

Location **18 Dingwall Gardens London NW11 7ET**

Reference: **17/5042/FUL**

Received: 2nd August 2017

Accepted: 4th August 2017

Ward: Garden Suburb

Expiry 29th September 2017

Applicant: Mr Joey Ben-Yoav

Proposal: Single storey rear extension to extend existing ground floor flat. Creation of new self-contained unit within the loft following internal reconfiguration of first floor flat and extension of roof including 1no rear dormer window and 3no roof lights to front elevation

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:

Site Location Plan (received 02/08/2017)
RE/DING18/18 Revision B (received 19/09/2017)
Noise Assessment Report (received 23/10/2017)

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

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

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

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

Reason: To safeguard the visual amenities of the building and surrounding area in accordance with Policy DM01 of the Development Management Policies DPD (adopted September 2012) and Policies CS NPPF and CS1 of the Local Plan Core Strategy (adopted September 2012).

- 4 The roof of the extension hereby permitted shall only be used in connection with the repair and maintenance of the building and shall at no time be converted to or used as a balcony, roof garden or similar amenity or sitting out area.

Reason: To ensure that the amenities of the occupiers of adjoining properties are not prejudiced by overlooking in accordance with policy DM01 of the Development Management Policies DPD (adopted September 2012).

- 5 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).

- 6 Prior to the first occupation of the new dwellinghouse(s) (Use Class C3) hereby approved they shall all have been constructed to have 100% of the water supplied to them by the mains water infrastructure provided through a water meter or water meters and each new dwelling shall be constructed to include water saving and efficiency measures that comply with Regulation 36(2)(b) of Part G 2 of the Building Regulations to ensure that a maximum of 105 litres of water is consumed per person per day with a fittings based approach should be used to determine the water consumption of the proposed development. The development shall be maintained as such in perpetuity thereafter.

Reason: To encourage the efficient use of water in accordance with policy CS13 of the Barnet Core Strategy (2012) and Policy 5.15 of the March 2016 Minor Alterations to the London Plan and the 2016 Mayors Housing SPG.

- 7 Prior to occupation of the development, Cycle parking spaces shall be provided in accordance with London Plan cycle parking standards and that area shall not thereafter be used for any purpose other than for the parking of cycles associated with the development.

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

- 8 Prior to the first occupation of the development hereby approved it shall be constructed incorporating carbon dioxide emission reduction measures which achieve an improvement of not less than 6% in carbon dioxide emissions when compared to a building constructed to comply with the minimum Target Emission

Rate requirements of the 2010 Building Regulations. The development shall be maintained as such in perpetuity thereafter.

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

- 9 No construction work resulting from the planning permission shall be carried out on the premises at any time on Sundays, Bank or Public Holidays, before 8.00 am or after 1.00 pm on Saturdays, or before 8.00 am or after 6.00pm pm on other days.

Reason: To ensure that the proposed development does not prejudice the amenities of occupiers of adjoining residential properties in accordance with policy DM04 of the Development Management Policies DPD (adopted September 2012).

- 10 Notwithstanding the provisions of any development order made under Section 59 of the Town and Country Planning Act 1990 (or any Order revoking and re-enacting that Order) no windows or doors, other than those expressly authorised by this permission, shall be placed at any time in the side elevation(s), of the extension(s) hereby approved, facing No.16 Dingwall Gardens and No.20 Dingwall Gardens.

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

- 11 a) Before the development hereby permitted is first occupied, details of enclosures and screened facilities for the storage of recycling containers and wheeled refuse bins or other refuse storage containers where applicable, together with a satisfactory point of collection shall be submitted to and approved in writing by the Local Planning Authority.

b) The development shall be implemented in full accordance with the details as approved under this condition prior to the first occupation and retained as such thereafter.

Reason: To ensure a satisfactory appearance for the development and satisfactory accessibility; and to protect the amenities of the area in accordance with policies DM01 of the Adopted Barnet Development Management Policies DPD (2012) and CS14 of the Adopted Barnet Core Strategy DPD (2012).

- 12 The applicants are advised that noise mitigation measures, set in Appendix B of the Noise Assessment Report, shall be implemented in order to ensure that no disturbance is caused by noise.

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).

