

Location **Woodlands Pine Grove London N20 8LB**

Reference: **17/5923/HSE** Received: 15th September 2017
Accepted: 20th October 2017

Ward: Totteridge Expiry 15th December 2017

Applicant: Mr Damian Maguire

Proposal: Alteration and extension to roof including replacement of existing front and rear dormer windows and insertion of an additional dormer window to rear and raising the ridge height of existing side roof projection. Alterations to the existing windows and doors including replacement of existing ground floor rear bay window. Creation of a new basement level. Alterations to existing terrace including new canopy and creation of a raised patio

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; all dated 04/01/2017:

Existing Plans:

010 Rev P3, 011 Rev P3, 012 Rev P3, 013 Rev P2,

Demolition Plans:

053/B Rev P1, 054/B Rev P1, 055/B Rev P1, 056/B Rev P1,

Proposed Plans:

100-1/B Rev P3, 100/B Rev P4, 101/B Rev P4, 102/B Rev P3, 103/B Rev P3, 110/B, 200/B Rev P2, 201/B Rev P2, 202/B Rev P1, 300/B Rev P1

Basement Construction Method Statement, Arboricultural Survey, Supplementary Letter Dated 16.11.2017 and email from Damian Maguire dated 30.11.17.

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 a) No development other than demolition works shall take place until details of the materials to be used for the external surfaces of the building(s) and hard surfaced areas hereby approved have been submitted to and approved in writing by the Local Planning Authority.

b) The development shall thereafter be implemented in accordance with the materials as approved under this condition.

Reason: To safeguard the character and visual amenities of the site and wider area and to ensure that the building is constructed in accordance with Policies CS NPPF and CS1 of the Local Plan Core Strategy (adopted September 2012), Policy DM01 of the Development Management Policies DPD (adopted September 2012) and Policies 1.1, 7.4, 7.5 and 7.6 of the London Plan 2016.

- 4 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).

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

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

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

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

- 6 The level of noise emitted from the basement plant hereby approved shall be at least 5dB(A) below the background level, as measured from any point 1 metre outside the window of any room of a neighbouring residential property.

If the noise emitted has a distinguishable, discrete continuous note (whine, hiss, screech, hum) and/or distinct impulse (bangs, clicks, clatters, thumps), then it shall be at least 10dB(A) below the background level, as measured from any point 1 metre outside the window of any room of a neighbouring residential property.

Reason: To ensure that the proposed development does not prejudice the amenities of occupiers of neighbouring properties in accordance with Policies DM04 of the Development Management Policies DPD (adopted September 2012) and 7.15 of the London Plan 2015.

- 7 a) No development other than demolition works shall commence on site in connection with the development hereby approved until a report has been carried out by a competent acoustic consultant that assesses the likely noise impacts from the development of the ventilation/extraction plant, and mitigation measures for the development to reduce these noise impacts to acceptable levels, and has been submitted to and approved in writing by the Local Planning Authority.

The report shall include all calculations and baseline data, and be set out so that the Local Planning Authority can fully audit the report and critically analyse the content and recommendations.

b) The measures approved under this condition shall be implemented in their entirety prior to the commencement of the use/first occupation of the development and retained as such thereafter.

Reason: To ensure that the proposed development does not prejudice the amenities of occupiers of neighbouring properties in accordance with Policy DM04 of the Development Management Policies DPD (adopted September 2012), the Sustainable Design and Construction SPD (adopted April 2013) and Policy 7.15 of the London Plan 2015.

- 8 The excavation and construction works for the development hereby permitted shall be completed only in accordance with details submitted in the; Arboricultural Survey, supplementary letter dated 16/11/2017, Basement Construction Method Statement and Drawing No. 110/A

Reason: To safeguard the health of existing trees which represent an important amenity feature in accordance with Policy DM01 of the Development Management Policies DPD (adopted September 2012), Policies CS5 and CS7 of the Local Plan Core Strategy DPD (adopted September 2012) and Policy 7.21 of the London Plan 2016.

- 9 Provisions shall be made within the site to ensure that all vehicles associated with the construction of the development hereby approved are properly washed and cleaned to prevent the passage of mud and dirt onto the adjoining highway.

