>Policy 4.1 (Developing London's economy); 4.2 (Offices); 4.3 (Mixed use development and offices); 4.7 (Retail and Town Centre Development); Policy 4.12 (Improving opportunities for all)</p>	<p>Promote and enable the continued development of a strong, sustainable and increasingly diverse economy across all parts of London.</p> <p>Support the management and mixed use development and redevelopment of office provision to improve London's competitiveness and address the wider objectives of this plan.</p> <p>Encourage the renewal and modernisation of the existing office stock in viable locations to improve its quality and flexibility. Development should support the consolidation of and enhancements to the quality of office stock in London.</p> <p>The following principles should be applied to town centre development:</p> <ul style="list-style-type: none"> - Scale should be related to the size role and function of the centre. - Should be focused on town centre sites. <p>Proposals should support local employment, skills development and training opportunities.</p>	<p>Compliant: The application proposes the replacement of the existing vacant retail space and 8 retail units in a town centre location with a mixed use development including modern new office space in a town centre location that is accessible by public transport.</p> <p>The application would also provide a planning obligation that makes a contribution to employment and skills training in the borough.</p> <p>The application is considered to demonstrate the influence of these policies and compliance with their key objectives. This is discussed in greater detail in section 3 of the report.</p>

<p>Policy 5.1 (Climate Change Mitigation); Policy 5.2 (Minimising carbon dioxide emissions);</p>	<p>i. Development proposals should make the fullest contribution to minimising carbon dioxide emissions in accordance with the energy hierarchy.</p> <p>ii. The Mayor will seek to ensure that developments meet the following targets for CO₂ emissions, which are expressed as year improvements on the 2010 Building Regulations:</p> <ul style="list-style-type: none"> o 2010 - 2013 – 25% (Code for Sustainable Homes level 4); o 2013 – 2016 – 40% <p>iii. Major development proposals should include a comprehensive and appropriately detailed energy assessment to demonstrate how these targets are to be met within the framework of the energy hierarchy (Be lean, be clean, be green).</p>	<p>Compliant: The proposal is accompanied by an adequate energy and sustainability assessments and includes a range of measures to mitigate climate change and reduce carbon dioxide emissions in accordance with the requirements of this policy. Conditions have been recommended to ensure that these are carried through into implementation. The proposal is considered to demonstrate the influence of this policy and compliance with its key objectives.</p>
<p>Policy 5.3 (Sustainable design and construction)</p>	<p>Development proposals should demonstrate that sustainable design standards are integral to the proposal, considered from the start of the process and meet the requirements of the relevant guidance.</p>	<p>Compliant: The proposal includes a range of elements and measures to achieve an appropriate level in respect of sustainable design and construction, provide an acceptable standard of environmental performance and adapt to the effects of climate change. This includes the new office space achieving a BREEAM rating of 'excellent' and the new dwellings achieving Code for Sustainable Homes level 4. These matters are outlined in detail in section 3 of the main report report.</p> <p>The development is considered to demonstrate the influence of this policy and compliance with its key objectives. Conditions have been recommended to ensure that this is carried through to implementation.</p>
<p>Policy 5.6 (Decentralised energy in development proposals)</p>	<p>Development should evaluate the feasibility of combined heat and power (CHP) systems and where they are appropriate also examine the opportunities to extend the system beyond the site boundary.</p> <p>Energy systems should be selected in the following hierarchy, connection to existing heating or cooling networks; site wide CHP network; communal heating and cooling.</p>	<p>Compliant: The submission demonstrates how the development proposed would include measures to achieve acceptable reductions in carbon dioxide emissions and have good sustainability credentials more widely, including provision of a gas fired CHP unit. Conditions have been recommended to ensure that the suggested measures are adopted at implementation and as controlled the proposal is considered to be acceptable in this instance.</p>
<p>Policy 5.7 (Renewable energy); Policy 5.9 (Overheating and cooling)</p>	<p>Within the framework of the energy hierarchy proposals should provide a reduction in expected carbon dioxide emissions through the use of on site renewable energy generation where feasible.</p> <p>Proposals should reduce potential overheating and reliance on air conditioning systems and demonstrate this has been achieved.</p>	<p>Compliant: The proposal would achieve reductions in carbon dioxide emissions through the inclusion of renewable energy (photovoltaic panels).</p> <p>The submission identifies measures that are included in the scheme to reduce the potential for overheating and reliance on air conditioning.</p> <p>The proposal is considered to demonstrate the influence of these policies and compliance with their key objectives.</p>