Informative(s):

- 1 In accordance with paragraphs 186-187, 188-195 and 196-198 of the NPPF, the Local Planning Authority (LPA) takes a positive and proactive approach to development proposals, focused on solutions. The LPA has produced planning policies and written guidance to assist applicants when submitting applications. These are all available on the Council's website. A pre-application advice service is also offered. The LPA has negotiated with the applicant/agent where necessary during the application process to ensure that the proposed development is in accordance with the Development Plan.
- 2 The applicant is advised that any development or conversion which necessitates the removal, changing, or creation of an address or addresses must be officially registered by the Council through the formal 'Street Naming and Numbering' process.

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

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

Further details and the application form can be downloaded from: <http://www.barnet.gov.uk/naming-and-numbering-applic-form.pdf> or requested from the Street Naming and Numbering Team via street.naming@barnet.gov.uk or by telephoning 0208 359 7294.

- 3 The applicant is advised that the bin store will need to be located within 10m of public highway with clear access to the bin store on collection days otherwise the dustbins will need to be brought to the edge of public highways. The applicant is advised to contact the Refuse Collection Team for further advice on refuse collection arrangement in the borough.

Officer's Assessment

1. Site Description

The application site is a two storey terraced property located at No.18 Dingwall Gardens. The property shares a party wall with the neighbouring premises at No.16 and No.20 Dingwall Gardens.

The host property is located north of Golders Green Town Centre and approximately a 10 minute walk from the underground station. The site benefits from a PTAL Rating of 3.

The host property at Dingwall Gardens appears to form part of a larger historical residential development including the neighbouring Forres Gardens, Hampstead Gardens, Alyth Gardens and Clifton Gardens. This local area is characterised by long terraced rows of housing with small gardens separate roads at regular interval. The area appears to involve a mixture of single family dwellings and flat conversions. The latter, are predominantly identified within Forres Gardens, Alyth Gardens, and Clifton Gardens.

The property does not benefit from permitted development rights.

The property is not located within a conservation area and is not a listed building.

2. Site History

Reference: C01987

Address: 18 Dingwall Gardens London NW11

Application Type: Full planning

Decision: Approved

Decision date: 21 Jun 1968

Description: Alterations to form bathroom.

Reference: 16/1355/191

Address: 18 Dingwall Gardens, London, NW11 7ET

Decision: Lawful

Decision Date: 15 April 2016

Description: Retention of conversion of a single dwelling house into 2no self contained flats (use class C3)

3. Proposal

The application seeks planning permission for the following:

- Single storey rear extension at ground floor to extend the ground floor flat. The extension will measure a maximum of 3.5 metres past the original rear wall and will measure 3 metres to the eaves and approximately 3.28 in maximum height. Due to sloping ground levels the extension will appear at height of approximately 3.8 metres when viewed from the rear elevation.
- Creation of new self-contained unit at loft following internal reconfiguration of first floor flat and roof extension including 1no rear dormer window and 3no roof lights to the front elevation. The proposed dormer will measure 5.3 metres in width, 2.6 metres in height, and approximately 3.4 metres in depth

4. Public Consultation

Consultation letters were sent to 82 neighbouring properties.

Following a series of amended plans, the application was sent for re-consultation for 14 working days on the 04/09/2017.

19 responses have been received, comprising 19 letters of objection.

The objections received can be summarised as follows:

- Ground floor rear extension will create loss of light and outlook
- Development is out of character
- Rear extension would be too high, too larger, and extend too much.
- Flat roof to single storey rear will be out of character compared to neighbouring properties.
- The proposed roof skylight will cause light pollution.
- Additional flat would impact externally due to increased number of bins and metre boxes
- Single storey rear extension will create a sense of enclosure
- Impact on neighbouring privacy.
- Increase in population density.
- Stress on highways and on-street parking spaces.
- Overdevelopment of the property
- Rear extension would not leave adequate amenity space.
- Noise generate by additional flat (noise disturbance).
- Due to the proximity to the cemetery, soil should be tested for mercury, arsenic, formaldehyde and other dangerous chemical content.

5. Planning Considerations

5.1 Policy Context

National Planning Policy Framework and National Planning Practice Guidance

The determination of planning applications is made mindful of Central Government advice and the Local Plan for the area. It is recognised that Local Planning Authorities must determine applications in accordance with the statutory Development Plan, unless material considerations indicate otherwise, and that the planning system does not exist to protect the private interests of one person against another.

The National Planning Policy Framework (NPPF) was published on 27 March 2012. This is a key part of the Governments reforms to make the planning system less complex and more accessible, and to promote sustainable growth.

