

Location **89 And 91 Highfield Avenue London NW11 9TU**

Reference: **18/0034/FUL** Received: 2nd January 2018
Accepted: 11th January 2018

Ward: Golders Green Expiry 8th March 2018

Applicant: Mr .

Proposal: Conversion of No. 89 into 3no self contained flats with associated parking. Single storey rear extensions to both properties, first floor rear extension to no. 89

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:

(MAY)A-03 (Combined Existing Plans and Elevations), (DEC)A-00 (Location Plan), (DEC) A-05 (Combined Proposed Plans and Elevations), (DEC)A-07 Rev A(Existing and Proposed Site Plan), A-10 (Refuse Area Detail, Elevations and Plan), Design and Access Statement prepared by Mario Minchella Architects dated December 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 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).

- 6 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).

- 7 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 London Plan (2015).

- 8 Before the building hereby permitted is first occupied the proposed window(s) in the north elevation facing No 87 Highfield Avenue shall be glazed with obscure glass only and shall be permanently retained as such thereafter and shall be permanently fixed shut with only a fanlight opening.

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) and the Residential Design Guidance SPD (adopted April 2013).

- 9 The property shall be used as self-contained units as shown in the hereby approved drawings under Class C3(a) and no other purpose (including any other purpose in Class C3 or C4 of the Schedule to the Town and Country Planning (Use Classes) Order 1987, or in any provision equivalent to that Class in any statutory instrument revoking and re-enacting that Order, with or without modification).

Reason: To enable the Local Planning Authority to exercise control of the type of use within the category in order to safeguard the amenities of the area.

- 10 Before the development hereby permitted is first occupied or the use first commences the parking spaces/garages shown on Drawing No. (DEC) A-07; shall be provided and shall not be used for any purpose other than the parking of vehicles in connection with the approved development.

Reason: To ensure that parking is provided in accordance with the council's standards in the interests of pedestrian and highway safety, the free flow of traffic and in order to protect the amenities of the area in accordance with Policy DM17 of the Development Management Policies DPD (adopted September 2012) and Policies 6.1, 6.2 and 6.3 of the London Plan 2015.

- 11 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).

- 12 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 Polices document (2012), Policies 5.2 and 5.3 of the London Plan (2015) and the 2016 Mayors Housing SPG.

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. The LPA has negotiated with the applicant/agent where necessary during the application process to ensure that the proposed development is in accordance with the Development Plan.

2 The Community Infrastructure Levy (CIL) applies to all 'chargeable development'.

This is defined as development of one or more additional units, and / or an increase to existing floor space of more than 100 sq m. Details of how the calculations work are provided in guidance documents on the Planning Portal at www.planningportal.gov.uk/cil.

The Mayor of London adopted a CIL charge on 1st April 2012 setting a rate of £35 per sq m on all forms of development in Barnet except for education and health developments which are exempt from this charge.

The London Borough of Barnet adopted a CIL charge on 1st May 2013 setting a rate of £135 per sq m on residential and retail development in its area of authority.

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

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

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

The CIL becomes payable upon commencement of development. You are required to submit a 'Notice of Commencement' to the Council's CIL Team prior to commencing on site, and failure to provide such information at the due date will incur both surcharges and penalty interest. There are various other charges and surcharges that may apply if you fail to meet other statutory requirements relating to

CIL, such requirements will all be set out in the Liability Notice you will receive. You may wish to seek professional planning advice to ensure that you comply fully with the requirements of CIL Regulations.

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

Relief or Exemption from CIL:

If social housing or charitable relief applies to your development or your development falls within one of the following categories then this may reduce the final amount you are required to pay; such relief must be applied for prior to commencement of

development using the 'Claiming Exemption or Relief' form available from the Planning Portal website: www.planningportal.gov.uk/cil.