Policy 5.10 (Urban greening); Policy 5.11 (Green roofs and development site environs)	<p>Development proposals should integrate green infrastructure from the beginning of the design process to contribute to urban greening.</p> <p>Proposals should be designed to include roof, wall and site planting to deliver as wide a range of the objectives associated with such planting as possible.</p>	Compliant: The proposed development incorporates areas of green roof and new soft landscaping on the site. Details of these would be controlled through the conditions recommended to ensure that they achieve as many of the objectives of this policy as are possible.
Policy 5.12 (Flood risk management); Policy 5.13 (Sustainable drainage)	<p>Proposals must comply with the flood risk assessment and management requirements of set out in PPS25.</p> <p>Proposals should utilise sustainable urban drainage systems unless there are practical reasons for not doing so and should aim to achieve Greenfield runoff rates and ensure that surface water runoff is managed as close to its source as possible. Drainage should be designed and implemented in ways that deliver other objectives of the London Plan.</p>	<p>Compliant: As conditioned the proposal is considered to demonstrate the influence of these policies and compliance with their key objectives.</p> <p>The proposal falls outside the threshold for development that requires a Flood Risk Assessment to be submitted and Environment Agency have responded to the consultation and have not raised any objections to the proposal.</p> <p>Conditions have been recommended to ensure that the drainage provided as part of the development meets the requirements of this policy.</p>
Policy 5.14 (Water quality and wastewater infrastructure); Policy 5.15 (Water use and supplies)	<p>Proposals must ensure that adequate waste water infrastructure capacity is available in tandem with development.</p> <p>Development should minimise the use of mains water and conserve water resources.</p>	<p>Compliant: Thames Water have confirmed that there is adequate waste water infrastructure to accommodate the development.</p> <p>Conditions have been recommended to ensure that the proposal would minimise the use of mains water and conserve water.</p>
Policy 5.17 (Waste capacity)	Suitable waste and recycling facilities are required in all new development.	Compliant: Conditions have been recommended which require the provision of suitable waste and recycling facilities.
Policy 5.21 (Contaminated land)	Appropriate measures should be taken to ensure that contaminate land does not activate or spread contamination.	Compliant: Conditions are proposed to require the appropriate investigation and mitigation of any contamination.
6.1 (Strategic Approach); 6.3 (Assessing Effects of Development On Transport Capacity)	<p>The Mayor will work with all relevant partners to encourage the closer integration of transport and development.</p> <p>Streetspace managed to take account of the different roles of roads for neighbourhoods and road users in ways that support promoting sustainable means of transport.</p> <p>Development should ensure that impacts on transport capacity and the transport network are fully assessed. Proposals should not adversely affect safety on the transport network.</p>	<p>Compliant: The site has a public transport accessibility score of 2 and the application proposes measures to encourage access to the site by a range of modes of transport, including non-car modes. These measures include a travel plan seeking to encourage appropriate proportions of journeys by non-car modes of transport under the planning obligations and conditions recommended.</p> <p>The Transport Assessment has assessed the impact of the scheme over an appropriate area of influence and has reported on the road traffic impacts across the area adjacent the site. No significant impacts on the adjacent local highway network have been identified.</p>

	Transport assessments, travel plans, construction and logistics plans and service and delivery plans should be prepared in accordance with the relevant guidance.	The conditions and obligations recommended would ensure that the necessary transport related plans would be required and completed in accordance with the relevant guidance.
6.5 (Funding Crossrail and other strategically important transport infrastructure)	Contributions will be sought from developments to Crossrail and other transport infrastructure of regional strategic importance to London's regeneration and development.	Compliant: The development would be required to make a contribution under the Mayoral Community Infrastructure levy.
6.9 (Cycling); 6.10 (Walking)	Proposals should provide secure, integrated and accessible cycle parking facilities in line with in minimum standards and provide on-site changing facilities for cyclists. Development proposals should ensure high quality pedestrian environments and emphasise the quality of the pedestrian and street space.	Compliant: Officers consider that the scheme proposes a suitable quality of pedestrian environment and the proposal would provide appropriate levels of facilities for cycles and cyclists. Conditions have been recommended to ensure that the objectives of these policies would be carried through to implementation.
6.11 (Smoothing Traffic Flow and Tackling Congestion)	Take a coordinated approach to smoothing traffic flow and tackling congestion.	Compliant: The proposal includes measures to minimise impact on traffic flow and tackle congestion. These include a travel plan setting sustainable modal split targets and encouraging shifts to non-car modes of transport, that would be enforceable under the planning obligations recommended. The Transport Assessment has assessed the impact of the scheme over an appropriate area of influence, and has reported on the road traffic impacts across the area adjacent the site. No significant impacts on the adjacent local highway network have been identified.
6.13: (Parking)	The maximum standards in the London Plan should be applied to planning applications and developments should also provide electrical charging points, parking for disabled people and cycle parking in accordance with the London Plan standards. Delivery and servicing needs should also be provided for.	Compliant: The proposal is considered to demonstrate the influence of this policy and provide appropriate levels of parking in the relevant regards. Conditions have been recommended to ensure appropriate parking facilities, including electrical charging points and parking for disabled people are implemented.
7.1 Building London's Neighbourhoods and Communities	In their neighbourhoods people should have a good quality environment in an active and supportive local community with the best possible access to services, infrastructure and public transport to wider London. Neighbourhoods should also provide a character that is easy to understand and relate to.	Compliant: The application is considered to demonstrate the influence of this policy and design of this proposal and its position in a town centre location with good access to public transport accord with the objectives of this policy. This is discussed in greater detail in the relevant parts of section 3 of the main report.