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

The Mayor's London Plan 2016

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

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

Barnet's Local Plan (2012)

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

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

The Council's approach to extensions as set out in Policy DM01 is to minimise their 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 SPD (adopted October 2016)

- Sets out information for applicants to help them design an extension to their property which would receive favourable consideration by the Local Planning Authority and was the subject of separate public consultation. The SPD states that large areas of Barnet are characterised by relatively low density suburban housing with an attractive mixture of terrace, semi detached and detached houses. The Council is committed to protecting, and where possible enhancing the character of the borough's residential areas and retaining an attractive street scene.
- States that extensions should normally be subordinate to the original house, respect the original building and should not be overly dominant. Extensions should normally be consistent in regard to the form, scale and architectural style of the original building which can be achieved through respecting the proportions of the existing house and using an appropriate roof form.
- In respect of amenity, states that extensions should not be overbearing or unduly obtrusive and care should be taken to ensure that they do not result in harmful loss of outlook, appear overbearing, or cause an increased sense of enclosure to adjoining properties. They should not reduce light to neighbouring windows to habitable rooms or cause significant overshadowing, and should not look out of place, overbearing or intrusive when viewed from surrounding areas.

Sustainable Design and Construction SPD (adopted 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 harm would be caused to the living conditions of neighbouring residents
- Whether harm would be caused to the living conditions of future occupiers
- Highways

5.3 Assessment of proposals

The application seeks planning permission for a series of works which would allow for the reconfiguration of the existing property as well as the addition of 1no residential unit at roof level.

The host site is a terraced dwelling located at No.18 Dingwall Gardens. It is noted that the premise does not benefit from extensive planning history.

Principle of Development

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 is compatible with the established character of an area that is defined by the type and size of dwellings, 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.

Policy DM01, of the Development Management Policies, states that the conversion of dwelling flats in roads characterised by houses will not normally be appropriate. This is because the loss of single family dwellings would change the character of the area.

The supporting text to Policy DM01 sets out the rationale behind this, which results in part from the characterisation study undertaken as part of the production of the Local Plan. This sets out the character of different parts of the borough and how this character changes and evolves overtime. The supporting text stated that protecting the character helps to maintain Barnet's heritage, and that development proposals, which are out of keeping with the character of an area will be refused. In particular, DM01(h) states that: "Conversion of dwellings into flats in roads characterised by houses will not normally be acceptable".

Preamble 2.8.1 to Policy DM01 further states that conversions of existing dwelling 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 area by

changing external appearances 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.

It is important to note that the host property at No.18 Dingwall Gardens benefits from a Certificate of Lawfulness (16/1355/191) for the retention of conversion of a single dwelling house into 2no self-contained flats (use Class C3). The use of flats at the host property has therefore already been established and the proposal would not result in a material loss of a family dwelling, as per policy DM01.

The submitted Planning Statement and accompanying plans, suggest that the property is currently subdivided in a 1 Bed 2 Person flat at ground floor and 2 Bed 4 Person flat at first floor. The total potential number of occupants is currently 6. The proposed external works and internal alterations would result in a reconfiguration of the ground floor and first floor flats and would result in a 2 Bed 3 Person flat at ground floor and a 1 Bed 2 Person flat at first floor. The proposed loft conversion would allow for the additional 1 Bed 1 Person self-contained unit. As per above, the proposal would support a maximum of 6 people to be living at 18 Dingwall Gardens. It is therefore considered that the proposal would not increase the number of occupiers and would not materially increase activity, car movements, parking stress, rubbish, and deliveries; to the extent of causing considerable harm to the character of the area.

With regards to the intensification to 3 flats rather than 2 flats, it is noted that similar properties, located at No.4 Forres Gardens, No.2 Alyth Gardens, and No.4 Clifton Gardens appear to have been converted into 3no self-contained units. Whilst it is however noted that majority of the existing conversions allow for 2 self contained units, it is considered, due to the examples above, that properties within the local vicinity may support an additional unit.

Furthermore, the proposed external works would primarily be located towards the rear of the property and therefore not visible from the local street scene. This further emphasises the moderate impact that the proposal would have on the existing character and appearance of the host property as well as the local street scene.

It is noted that in 2009 an appeal was dismissed against the conversion of a property from 2 to 3 flats at nearby 19 Forres Gardens on the grounds that the proposals would cause harmful noise and disturbance to neighbouring occupiers. This appeal decision has been taken into consideration. However officers do not consider that the harm is so significant in this case to warrant refusal, taking into account there has been a change in policy regime since.