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

1. Charity: If you are a charity, intend to use the development for social housing or feel that there are exception circumstances affecting your development, you may be eligible for a reduction (partial or entire) in this CIL Liability. Please see the documentation published by the Department for Communities and Local Government at

https://www.gov.uk/government/uploads/system/uploads/attachment_data/file/6314/19021101.pdf

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

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

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

- 3 The applicant is advised that any development or conversion which necessitates the removal, changing, or creation of an address or addresses must be officially registered by the Council through the formal 'Street Naming and Numbering' process.

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

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

Further details and the application form can be downloaded from: <http://www.barnet.gov.uk/naming-and-numbering-applic-form.pdf> or requested from the Street Naming and Numbering Team via street.naming@barnet.gov.uk or by telephoning 0208 359 4500.

- 4 Applicants and agents are encouraged to sign up to the Considerate Contractors Scheme (www.ccscheme.org.uk) whereby general standards of work are raised and the condition and safety of the Borough's streets and pavements are improved.
- 5 The applicant is advised that the provisions of The Party Wall etc. Act 1996 may be applicable to this scheme. This relates to work on an existing wall shared with another property; building on the boundary with a neighbouring property; or excavating near a neighbouring building. Further information can be found at <https://www.gov.uk/party-wall-etc-act-1996-guidance>.

- 6 The applicant is advised that if any modification is required or proposed to access from the public highway, such works would be subject to a detailed investigation by the Traffic and Development section. Heavy duty access may need to be provided to cater for a heavy duty use and may involve relocation of existing street furniture. The works would be undertaken by the Highway Authority at the applicant's expense. You may obtain an estimate for this and any associated work on the public highway, and further information, from the Traffic and Development Section - Development and Regulatory Services, Barnet House, 1255 High Road, Whetstone N20 0EJ, by telephone on 020 8359 3018, or via crossovers@barnet.gov.uk.
- 7 The applicant is advised that an application under the Highways Act (1980) will need to be submitted for any works proposed on public highway to facilitate the development. The works on public highway shall either be carried out under S184 or S278 of the Highways Act (1980). As part of the application, the applicant shall submit proposed design and construction details to Development Team for approval. The applicant is also advised that any consequential damage to public highway as a result of the development proposal shall be borne by the applicant.

The applicant is advised that photographic survey shall be undertaken of the public highway likely to be affected by the development proposal prior to commencement of any construction or demolition works on site.

To receive a copy of our Guidelines for Developers and an application form please contact: Traffic & Development Section - Development and Regulatory Services, London Borough of Barnet, Barnet House, 1255 High Road, Whetstone N20 0EJ

Officer's Assessment

1. Site Description

The application site is located on the northern side of Highfield Avenue within the Golders Green ward.

The site properties are a pair of two storey semi-detached single family dwelling houses. The properties are not listed and do not lie within a conservation area.

2. Site History

Reference: 15/04381/FUL

Address: 89 Highfield Avenue, NW11 9TU

Decision: Refused

Decision Date: 14.09.2015

Description: Conversion of private dwelling house into 3no self-contained flats with associated parking. Two storey rear and side extensions and hip to gable roof extension with rear dormer window

Reason(s)

1. The proposed conversion, by reason of inadequate unit size and floor to ceiling heights of the loft unit and living room/kitchen size of the ground floor unit would not provide a satisfactorily high quality of amenity for future occupants. The proposal would be contrary to Policies CS NPPF, CS1 and CS5 of the Local Plan Core Strategy (adopted September 2012), Policy DM01 and DM02 of the Development Management Policies DPD (adopted September 2012), the Sustainable Design and Construction SPD (adopted April 2013) and the Residential Design Guidance SPD (adopted April 2013).

2. No private outdoor amenity space has been provided for the use of future occupiers of the upper floor flats, contrary to Policies CS1 and CS5 of the Council's Core Strategy (2012), Policies DM01 and DM02 of the Council's Development Management Policies DPD (2012), Residential Design Guidance and Sustainable Design and Construction SPDs (2012), Policy 3.5 including accompanying Table 3.3 of the London Plan (2015) as well as the objectives of National Planning Policy Framework.