Reason: To ensure that the development does not cause danger and inconvenience to users of the adjoining pavement and highway.

- 10 Prior to the commencement of any demolition and/or construction works, the tree protection measures detailed in the Arboricultural Consultants Report for Woodlands, 1 Pine Grove N20 8LB, reference no. 1142.1, dated October 2017, must be installed and maintained throughout the proposed works on site.

Reason: To safeguard the protection trees subject to TPOs in close proximity to the subject site 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).

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 and the Applicant engaged with this prior to the submissions of this application. 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 submitted Construction Method Statement shall include as a minimum details of:
- o Site hoarding
 - o Wheel washing
 - o Dust suppression methods and kit to be used
 - o Site plan identifying location of site entrance, exit, wheel washing, hoarding, dust suppression, location of water supplies and location of nearest neighbouring receptors. Explain reasoning if not applicable.
 - o Confirmation whether a mobile crusher will be used on site and if so, a copy of the permit and indented dates of operation.
 - o Confirmation that an asbestos survey has been carried out.
 - o Confirmation of the following: log book on site for complaints, work in accordance with British Standards BS 5228-1:2009+A1:2014 and best practicable means are employed; clear contact details on hoarding. Standard construction site hours are 8am-6pm Monday - Friday, 8am-1pm Saturday and not at all on Sundays and Bank Holidays. Bonfires are not permitted on site.

o Detailed vibration monitoring during any demolition or piling with a full methodology submitted to the LA for approval prior to any works commencing in accordance with condition 5.

- 3 The applicant is advised to engage a qualified acoustic consultant to advise on the scheme, including the specifications of any materials, construction, fittings and equipment necessary to achieve satisfactory internal noise levels in this location.

In addition to the noise control measures and details, the scheme needs to clearly set out the target noise levels for the habitable rooms, including for bedrooms at night, and the levels that the sound insulation scheme would achieve.

The Council's Sustainable Design and Construction Supplementary Planning Document requires that dwellings are designed and built to insulate against external noise so that the internal noise level in rooms does not exceed 30dB(A) expressed as an Leq between the hours of 11.00pm and 7.00am, nor 30dB(A) expressed as an Leq between the hours of 7.00am and 11.00pm (Guidelines for Community Noise, WHO). This needs to be considered in the context of room ventilation requirements.

The details of acoustic consultants can be obtained from the following contacts: a) Institute of Acoustics and b) Association of Noise Consultants.

The assessment and report on the noise impacts of a development should use methods of measurement, calculation, prediction and assessment of noise levels and impacts that comply with the following standards, where appropriate:

- 1) BS 7445(2003) Pt 1, BS7445 (1991) Pts 2 & 3 - Description and measurement of environmental noise;
- 2) BS 4142:2014 - Method for rating industrial noise affecting mixed residential and industrial areas;
- 3) BS 8223: 2014 - Guidance on sound insulation and noise reduction for buildings: code of practice;
- 4) Department of Transport: Calculation of road traffic noise (1988);
- 5) Department of Transport: Calculation of railway noise (1995);
- 6) National Planning Policy Framework (2012)/ National Planning Policy Guidance (2014).

Please note that in addition to the above, consultants should refer to the most relevant and up to date guidance and codes of practice if not already listed in the above list.

- 4 Consent from Barnet Council's Highways Department should be sought with regards to the on-street parking location for wait and load lorries in accommodating the excavation of spoil for the proposed basement level extension.

Officer's Assessment

Woodlands, Pine Grove. Reference No. 17/5923/HSE

1. Site Description and Background

The application site contains a semi-detached dwellinghouse, located on the eastern side of Pine Grove. The subject site has a history of development, most notably where the original building was subdivided to create the two dwellinghouses of Northfields and Woodlands. The building that now stands at Woodlands has been significantly altered and it is thought that only the central portions of building between the two front chimneys on the two dwellings is the remaining heritage fabric.

The site is located within the Totteridge Conservation Area (designated as Article 2(3) land in The Town and Country Planning (General Permitted Development)(England) Order 2015 as amended) and therefore the property does not benefit from permitted development rights. The site is not within an area of archaeological interest.