It is due to the reasons above that the current proposal is considered, on balance, to be an acceptable addition to the area. The proposed creation of a new self-contained unit will not increase the already existing density and therefore the application is considered acceptable in-principle.

Impact on Character and Amenity of Neighbouring Residents

As stated, the host property is a two storey terraced dwelling. Whilst a number of extensions have been proposed, these are mainly going to be located towards the rear of the property and therefore not visible from the local street scene. It is noted that the ground floor extension has been amended following concerns raised by planning officers.

It is noted that the property benefits from a single storey rear projection. The outrigger currently projects centrally and approximately extends 3.47 metres in depth from the existing rear wall. With the benefit of site visit it is noted that single storey projection appears be a recurring feature amongst a considerable number of properties along Dingwall Gardens. Following discussions with the applicants, it is noted that the single storey projection also includes a smaller addition of approximately 1.4 metres in depth from what is thought to be the original rear wall. This addition sits along the boundary with No.16 Dingwall Gardens. Historic maps have confirmed the additions to the original property.

Paragraph 14.21 of the Council's Residential Design Guidance (SPD) states that single storey rear extensions on terraced properties should generally not exceed 3 metres in depth from the original rear wall. It is therefore acknowledged that, in this instance, the proposal would not fully comply.

The extension will project a maximum of 3.5 metres along the boundary with the neighbouring property at No.16 Dingwall Gardens. Notwithstanding this, the neighbouring property benefits from an existing single storey rear extension. It is noted that the neighbouring extension does not sit directly along the boundary. There are no windows between the neighbouring extension and the proposed extension at No.18. The extension will therefore not cause a harmful impact. It is also noted that the extension has been reduced in depth and will not project past the neighbouring extension. It is therefore considered that the single storey element will not impact on the original character of the host property and the neighbouring visual and residential amenities in terms of loss of light, outlook, and privacy.

On the other hand, the extension will project 3 metres past the original rear wall and sit along the boundary with No.20 Dingwall Gardens. The extension would further benefit from a bay feature which would extend a further 0.7 metres past the proposed extension. This would have negligible impact above the main extension.

The neighbouring premise does not benefit from a rear extension however, it does benefit from an existing single storey rear projection located centrally within the rear elevation. In contrast to No.16, the property at No.20 benefits from a bay window on the side elevation closest to the boundary with No.18 Dingwall Garden. As per the above guidance, 3 metres are considered acceptable for single storey rear extension on terraced properties. Whilst the extension complies, for the most part, with the above guidance, the proposed bay feature would increase the overall depth further to 3.7 metres.

Following a site visit at No.18 Dingwall Gardens, it is noted that the property benefits from an existing boundary wall with the neighbouring premise at No.20. According to the submitted plans, the wall measures approximately 1.6/1.7 metres in height and benefits from an associated trellis. The submitted plans suggest that mainly the proposed window to the bay feature would be visible as the retaining wall would sit below the existing boundary wall. Furthermore, the bay feature will sit at angle from the boundary and be further set back. As such, it is not considered that the proposed extension will harmfully impact the neighbouring property by reducing outlook and sunlight reaching the existing window.

A similar extension, measuring 3 metres in depth has been identified at No.10 Dingwall Gardens (F/01395/14). It is noted that the neighbouring property at No.12 benefits from a

central two storey projection. Furthermore, a bay window sits between the two storey projection to No.12 Dingwall Gardens and the extension at No.10 Dingwall Gardens.

The proposed extension to the rear has been amended following concerns raised by planning officers. The amended plans have reduced the overall depth of the extension, and, on balance, it is considered that harmful impacts have been mitigated. A number of single storey rear extensions have been identified amongst properties on Dingwall Gardens. It is therefore considered that the proposed extension at ground floor is in keeping with the character of the area and the established pattern of development.

It is therefore considered that the extension would not adversely impact on the character of the property, the local street scene, and the neighbouring visual and residential amenity.

The proposal further seeks planning permission for a loft conversion involving 1no rear dormer. The dormer would allow for an additional self-contained unit. The proposed dormer will measure 5.32metres in width, 2.55 metres in height, and approximately 3.4 metres in depth.

The Council's Residential Design Guidance states dormer extensions must appear as subordinate features towards the original dwelling and should generally not exceed half the width or half the depth of the original roof slope. In this instance, it is acknowledged that the proposed dormer will exceed half the width and half the depth of the original roof slope.