3. The proposed two storey side/rear extension and single storey rear extension by reason of their excessive size, siting, excessive reward projection and relationship to no. 91 Highfield Avenue, would result in an unduly obtrusive and overbearing form of development and lead to an unacceptable sense of enclosure and loss of outlook/light, detrimental to the visual and residential amenities of the occupier of no. 91 Highfield Avenue, contrary to policies CS NPPF, CS1 and CS5 of the Core Strategy DPD (2012), policies DM01 of the Local Plan Development Management Policies (2012), The London Plan (2015), Barnet's Sustainable Design and Construction Document SPD (2013) and the Residential Design Guidance SPD (2013).

4. The proposed roof extensions by reason of their size bulk and design would unbalance the symmetry of the pair of semi-detached houses and detract from the character and appearance of the host property and the general locality, contrary to Policies CS1 and CS5 of the Adopted Core Strategy (2012), Policy DM01 of the Adopted Local Plan Development Management Policies DPD (2012) as well as the Council's Adopted SPD Residential Design Guidance (2013).

Reference: 16/3051/PNH

Address: 89 Highfield Avenue, NW11 9TU

Decision: Prior Approval Required and Refused

Decision Date: 13.06.2016

Description: Single storey rear extension with a maximum depth of 6metres from the original rear wall. Eaves height of 2.8metres and maximum height of 2.8metres

Reference: 16/0483/PNH

Address: 89 Highfield Avenue, NW11 9TU

Decision: Prior Approval Required and Refused

Decision Date: 02.02.2016

Description: Single storey rear extension

Reference: 17/3190/FUL

Address: 89 And 91 Highfield Avenue London NW11 9TU

Decision: Refused

Decision Date: 02.08.2018

Description: Conversion of No. 89 into 3no self contained flats with associated parking. Single storey rear extensions to both properties.

Reason(s)

1. The proposed conversion, by reason of inadequate unit sizes of the first floor and attic unit, and floor to ceiling heights of the attic unit would not provide a satisfactorily high quality of amenity or outlook for future occupants. Inadequate outlook would be provided for the ground floor unit. Furthermore, no private outdoor amenity space has been provided for the use of future occupiers of the upper floor flats, contrary to Policies CS1 and CS5 of the Council's Core Strategy (2012), Policies DM01 and DM02 of the Council's Development Management Policies DPD (2012), Residential Design Guidance and Sustainable Design and Construction SPDs (2012), Policy 3.5 including accompanying Table 3.3 of the London Plan (2015) as well as the objectives of National Planning Policy Framework.

Appeal decision: Dismissed

Appeal Decision date: 20.12.2017

3. Proposal

The proposal seeks permission for conversion of No. 89 into 3no self contained flats with associated parking. Single storey rear extensions to both properties and first floor rear extension to no. 89

Both properties benefit from existing single storey rear outriggers extending their outside walls. It is proposed to infill the space between these outriggers with a joint single storey rear extension. The extension at the rear of no. 89 would be 6m deep overall whilst that at no. 91 would be some 1.7m shorter at 4.3m deep and would line up with its existing rear outrigger. The extension at 91 would project some 2.7m beyond its outrigger.

The proposed first floor rear extension at no. 89 would be built above the existing outrigger and would be 2m deep, 3m wide and 2.7m high to a flat roof.

Two off street parking spaces are proposed at the front of no. 89.

The proposed gross internal floor space for each apartment is as follows:

Flat 1 (Ground Floor)	2 bed 3 persons (66sq.m)
Flat 2 (First Floor)	1bed/1person (40sq.m)
Flat 3 (First & Second Floor)	1 person studio (44sq.m) (37sq.m habitable)

4. Public Consultation

Consultation letters were sent to 90 neighbouring properties.
5 objections have been received

It should be noted that some of the objections do not have a full postal address provided.