7.2: (Inclusive environment)	Design and Access Statements should explain how, the principles of inclusive design, including the specific needs of older and disabled people, have been integrated into the proposed development, whether relevant best practice standards will be complied with and how inclusion will be maintained and managed.	Compliant: The proposal includes a range of measures to ensure that the development would provide an inclusive environment for all members of the community. Through the conditions recommended it would be ensured that the development would be implemented and operated to accord with the objectives of this policy.
7.3 (Designing out crime)	Development proposals should reduce the opportunities for criminal behaviour and contribute to a sense of security without being overbearing or intimidating.	Compliant: The proposal includes a number of elements to meet the requirements of this policy and the Metropolitan Police Service has confirmed that they are satisfied with the proposals. Through the conditions recommended the development would be implemented and operated to accord with the objectives of this policy.
7.4 (Local character); 7.5 (Public realm); 7.6 (Architecture)	Buildings, streets and spaces should provide a high quality design response. Public spaces should be secure, accessible, inclusive, connected, easy to understand and maintain, relate to local context and incorporate the highest quality design, landscaping, planting, street furniture and surfaces. Architecture should make a positive contribution to a coherent public realm, incorporate the highest quality materials and design appropriate to its context.	Compliant: Officers consider that, subject to the requirements of the conditions recommended, the proposed development provides an appropriate and quality design approach to the buildings and spaces which form part of the application. The proposal is considered to demonstrate the influence of these policies and compliance with their key objectives where they are relevant. These matters are addressed in greater detail in section 3 of the main report and in particular section 3.5.
7.13 (Safety, security and resilience to emergency)	Proposals should contribute to the minimisation of potential physical risks and include measures to assist in designing out crime and terrorism.	Compliant: The proposal is considered to demonstrate the influence of this policy and compliance with its key objectives. Conditions have been recommended to ensure that the objectives of this policy would be carried through to implementation. The Metropolitan Police Service and London Fire and Emergency Protection Authority have not raised any objections to the application.
7.14 (Improving air quality)	Proposals should: - Minimise increased exposure to existing poor air quality and make provision to address existing air quality problems. - Promote sustainable design and construction to reduce emissions from the demolition and construction of buildings. - Be at least air quality neutral and not lead to further deterioration of poor air quality. - Ensure that where provision needs to be made to reduce development emissions this is usually on site.	Compliant: The submission assesses the impact of the proposal on air quality and the impact of local air quality on future occupants of the development. The assessment concludes that the proposal would not have a significant adverse impact on air quality and that the impact of local air quality on the future occupiers of the development can be adequately mitigated. The proposal is considered to demonstrate the influence of this policy and compliance with its key objectives. Conditions have been recommended to ensure that the objectives of this policy would be carried through to implementation.