There are several trees in and around the site that are subject to Tree Preservation Orders (TPO), most notably the cluster of Pine trees that line Pine Grove, adjoining the entrance to the subject site.

2. Site History

Reference: 17/6963/HSE

Address: Woodlands, Pine Grove, London, N20 8LB

Decision: Pending Consideration

Decision Date: No Decision Made.

Description: Extension to roof to facilitate a second floor side/rear extension including replacement of existing front and rear dormers with insertion of 1no additional dormer to rear elevation and removal of 1no existing dormer to front elevation and 1no roof light to rear elevation. Raising the ridge height of existing side roof projection. First floor side/rear extension. Alterations and replacement of existing windows and doors including replacement of existing ground floor rear bay window and insertion of 1no additional chimney to side elevation. Excavation and creation of basement level with alterations to the existing rear terrace including a new canopy and creation of a raised patio.

Reference: 17/5296/HSE

Decision: Approved subject to conditions

Decision Date: 13 December 2017

Description: New basement extension under the existing footprint of the property

Reference: 15/06661/HSE

Decision: Approved subject to conditions

Decision Date: 23 December 2015

Description: Partial demolition and reconstruction of existing building to form a single detached dwelling. Conversion of habitable space into garage. Alterations to front entrance. Alterations to front and rear fenestration

Reference: 15/05339/HSE

Decision: Withdrawn

Decision Date: 21 October 2015

Description: Demotion and reconstruction of the side extension on the south elevation to form a detached house with a new access door to the rear, new garage to the ground floor front elevation, minor alterations to the front entrance and associated changes to fenestration to the front and rear elevations.

Reference: B/01663/10

Address: Woodlands, Pine Grove, London, N20 8LB

Decision: Approved subject to conditions

Decision Date: 21 June 2010

Description: Partial demolition, alteration, extension and partial reconstruction of existing dwelling house., , CONSERVATION AREA CONSENT

Reference: B/01614/10

Address: Woodlands, Pine Grove, London, N20 8LB

Decision: Approved subject to conditions

Decision Date: 21 June 2010

Description: Partial demolition, alteration, extension and partial reconstruction of existing dwelling house.

Reference: B/02057/09

Address: Woodlands, Pine Grove, London, N20 8LB

Decision: Refused

Decision Date: 4 August 2009

Description: Demolition of existing semi-detached house and erection of a new detached single family dwelling., Conservation Area Consent

Reference: B/02055/09

Address: Woodlands, Pine Grove, London, N20 8LB

Decision: Refused

Decision Date: 4 August 2009

Description: Demolition of existing semi-detached house and erection of a new detached two storey single family dwelling plus basement and rooms in roof space.

Reference: B/02521/08

Address: Woodlands, Pine Grove, London, N20 8LB

Decision: Refused

Decision Date: 10 September 2008

Description: Demolition of existing dwelling and erection of new single dwelling with rooms in roof space and basement.

Reference: N02012K/00

Address: Woodlands, Pine Grove, London, N20 8LB

Decision: Approved subject to conditions

Decision Date: 17 April 2000

Description: Erection of pitched roof with dormer windows to front and rear with second floor accommodation within roof space, front porch and elevational changes

3. Proposal

Since lodging the application for planning permission, the applicant has altered the proposal to remove the proposed increase in roof height.

The proposal seeks to undertake the following works to the dwellinghouse on the subject site:

- Undertake the excavation and construction of a new basement level, as per planning reference no. 17/5269/HSE. The basement will occupy the same footprint as the existing dwelling, and will not alter the external appearance of the building. This component of the proposal was considered by the Council Committee on 23 November 2017, and approved subject to conditions.

As this component of the application has already been considered by the Committee, this report will focus on assessing the remaining components of the application and will rely on the original planning assessment and decision of 17/5269/HSE for matters relating to the basement extension.