The views of objectors can be summarised as follows;

- o parking
- o over crowding of the area
- o development should be for families not studios
- o retain property as 3 bedroom family house
- o No loss of on-street parking
- o Proposed development will attract more crime
- o There are enough flats in the area
- o Area should be maintained for housing

5. Planning Considerations

5.1 Policy Context

National Planning Policy Framework and National Planning Practice Guidance

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

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

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

The Mayor's London Plan July 2016

The London Development Plan is the overall strategic plan for London, and it sets out a fully integrated economic, environmental, transport and social framework for the development of the capital to 2031. It forms part of the development plan for Greater London and is recognised in the NPPF as part of the development plan.

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

Barnet's Local Plan (2012)

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

- Relevant Core Strategy Policies: CS NPPF, CS1, CS4, CS5, CS9, CS15.
- Relevant Development Management Policies: DM01, DM02, DM08, DM17.

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 (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 April 2013)

- 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.

5.3 Assessment of proposals

This application seeks consent for the erection of single storey rear extension to both application properties and the conversion of 89 into three self-contained flatted units.

There has been previous refusals at the application site: 15/04381/FUL was for no.89 to be converted into 3no self-contained flats as well as for a two storey side/rear extensions, a hip to gable roof extension and full width rear dormer refused by the local planning authority. The application was refused by the local planning authority. The grounds for refusal related only to the impact on the amenities of future occupiers in relation to insufficient and inadequate amenity space; no objection was made to the principle of flats in this location.

Similarly, 17/3190/FUL was for conversion of No. 89 into 3no self contained flats with associated parking. Single storey rear extensions to both No 89 and 91. This application differed from the previous application in the way it included a joint rear extension with the neighbouring property at no.91 Highfield Avenue and did not include the second storey side/rear extensions and hip to gable roof extension with rear dormer window which was proposed in the previous application (15/04381/FUL). The grounds for refusal related only to the impact on the amenities of future occupiers in relation to inadequate unit sizes, floor to ceiling heights of the attic units, inadequate outlook and lack of private amenity space for future occupiers of the upper floor flat. The Council's reasons for refusal was the subject of an appeal, which was dismissed in December 2017.

The Planning Inspector conclusion in deciding the appeal is that there would be "no harm with regards to the internal space provision for the first floor and attic units", however there was "harm in terms of the lack of private outdoor amenity space for the first floor and attic units and the lack of light and outlook for the ground floor". It was on this basis that the appeal was dismissed.

It should be noted that in the two previous appeals no objection was made to the principle of flats in this location.

Principle of self-contained units:

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

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

It is recognised that it is not always appropriate to allow the conversion of a single family dwelling house into flatted accommodation. However, in the case of this application it is

considered to be acceptable. From conducting the site visit and looking at the VOA website it is clear that a number of other properties in the vicinity have undertaken similar works to convert their properties into flats. There are many examples of previously converted buildings on Highfield Avenue including nos. 2a, 51, 67, 95, 103, 109 and 111. Some of these are historic conversions but others have been given consent since the adoption of the Development Management Policies in 2012. The principle of conversion of this property to flats in this location is therefore considered acceptable.

Impact on the character of the area

A number of properties within the vicinity of the host properties have undertaken similar rear extensions, namely the neighbouring properties at no.87 and no.91. It is therefore considered that the proposed extensions will be proportionate additions that will not detract from the established character and appearance of the host properties, street scene and wider locality.

The properties benefit from large rear gardens and the proposed extensions will not be detrimental to the amount of outdoor amenity space on the property and available for future occupiers. Although the development will increase the footprint of the dwelling, the extension is not considered to be of a scale that would have a harmful impact on the character of development in the area.