7.15 (Reducing noise)	<p>Proposals should seek to reduce noise by:</p> <ul style="list-style-type: none"> - Minimising the existing and potential adverse impacts of noise on, from, within, or in the vicinity of proposals. - Separate noise sensitive development from major noise sources wherever practical. - Promote new technologies and practices to reduce noise at source. 	<p>Compliant: The proposal is considered to demonstrate the influence of this policy and compliance with its key objectives. Conditions have been recommended which would ensure that the development did not have an adverse impact on neighbouring occupiers and users and that the amenities of future occupiers would be adequately protected as far as is practicable in this instance. These issues are addressed in greater detail in section 3 of the main report.</p>
7.19 (Biodiversity and access to nature)	<p>Proposals should:</p> <ul style="list-style-type: none"> - Wherever possible make a positive contribution to the protection, enhancement, creation and management of biodiversity. - Prioritise assisting in meeting targets in biodiversity action plans and/or improve access to nature in areas deficient in accessible wildlife sites. - Be resisted where they have significant adverse impacts on the population or conservation status of a protected species, or a priority species or habitat identified in a biodiversity action plan. 	<p>Compliant: Natural England have not raised any objections to the proposal and the application is considered to demonstrate the influence of this policy and includes measures to make a positive contribution to biodiversity.</p> <p>Conditions have been recommended to ensure that the key objectives of this policy would be carried through at implementation.</p>
7.21 (Trees and woodlands)	<p>Existing trees of value should be retained and any loss as a result of development should be replaced. Wherever appropriate the planting of additional trees should be in developments.</p>	<p>Compliant: The application is considered to demonstrate the influence of this policy and compliance with its key objectives. The proposal would not result in the removal of any trees and the scheme includes measures to enhance the environmental quality of the site, including new soft landscaping.</p> <p>Conditions and planning obligations have been recommended to ensure that the key objectives of this policy would be carried through at implementation.</p>
8.2 (Planning obligations; 8.3 (Community Infrastructure Levy)	<p>Development proposals should address strategic as well as local priorities in planning obligations.</p> <p>The supporting of Crossrail (where appropriate) and other public transport improvements should be given the highest importance, with Crossrail (where appropriate) having higher priority than other transport improvements.</p> <p>Importance should also be given to talking climate change, learning and skills, health facilities and services, childcare provisions and the provision of small shops.</p> <p>Guidance will be prepared setting out a framework for the application of the Community Infrastructure Levy to ensure the costs incurred in providing</p>	<p>Compliant: A comprehensive set of planning obligations will be required before planning permission can be granted. Heads of Terms are attached to this committee report. It is considered that the package of planning obligations and conditions recommended would mitigate the potential adverse impacts of the development and also ensure that the infrastructure necessary to support and planning benefits of the scheme are delivered. The application will also necessitate a contribution under the Mayoral Community Infrastructure Levy.</p>

	infrastructure which supports the policies in the London Plan can be funded wholly or partly by those with an interest in land benefiting from the grant of planning permission.	
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Table 2: Analysis of the proposals compliance with the Barnet UDP (May 2006) Saved Policies

Policy	Content Summary	Extent of Compliance and Comment
GSD (Sustainable development)	Ensure development and growth is sustainable.	Compliant: It is considered that this development demonstrates the influence of this policy and achieves the overall requirements of this policy.
GMixedUse (Mixed use)	Proposals should incorporate a mix of uses and take account of: <ul style="list-style-type: none"> • Character and diversity of the existing area. • Potential nuisance. • Accessibility by a range of means of transport. 	Compliant: The application contains a mixture of appropriate uses, is in-keeping with the character of the area, has adequately minimised any potential nuisance to neighbouring occupiers, would not conflict unacceptably with the uses that surround it and has good access to a range of means of transport. It is considered that the development achieves the overall requirements of this policy.
GWaste (Waste disposal)	Encourage principles of: <ul style="list-style-type: none"> • Waste management hierarchy • Best practical environmental option • Proximity principle. 	Compliant: It is considered that this development demonstrates the influence of this policy and subject to the conditions recommended would achieve the requirements of this policy.
GBEnv1 (Character); GBEnv2 (Design); GBEnv3 (Safe environment)	<ul style="list-style-type: none"> • Enhance the quality and character of the built and natural environment. • Require high quality design. • Provide a safe and secure environment. 	Compliant: The application demonstrates the influence of this policy and will produce a development with an appropriate design response. Officers consider that the design principles that underpin the application fulfil the key criteria of these policies.
GRoadNet (Road network); GParking (Parking);	Seek to ensure that roads within borough are used appropriately. Apply standards to restrain growth of car use and regulate parking.	Compliant: Subject to the controls imposed by the conditions and planning obligations recommended, it is not considered that the development would result in the inappropriate use of roads in the borough. The amount of proposed off street parking is policy compliant and the application includes a range of measures to regulate parking to an acceptable level.
GCS1 (Community facilities);	Adequate supply of land and buildings for community, religious, educational and health facilities.	Compliant: The planning obligations recommended ensure that suitable community facilities could be provided to support the development.
GEMP2 (Promoting business activities); GEMP3 (Maximising job creation); GEMP4 (Protecting employment land);	Promoting business activities and maximising job creation – <ul style="list-style-type: none"> • Provide and promote sites. • Creation of maximum number and quality of jobs. • Retain employment land that meets the requirements of users. 	Compliant: The application would bring a site that is in a poor state of repair and which has been vacant since 2006 back into use and contains an element of employment generating (office) use. The proposal is considered by officers to comply with the objectives of these policies.