Front Alterations

- Alteration of the existing front dormers, reducing these in height from 1.6 metres to 1.4 metres to improve the positioning of the dormer on the roof slope and the proportion of glazing within the dormers. The level of glazing will remain approximately 0.5m² within each front dormer.
- Alteration to the lower roof line above the existing garage to create one continuous roof slope
- Alteration to the front porch; reduction in width from 3.6 metres to 2.5 metres
- Replacement of the existing garage on the front elevation with a new garage door and a hinged pedestrian door to adjoin this; the total width of the garage and pedestrian access will increase from approximately 3 metres up to 3.7 metres.

Rear Alterations

- The raised roof height of the north eastern corner of the existing building, to have a height that is flush with the existing maximum ridgeline, being a height of 9.3 metres to join up with the existing crown roof. This will not result in any additional floor space.
- Creation of raised terrace to the central/rear of the property, measuring 50m² and being 0.5 metres above ground level; this will have a canopy extending over 21m² of the raised terrace; this will have no walls.

and will include an external kitchen space.

- Creation of a patio in the southern corner of the rear elevation located at ground level; this will an area of approximately 20m², including 4.5m² used for access steps down from the ground floor of the building onto the patio. This will directly adjoin the southern boundary shared with Northfields, and will extend out 5 metres along the boundary.
- Alteration to the rear dormers, removing the gable pitched roofs over the dormers to match the dimensions and positioning of the front dormers, and replacement of existing roof light with a third dormer to match; the dimensions of these dormers being 1.4 metres in height, 1.08 metres in width and protruding a maximum of 1.5 metres out from the roof slope. Similarly to the front dormers, these will be set down 0.5 metres from the maximum ridge line.

Alterations to fenestration

- Lowering of the existing slit window above the garage to be flush with the top of the proposed pedestrian door adjoining the garage door.
- Replacement of the existing curved, bay window on the single storey rear portion of the north-eastern corner of the building, with a squared off bay window that will project approximately 1 metre out from the edge of the building.
- Replacement of the existing window on the southern corner of the rear elevation with glazed double doors that will provide access out onto the raised patio.
- Replacement of large window on northern ground floor elevation with two slit windows
- Replacement of the existing window above the garage with a window to match the existing window above the porch.

4. Public Consultation

Consultation letters were sent to 5 neighbouring properties.

7 responses have been received, comprising 6 letters of objection and 1 letter of comment.

The objections received can be summarised as follows:

- The overbearing height and increased bulk will have a detrimental impact on both the use and enjoyment of neighbouring properties
- The extensions will sit above neighbouring properties and impact on the privacy of these
- Extensive noise throughout construction
- The existing scale of the dwelling on the subject site already dominates neighbouring dwellings.
- The Basement Construction Method Statement makes no reference of infiltration and attenuation Sustainable Urban Drainage Systems (SUDS).
- The Basement Construction Method Statement fails to provide sufficient detail on how noise will be monitored to achieve acceptable noise levels.
- The Basement Construction Method Statement fails to provide sufficient detail on how construction of the basement extension will be monitored to avoid structural damage to neighbouring properties.
- Concern over the building and neighbouring buildings being designed to support a basement level extension without causing significant structural damage.
- No consideration has been given on the impact on the adjoining property at Northfield in respect of the proposed roof and garage alteration.

The representations received can be summarised as follows:

- The Totteridge Residents Association have commented that the applicant should submit a Basement Impact Assessment Report to accurately assess the hydrogeological and geotechnical impact of this proposed basement extension on the neighbouring properties.

The applicant has provided a Basement Construction Method Statement, which was also submitted as part of the approved application for the basement.

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.

Draft London Plan 2017

Whilst capable of being a material consideration, at this early stage very limited weight should be attached to the Draft London Plan. Although this weight will increase as the Draft London Plan progresses to examination stage and beyond, applications should continue to be determined in accordance with the 2016 London Plan.

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, DM06.

The Council's approach to additions and alterations 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. Furthermore, policy DM01 notes that trees should be safeguarded and any development should adequately protect existing trees and their root systems.

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.

Policy DM06 relates to conservation and states that development proposals must preserve or enhance the character and appearance of the Conservation Areas within Barnet.

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 an extension 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.