Notwithstanding the above, it is noted that a number of properties along Dingwall Gardens benefit from large dormer windows to the rear. This has been identified at No.16; 20; and 22 Dingwall Gardens. Furthermore, the neighbouring properties at No.4; 8; and 10 Dingwall Gardens also benefit from larger dormer extensions measuring approximately the full width of the original roof slope.

It is therefore considered that such extensions appear to form a predominant feature along Dingwall Gardens. The proposal is considered in keeping with the established character of the area and is not considered to harmfully impact on the original character of the property or the local street scene.

Impact on Future Occupiers

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

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 (2016). The SPD standards for bedroom require double bedrooms to provide a minimum floor area of 11.5sq.m and single bedrooms a minimum floor area of 7.5sq.m.

The Sustainable Design and Construction SPD also confirms that habitable floor space in rooms with sloping ceilings is defined as that with 1.5 m or more of ceiling height. A minimum ceiling height of 2.3 metres for at least 75% of the gross internal area is strongly encouraged so that new housing is of adequate quality, especially in terms of light, ventilation and sense of space. This is strongly encouraged for habitable spaces within proposed lofts. Furthermore, new flats are expected to provide suitable outlook and light to all habitable rooms whilst not compromising the amenities of neighbouring occupiers.

Floor Area:

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

- 2 bedroom, 3 person, 1 storey - 61sq.m (Flat 1)
- 1 bedroom, 2 person, 1 storey - 50sq.m (Flat 2)
- 1 bedroom, 1 person, 1 storey - 39sq.m (Studio Flat)

Flat 1, at ground floor, is considered to comply with the above standards as it will benefit from 66.43sq.m (GIA). The proposed single and double bedrooms will each meet the relevant space standard. It is further considered that the habitable space within Flat 1 will benefit from adequate outlook.

Flat 2 at first floor, is also considered to comply with the above standards as it will benefit from 50sq.m (GIA). The flat has been internally reconfigured and reduced from a 2 Bed 4 Person flat to a 1 Bed 2 Person flat. The proposed double bedroom will measure 14.5sq.m and therefore comply with the above housing standards. It is considered that the proposed unit at first floor will benefit from acceptable outlook to all habitable spaces and would result in adequate self-contained unit.

Flat 3 would be located at roof level as a 1 Bed 1 Person flat with a shower room and is therefore required to meet 37sq.m (GIA). The proposed flat will measure 38.35sq.m. As per above, national standards suggests that a minimum height of 2.3 metres should be provided for a least 75% of the gross internal space in order to provide for adequate quality. In this instance, 30sq.m or 79% of the loft space will benefit from a ceiling height of at least 2.3 metres in height. It is therefore considered that the proposed loft unit will comply with the relevant housing standards.

Policy DM02 states that development will be expected to demonstrate compliance with the minimum amenity standards as set out in the London Plan. Section 2.3 of the Sustainable Design and Construction SPD (2016) states that for flats there should be a minimum of 5sq.m of outdoor amenity space per habitable room.

In this instance Flat 1 at ground floor will benefit from 42.46sq.m of outdoor amenity space.

Preamble 3.7.1 of the Development Management Policies, states that when minimum standards are not met exceptions may be made if the proposals are located within regeneration areas or in core town centre where other amenity benefits are secured. It is noted that Flat 2 at first floor, and Flat 3 at roof level, will not benefit from outdoor amenity space. This is an existing position for Flat 2. Notwithstanding this, the property is located within close proximity to Golders Green Town Centre and Golders Green Underground Station therefore providing adequate outdoor activity. It is also noted that the host site is at close proximity with the Hampstead Heath Extension. This is further considered to mitigate the lack of outdoor space at 18 Dingwall Gardens.

The proposed reconfiguration of the existing flats, as well as the additional extensions, are considered to allow for more adequate living units which will benefit from acceptable habitable spaces, light, and outlook. On this basis, it is considered that the proposal would comply with Policies DM01 and DM02 of the Development Management Policies (2012).

Noise

A Noise Assessment Report has been submitted for the application. The assessment has been undertaken to identify key noise sources in the vicinity of the site which may have the potential to impact upon the proposed residential development, as well as the impact of any proposed noise sources that may exist within the proposed residential development.

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 the vertical relationship between the proposed units. The applicant should achieve the required sound insulation levels; this will be enforced by an appropriate condition attached to the decision. The proposed internal stacking is considered appropriate and acceptable, helping to ensure a minimum of noise disturbance between the units.