GTCR3 (Enhancing town centres)	The quality of the environment of town centres should be enhanced.	Compliant: It is considered that the design of the development and nature of the uses proposed are such that it would enhance this part of North Finchley Town centre.
ENV7 (Air pollution)	Air pollution: <ul style="list-style-type: none"> Any possible impacts from development must be mitigated. Minimise impact on development through siting. Reduce traffic and need to travel. 	Compliant: The application site has good access to public transport and is situated within walking distance of a range of town centre amenities. The application includes a number of controls which reduce the impact of the development on air pollution and minimize the impacts of air pollution on the development.
ENV12 (Noise generating development); ENV13 (Minimising noise disturbance)	Location of noise generating development and noise sensitive receptors should be carefully considered. Minimise impact of noise disturbance through mitigation.	Compliant: Conditions have been recommended which would ensure that the development did not have an adverse impact on neighbouring occupiers and users and that the amenities of future occupiers would be adequately protected as far as is practicable in this instance. These issues are addressed in greater detail in the main report.
ENV14 (Contaminated land)	Development on contaminated land will be encouraged subject to site investigations and conditions to require survey and mitigation.	Compliant: Conditions are proposed to require the appropriate investigation and mitigation of any contamination.
D1 (High quality design)	Development should: <ul style="list-style-type: none"> Be of high quality design Be sustainable Ensure community safety 	Compliant: The application demonstrates the influence of this policy and would produce a development with high quality design. It is considered that, subject to the requirements of the conditions recommended, the design approach selected would fulfil the key criteria of this policy. The current application is considered to have overcome the reasons for refusing previous proposals for the site.
D2 (Character)	Protect or enhance local character and respect the overall character and quality of the area.	Compliant: The application demonstrates the influence of this policy and the design of the development would protect and respect the character and quality of the site and wider area. The design approach as controlled by the conditions recommended would fulfil the key criteria of this policy.
D3 (Spaces)	Spaces should enhance the development and be in keeping with the overall area.	Compliant: The design of the spaces in and around the development would enhance the application site and be in keeping with the character of the overall area.
D4 (Over-development)	Proposals not to cause over development of a site.	Compliant: Officers consider that this policy has been met and the development proposed is not found to be an overdevelopment of the site.
D5 (Outlook)	New developments should be designed to allow for adequate daylight, sunlight, privacy and outlook for adjoining and potential occupiers and users.	Compliant: The design and siting of the development is such that it would fulfil the requirements of this policy in respect of both adjoining and potential occupiers and users.
D6 (Street interest)	New development should provide visual interest at street level.	Compliant: The design approach proposed is considered to provide a good level of visual interest at street level.

D9 (Designing out crime); D10 (Improving community safety)	Development to be designed to reduce crime and fear of crime. Safety and Security to be secured through planning obligations where proposal would affect community safety.	Compliant: The submission is considered to demonstrate the influence of this policy and subject to the conditions recommended the proposal is considered to be compliant with the key elements of this policy. The Metropolitan Police Service and London Fire and Emergency Protection Authority have not expressed any concerns about the proposals.
D11 (Landscaping); D12 (Tree preservation orders); D13 (Tree protection and enhancement)	Proposals should: <ul style="list-style-type: none"> • Achieve a suitable visual setting for buildings • Provide attractive and accessible spaces • Contribute to community safety, environmental and ecological quality • Retain and protect as many trees as practicable (with Tree Preservation Orders made if appropriate) • Ensure appropriate new planting 	Compliant: As controlled by the conditions recommended the proposals for the site in respect of trees and landscaping would enhance the environmental quality of the site and are considered to be compliant with the requirements of these policies.
L12 (Public open space – areas of deficiency); L14 (Public open space – improved provision)	The Council will encourage: <ul style="list-style-type: none"> • Improvements to public open provision and quality space in areas, particularly in areas of deficiency. • The full use of public open spaces by all sections of the community. 	Compliant: The obligations recommended in a financial contribution to the enhancement of public open space in the area. This would enhance the quality of public open space and encourage its use by the community.
M1 (Transport Accessibility)	The Council will expect major developments to be in locations which are, or will be made, accessible by a range of modes of transport.	Compliant: The application site is accessible by a range of modes of transport.
M2 (Transport impact assessments)	The Council will require developers to submit a full transport impact assessment.	Compliant: A suitable Transport Assessment has been submitted with the application. This assesses the transport impacts of the development and demonstrates that the development can be satisfactorily accommodated on the site.
M3 (Travel plans)	For significant trip-generating developments the Council will require the occupier to develop and maintain a Travel Plan.	Compliant: A planning obligation and condition have been recommended which would require the development and maintenance of a suitable travel plan.
M4 (Pedestrians and cyclists – widening opportunities); M5 (Pedestrians and cyclists – improved facilities)	Developers will be expected to provide convenient safe and secure facilities for pedestrians and cyclists both (both on and off-site) and encourage access to developments by pedestrians and cyclists, maximising opportunities to travel on foot and by cycle.	Compliant: Subject to the controls in place under conditions recommended the development is considered to provide appropriate facilities and access for the development
M6 (Public transport – use)	Developments should be located and designed to make use of public transport more attractive.	Compliant: The development is situated in an areas that has access to a range of modes of transport.