Impact on living conditions of future occupiers

It is considered that the current application has been amended to comply with the space standards for new development outlined in Policy 3.5 (table 3.3) of the London Plan 2016 and it is considered to provide adequate internal space for future occupier. The proposal will comprise of 1x 1 bed units, 1 x 2 bed units and 1 x studio. Although the Councils Sustainable Design and Construction SPD require a minimum gross internal floor area of 50sqm and 70sqm respectively, the London Plan (2016) requires 40sqm for 1 bed 1 person and 61sqm for 2b 3person accommodation. The applicant has confirmed in writing the number of persons per flat.

In view of the above the flats would meet the minimum space and room standards required by the London Plan.

The proposed gross internal floor space for each apartment is as follows:

- Ground Floor - 2 bed 3 persons (66sq.m)
- First Floor - 1bed/1person (40sq.m)
- First & Second Floor - 1 person studio (44sq.m) (37sq.m habitable)

The outlook from the rooms and accessible daylight to the rooms would comply with Councils Sustainable Design and Construction SPD, and would provide a good level of amenity for the future residents. The units have been designed so rooms are laid out on a 'like above like' basis to ensure that there is no inappropriate stacking between units.

Table 2.3 within the Sustainable Design and Construction SPD indicates that for flats, outdoor amenity space should be 5 m² per habitable room.

It is noted that the existing residential units have access to a communal amenity space. The existing garden will be subdivided into two garden areas which would be acceptable; the first and second floor flats would have access to 35.7m² of garden space and the ground floor flat would have access to 36sqm of garden space.

Sound insulation between units should be incorporated into the scheme which should be in compliance with Requirement E of the Building Regulations 2010 (or any subsequent amendment in force at the time of implementation of the permission). This is due to its relationship both horizontally and vertically to neighbouring residential 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

An appropriate area for the storage of recycling and refuse bins has been provided at the rear of the site, and cycle storage for is also provided at the rear adjacent to the entrance to the communal terrace. This is considered to be acceptable.

Impact on the amenities of neighbours

The following exterior changes are proposed:

- joint single storey rear extension for both properties at no. 89 and no.91.
- first storey rear extension to No 89

When assessing the potential impact, the amenities of both neighbouring occupiers were carefully considered and addressed separately below:

87 Highfield Avenue: The neighbouring occupier benefits from both ground and first floor rear extensions of similar proportions to those proposed thus preserving the amenities of neighbouring occupiers.

93 Highfield Avenue: It is not believed that the amenities of this neighbouring property will be affected as the proposed extension is not located along the boundary with this neighbouring property.

Parking

The site has a PTAL of 6a (excellent) with bus, train, tube available within the PTAL calculation area,. The proposed development proposes two residential parking spaces, this is in line with DM17.

Cycle parking is in line with London Plan minimum standards.

The storage provision refuse / recycling and cycle parking storage space is line with the Council's requirement.

The application is recommended for approval on Highways ground subject to conditions and informatives.

Accessibility and Sustainability

The application scheme is required by Policies 3.5 and 3.8 of the London Plan (2016 Minor Alterations to the London Plan) to meet Building Regulation requirement M4(2). The applicant has confirmed that the proposed development would meet this requirement, and a condition would be attached in the event planning permission is granted to ensure compliance with these Policies.

In respect of carbon dioxide emission reduction, the applicant has confirmed that the scheme has been designed to achieve a 6% CO2 reduction over Part L of the 2013 building regulations. This level of reduction is considered to comply with the requirements of Policy

5.2 of the London Plan (2016 Minor Alterations) and the 2016 Housing SPG's requirements and a condition would be attached in the event planning permission is granted to ensure compliance with the Policy

In terms of water consumption, a condition [is attached/would be attached in the event planning permission is granted] to require each unit to receive water through a water meter, and be constructed with water saving and efficiency measures to ensure a maximum of 105 litres of water is consumed per person per day, to ensure the proposal accords with Policy 5.15 of the London Plan (2016 Minor Alterations).

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

5.4 Response to Public Consultation

Comments have been addressed in the assessment above

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.