It is acknowledged that external noise cannot easily be measured and therefore little weight is given to the provision of the report in terms of external noise and disturbance. Conditions are attached regarding provision of internal sound insulation.

It is considered that on balance any additional noise and disturbance, including that from external sources such as comings and goings; is not so harmful as to warrant refusal of this planning application.

Highways

It is noted that the application has been in consultation with the Council's Highways Department and the application has been considered approvable subject to conditions relating to cycle parking spaces and the provision of a Demolition and Construction Management Plan. The latter will ensure that the proposed development does not prejudice the amenities of occupiers of adjoining residential properties and in the interest of highway and pedestrian safety.

Officers have identified that the current parking provision for the existing property would be between 1-2.5 parking spaces in accordance with Policy DM17 of the development Management Policies. Due to the additional flat, highways officers consider that the proposed development would require a parking provision of between 1 -3.5 parking spaces to comply with Policy DM17. The property does not benefit from off-street parking and therefore, a shortfall of 1 parking space would occur.

Notwithstanding this, it is not considered that the proposal would materially impact highway grounds. The site is located within a PTAL rating of 3 (average). Nevertheless, the site is within close to Golders Green underground station and Golders Green Town Centre. The site also sits within an All Day Control Parking Zone (CPZ) which operates from Monday to Friday between 9.30am and 6 pm and Saturday between 2 pm and 6 pm.

Highways officers have identified that there are on-street parking spaces available on roads in the vicinity of the development which could accommodate the potential overspill created by the development.

On balance, the proposal has been identified acceptable on highway grounds and is considered unlikely to have additional detrimental impact on public highway and parking stress.

5.4 Response to Public Consultation

It is noted that a considerable number of comments have addressed concerns regarding the proposed application. Concerns have been raised regarding the impact on character and appearance on the host property and the local area. It is noted that the proposed extensions will be undertaken to the rear of the property and therefore will not be visible from the street scene.

As per the assessment above, a number of concerns related to the impact on character and neighbouring amenity from the proposed single storey rear extension.

Notwithstanding the comments, the proposed element to the rear has been amended following concerns raised by planning officers. The extension has been reduced in depth along the boundary with the neighbouring property at No.16 Dingwall Gardens and will not project past the neighbouring rear wall. On the other hand, the extension will project a moderate 3 metres along the boundary with No.20 Dingwall Gardens. The extension would extend further in depth due to the proposed bay window, notwithstanding this, the additional depth is not considered to materially impact on the neighbouring property. It is noted that the Council's Residential Design Guidance states that single storey rear extension on terraced properties should generally extend 3 metres in depth.

Further comments identified the proximity of the property to the Hoop Lane Cemetery and addressed the need to undertake soil tests for mercury, arsenic, and further toxic chemicals. It is noted that such tests would not be required for type of extension and conversion proposed in this instance. A single storey rear extension could be implemented under permitted development legislation and would not require such tests. Furthermore, the Council's Environmental Health department was consulted throughout the application. No comments have been made with regards to the toxicity of the land at 18 Dingwall Gardens or the surrounding area. Given the limited extent of works, it is not considered that a contaminated land study would be necessary.

Comments have addressed the concerns relating to an additional flat and the potential of negatively increasing density at No.18 Dingwall Gardens. This has been assessed in the report above. It is currently considered that the layout of the proposal will not increase the existing density to a harmful extent. Furthermore, the additional unit, as well as the reconfiguration of the existing units, will comply with the London Plan in terms of housing standards. As such, it is not considered that an additional self-contained unit will materially impact on an already established converted dwelling house, to the detriment of the local character and neighbouring amenity.

Finally, comments have been raised regarding the impact on appearance due to the increased number of recycling bins proposed. It is noted that the property already benefits from 3no bins and 2no bins are being proposed additionally. The property benefits from an existing hedge to the front elevation. The submitted plans suggest that the additional two bins would be partly screened by the existing hedge which would help ensure it does not harm the streetscene.

6. Equality and Diversity Issues

The proposal does not conflict with either Barnet Council's Equalities Policy or the commitments set in the Equality Scheme and supports the Council in meeting its statutory equality responsibilities.

7. Conclusion

Having taken all material considerations into account, it is considered that subject to compliance with the attached conditions, the proposed development would have an acceptable impact on the character and appearance of the application site, the street scene and the locality. The development is not considered to have an adverse impact on the amenities of neighbouring occupiers. This application is therefore recommended for approval.