<p>M8 (Road hierarchy); M10 (Reducing traffic impacts)</p>	<p>The Council will take into account the function of adjacent roads, and may refuse development that would result in inappropriate road use or adversely affect the operation of roads.</p> <p>Where it is considered necessary as a consequence of a development, the Council may introduce measures to reduce the traffic impacts on the environment and the community and the Council will seek to secure a planning obligation from the developer.</p>	<p>Compliant: The Transport Assessment has appropriately assessed the impact of the scheme and no significant impacts on the adjacent local highway network have been identified.</p> <p>The planning obligations and conditions recommended include the appropriate and necessary measures to reduce the traffic impacts of the development. These include a travel plan, the exclusion of occupiers of the development from obtaining parking permits for the local CPZ and controls on the provision, management and maintenance of the parking facilities at the site.</p>
<p>M11 (Safety of road users); M12 (Safety of road network); M13 (Safe access to new development)</p>	<p>The Council will ensure that the safety of road users, particularly those at greater risk, is taken fully into account when considering development proposals.</p> <p>The Council will seek to reduce accidents by refusing development proposals that unacceptably increase conflicting movements on the road network or increase the risk, or perceived risk, to vulnerable road users.</p> <p>The Council will expect developers to provide safe and suitable access for all road users (including pedestrians) to new developments.</p>	<p>Compliant: The design of the development is considered to take full account of the safety of all road users and would not unacceptably increase conflicting movements on the road network or increase the risk, or perceived risk, to vulnerable road users.</p> <p>The proposal is considered to demonstrate that acceptable and safe access for all road users, including pedestrians would be provided to the site.</p> <p>It is considered that, subject to the conditions and obligations recommended, the submission demonstrates the influence of these policies and meets their requirements.</p>
<p>M14 (Parking standards)</p>	<p>The Council will expect development to provide parking in accordance with the London Plan parking standards, except in the case of residential development, where the standards will be:</p> <ul style="list-style-type: none"> i. 2 to 1.5 spaces per unit for detached and semi-detached houses; ii. 1.5 to 1 spaces per unit for terraced houses and flats; and iii. 1 to less than 1 space per unit for development consisting mainly of flats. 	<p>Compliant: The scheme will provide the following parking spaces: Office 1 (1 disabled) Residential 60 (6 disabled) Total Proposed Parking 61 (7 disabled)</p> <p>The scheme is compliant with London Plan standards for non-residential uses. The scheme complies with the UDP residential parking standards.</p>
<p>H2 (Housing – other sites)</p>	<p>Assess residential proposals on site not allocated for housing based on appropriateness, access to facilities, impact, accessibility and whether land is required for another use.</p>	<p>Compliant: The proposal will provide new housing in an accessible and sustainable town centre location and make a contribution towards meeting strategic housing targets. The proposal is considered to be appropriate, would not have any unacceptable impacts and the site is not required for another use.</p>
<p>H5 (Affordable housing); H8 (Affordable housing – commuted payments)</p>	<p>Council will negotiate the maximum reasonable amount of affordable housing.</p> <p>Council may exceptionally accept the provision of off site housing or a commuted payment instead of on-site provision.</p>	<p>Compliant: The application is accompanied by an assessment which adequately demonstrates that it is not viable to provide more than the proposed 18% affordable housing (by habitable room) in the following unit and tenure mix:</p> <p style="padding-left: 40px;">Social Rented 3x 2 bed 3 person flats 1x 2 bed 3 person wheelchair flat 1x 2 bed 4 person flat 1x 3 bed 5 person flat</p> <p style="padding-left: 40px;">Intermediate 2x 2 bed 4 person flats</p>