Totteridge Conservation Area Character Appraisal Statement

5.2 Main issues for consideration

The main issues for consideration in this case are:

- Whether harm would be caused to the living conditions of neighbouring residents.
- Whether harm would be caused to the character and appearance of the existing building, the street scene and the wider locality, including the Totteridge Conservation Area;
- Whether harm would be caused to protected trees

5.3 Assessment of proposals

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.

Residential Amenity

Policy DM01 of the Development Management Policies (Adopted) 2012 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.

The proposed roof extension on the north-eastern corner of the building is set within the existing building footprint and will be viewed against the remainder of the building. The increased portion of roofing will be screened from Northfield to the south and properties to the west by the existing building. The property to the north, being Long Ridge, is located at a noticeably lower level to the ground floor of the subject site, and the dwelling and primary amenity spaces are removed from the subject building; located to the north-east and separated by approximately 13 metres at the closest point. The separation of this property and the difference in levels is considered to mitigate any potential harm that could result on the amenity of this property as a result of this proposal.

The raised terrace is located centrally within the site, set in 4.5 metres from the southern boundary and 13.5 metres from the northern boundary. Although the patio is proposed to be 0.5 metres above ground level, the central location of the patio in respect of the neighbouring properties is considered to mitigate any potential overlooking and loss of privacy experienced by neighbouring properties. As the canopy will not have walls, this is not considered to result in additional bulk and dominance on the neighbouring properties as it is visually permeable. The proposed patio shown outside the proposed playroom will be located at ground level and not raised in anyway; this will therefore not afford any greater level of overlooking into neighbouring properties than the existing situation.

Impact on Character and Street Scene and Totteridge Conservation Area

The Council's SPD 'Residential Design Guidance' states that extensions should normally be subordinate to the original house, respect the original building and should not be overly dominant.

The proposed alterations to fenestration around the host building and the alterations to the roof height of the north-eastern first floor component of the building, and above the garage are not considered to detract from the character of the host building, nor result in an overbearing development within the street scape context.

The reconstruction and revision of the front and rear dormers are considered to improve the appearance of the existing building in the way the dormers sit within the slope of the

roof. These improvements therefore, will not detract from the character of the building or the way it relates to the surrounding conservation area and neighbouring buildings.

The canopy structure will have no walls and be visually permeable. As such, this is not considered to detract from the character of the host building or the adjoining building at Northfields through the introduction of excessive building bulk.

The council's conservation and heritage officer was consulted with regards to this proposal, and given the removal of the faux roof and the ground-first floor glazing on the rear elevation, there are no remaining objections with regards to the impact of this proposal on the conservation area.

Protected Trees

The council's arborist was contacted with regard to the impact of the development on protected trees in and around the site. Following amendments to the applicants basement excavation method, they were satisfied that the proposed development would not harm the health of any trees subject to TPOs. Most notably, the applicant has confirmed that no heavy vehicles associated with construction of this proposal (including the basement construction) will be entering the curtilage of the site, and rather any spoil from construction will be taken off site via a conveyor system into the highway environment and construction vehicles will be parked on the road. This method is supported by proposed plan 110/B of which has been included in the recommended conditions for approval.

Additionally, it is noted that given the alterations to the building will not increase the footprint of the building, the arborist raised no concerns of the impact of the proposal on the protected trees at the side and rear of the property.

5.4 Response to Public Consultation

- Matters relating to the basement development have been addressed through the planning assessment under 17/5269/HSE and heard by the Council Committee. It is not considered necessary to readdress these matters.
- It is considered that the matters raised regarding the impact of the proposal on the privacy of neighbouring properties and the scale of the existing dwelling being dominant with the proposal increasing this, have been addressed in the above planning appraisal.
- Extensive noise throughout construction- this is not a material planning consideration.
- Regard has not be given to the impact of the garage and roof alterations on the property at Northfields. The proposal has been amended so that the roof height along the front elevation is no longer being increased. Additionally, the proposed alteration to the roof above the garage and the increased garage size are not considered to impact on the integrity or appearance of the building at Northfields as these are minor in scale.

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.



EXISTING LOCATION PLAN