		<p>1x 2 bed 4 person Wheelchair flat 1x 3 bed 5 person flat</p> <p>This assessment and its conclusions have been independently verified.</p> <p>This issue is addressed in greater detail in section 3 of the main report, in particular section 3.X.</p>
H16 (Residential development - character)	<p>Residential development should:</p> <ul style="list-style-type: none"> • Harmonise with and respect the character of the area. • Be well laid out. • Provide adequate daylight, outlook and residential amenity, • Provide a safe and secure environment • Maintain privacy and prevent overlooking. • Provide adequate amenity space. 	<p>Compliant: The proposal is considered to provide a design approach which demonstrates the influence of this policy and adequately meets its objectives. This is discussed in greater detail in the above report, in particular in sections 3.4, 3.5, 3.6 and 3.12.</p>
H17 (Residential development – privacy standards)	<p>Development to provide appropriate distances between facing habitable rooms to allow privacy and prevent overlooking. In town centre developments these standards may not apply, but proposals should include design solutions to avoid overlooking.</p>	<p>Compliant: Subject to the conditions recommended the proposal includes design measures which would provide adequate privacy and prevent overlooking for future and neighbouring occupiers.</p>
H18 (Residential development – amenity space standards)	<p>The minimum provision of amenity space for new residential schemes is 5m² per habitable room.</p>	<p>Compliant: The proposal provides a total of approximately 1246m² of amenity space on site. This exceeds the minimum of 1100m² that would be required under this policy. All units would have access to a private amenity area and the communal garden can be accessed without leaving the site.</p> <p>It is considered that in this respect the proposal has overcome the reason for refusal at appeal of the previous submission.</p>
H20 (Residential development – public recreational space)	<p>Permission will only be granted for housing developments if they provide proportionate amounts of public recreational space, consummate improvements or contribute towards providing children’s play space, sports grounds and general use areas where a deficiency in open space exists.</p>	<p>Compliant: The application site falls within a part of the borough where a deficiency in public open space exists. Therefore a planning obligation has been recommended which includes a contribution of £30,000 towards enhancements and improvements to North Finchley Town Centre, Public Open Space and the Public Realm within 1.5km of the application site.</p>
H21 (Residential density)	<p>Will favourably consider higher densities in district town centres provided they comply with policy D1 and relate satisfactorily to their surroundings.</p>	<p>Compliant: While the proposal has a high density it is considered to be fully compliant with policy D1 and relate satisfactorily to its surroundings. This is discussed in greater detail in sections 3.3, 3.4, 3.5 and 3.6 of the above report.</p>
H24 (Conversion of non-residential uses)	<p>Changes of use from non-residential to residential use will be permitted provided the site is in a suitable area for housing, having a reasonable standard of amenity, and there is no realistic prospect of re-use for employment or other non-residential purposes.</p>	<p>Compliant: The site is found to be suitable for housing and, subject to the conditions recommended, the dwellings proposed are found to provide their future occupiers with an acceptable standard of amenity in all regards.</p> <p>The development includes an element of</p>

		employment generating use and it is considered that the submission adequately demonstrates that there is no realistic prospect of the re-use of the site for any non-residential purposes. In addition to this the loss of the existing A1 retail use at ground floor would be appropriate in line with the weight of material consideration that should be given to Development Management changes to the town centre boundary. Further detail on this is provided in section 3.X of the main report.
EMP6 (Offices – new development); EMP7 (Offices – re-use); EMP8 (Small businesses)	<p>Preference will be given to proposals for new offices that involve the re-use or redevelopment of existing, vacant office premises and sites in town centres, provided that such sites are highly accessible by public transport, are intended to host mixed use schemes, and there would be no harm caused to the vitality and viability of the town centres. Proposals which provide office space for small and starter businesses will be encouraged.</p> <p>The development of offices for non-employment uses will be granted planning permission only where there is no realistic prospect of their re-use or redevelopment for office purposes. Where this is the case, the priority for re-use would be as a mixed use development.</p>	<p>Compliant: The proposal involves new office space as part of a mixed use development in an accessible, town centre location on a site which presently contains a vacant A1 Retail unit. The loss of this A1 unit is considered acceptable due to the consolidation of the North Finchley Town Centre through forthcoming amendments to Development Management Town centre Boundaries.</p> <p>It is considered that the design of the building and uses proposed in the development would have a positive impact on the vitality and viability of the town centre.</p> <p>Planning obligations recommended include a contribution of £25,000 towards providing apprenticeships and employment training in the borough. This is considered to further mitigate the loss of the existing employment uses.</p> <p>Further detail on these issues is provided in section 3.1 of the main report.</p>
CS2 (Community and religious facilities – planning obligations); CS8 (Educational needs generated by new housing development); CS13 (Health and social care facilities – planning obligations)	Where appropriate the Council will seek to enter into planning obligations to secure the provision of community facilities, school places and health and social care facilities.	Compliant: The recommendations made include planning obligations to secure the achievement of appropriate contributions to the provision of community facilities (libraries), school places and health and social care facilities in the borough.
TCR1 (Sequential approach)	Sequential approach to development of new retail and other key town centre uses.	Compliant: The application proposes a main town centre use (Use Class B1 office) in a town centre location and as such is considered to be compliant with the objectives of this policy.
TCR11 (Secondary Retail Frontages)	Within secondary retail frontage and main shopping areas changes of use at ground floor level from use class A1(Shops) to other uses will not be permitted if this would harm the town centre's vitality or viability.	Compliant: Proposals within the forthcoming LDF will result in changes to the boundary of the North Finchley town centre which exclude the application site thereby consolidating the Town Centre to the south of the site. The proposed change to the ground floor unit would therefore be considered to harm the vitality or viability of the town centre but

		would help to consolidate.
TCR13 (Residential development in town centres)	Housing development through conversion and redevelopment of existing buildings and new development, will be permitted except on the ground floor of primary and secondary frontages.	Compliant: The application proposes new housing outside of the ground floor of primary and secondary frontages.
TCR18 (Mixed use development)	New large developments in town centres should combine a mix of uses, which would normally include: <ul style="list-style-type: none"> – Residential accommodation (including affordable housing), where suitable amenity standards can be met, and which accords with policies H8 and H24; and – Uses at ground floor level that provide a direct service to visiting members of the public, and accord with the accepted town centre uses contained in policies TCR10 and TCR11 	Compliant: The development includes a mixture of uses appropriate for this town centre location, including residential accommodation provided with suitable amenities and in compliance with policy H24 and other relevant development plan policies. It is considered that the schemes lack of contribution to affordable housing has been adequately justified in this instance. The site falls inside the town centre boundary in secondary retail frontage but is due to be As such the proposal of an office ground floor use is considered to be entirely reasonable and compliant with the objectives of this policy

Key relevant policies from the emerging Local Development Framework/Local Plan Documents

Core Strategy:

CS NPPF – National Planning Policy Framework – presumption in favour of sustainable development

CS1 – Barnet’s place shaping strategy – protection, enhancement and consolidated growth – the three strands approach

CS3 – Distribution of growth in meeting housing aspirations

CS4 – Providing quality homes and housing choice in Barnet

CS5 – Protecting and enhancing Barnet’s character to create high quality places

CS6 – Promoting Barnet’s town centres

CS7 – Enhancing and protecting Barnet’s open spaces

CS8 – Promoting a strong and prosperous Barnet

CS9 – Providing safe, effective and efficient travel

CS10 – Enabling inclusive and integrated community facilities and uses

CS11 – Improving health and well being in Barnet

CS12 – Making Barnet a safer place

CS13 – Ensuring the efficient use of natural resources

CS14 – Dealing with our waste

CS15 – Delivering the core strategy

Development Management Policies:

DM01 – Protecting Barnet’s character and amenity

DM02 – Development standards

DM03 – Accessibility and inclusive design

DM04 – Environmental considerations

DM06 – Archaeology and conservation

DM08 – Ensuring a variety of sizes of new homes to meet housing need

DM10 – Affordable housing contributions

DM11 – Development principles in the town centres
DM14 – New and existing employment spaces
DM15 – Green belt and open spaces
DM16 – Biodiversity
DM17 – Travel impact and parking standards

Key relevant local and strategic supplementary planning documents

Local Supplementary Planning Documents and Guidance:

- Contributions to Health Facilities from Development (July 2009)
- Contributions to Education from Development (February 2008)
- Contributions to Library Services from Development (February 2008)
- Sustainable Design and Construction (June 2007)
- Affordable Housing (February 2007)
- Planning Obligations (Section 106) (September 2006)

Strategic Supplementary Planning Documents and Guidance:

- Accessible London: Achieving an Inclusive Environment (April 2004)
- Housing (November 2005)
- Sustainable Design and Construction (May 2006)
- Health Issues in Planning (June 2007)
- Wheelchair Accessible Housing (September 2007)
- Planning for Equality and Diversity in London (October 2007)
- Providing for Children and Young People's Play and Informal Recreation (March 2008)
- Industrial Capacity (March 2008)

- Draft SPG Note Affordable Housing (November 2011)
- Housing - Draft (December 2011)
- Preparing Borough Tree and Woodland Strategies - Draft (January 2012)
- Children and Young People's Play and Informal Recreation – Draft (February 2012)