

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 Before the development hereby permitted commences, 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 and shall be provided at the site in accordance with the approved details before the development is occupied.

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).

- 5 Before the development hereby permitted is occupied, 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: To ensure and promote easier access for disabled persons to the approved building 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 which in turn refers to London Plan Parking Standards.

- 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 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).

- 8 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.

- 9 a) Before the building hereby permitted is first occupied details of the glazing for the front gable window shall be submitted to and approved in writing by the Local Planning Authority.

b) The development shall thereafter be implemented in accordance with the glazing details 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.

- 10 Prior to the first occupation of the new dwelling (Use Class C3) hereby approved it shall have been constructed to have 100% of the water supplied to it by mains water infrastructure provided through a water meter or water meters and the 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 used to determine the water consumption. 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 and policy 5.15 of the London Plan.

- 11 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), Policies 5.2 and 5.3 of the London Plan (2016) 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. Your planning application has been assessed at this time as liable for a £__ payment under Mayoral CIL.

The London Borough of Barnet adopted a CIL charge on 1st May 2013 setting a rate of £135 per sq m on residential and retail development in its area of authority. All other uses and ancillary car parking are exempt from this charge. Your planning application has therefore been assessed at this time as liable for a £__ payment under Barnet CIL.

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

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

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

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

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

Relief or Exemption from CIL:

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

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

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

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

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

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

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

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

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

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

- 4 Refuse collection points should be located within 10 metres of the Public Highway. Alternatively, the dustbins will need to be brought to the edge of public highways on

collection days. Any issues regarding refuse collection should be referred to the Cleansing Department.

Officer's Assessment

1. Site Description

The application site is an end of terrace house which has already been converted into ground and first floor flats. The site is located on Princes Avenue within the West Finchley Ward.

The dwelling has a pitched roof with an additional flat roof, two storey projection at the rear. The property also benefits from a ground floor rear extension. The property is attached to the neighbouring property, number 55, at the rear.

The property is not in a Conservation Area and is not a Listed Building.

2. Site History

Reference: 17/3777/FUL

Address: 53A Princes Avenue London N3

Decision Date: 01.09.2017

Decision: Refused

Description: Conversion of 1st and 2nd floors into 2no self-contained flats including roof extension involving 1no rear and 2 no side dormer windows, 1no. rooflight to both side elevations to facilitate a loft conversion.

Reason for refusal:

The proposal due to its lack of glazing, poor outlook and layout, lack of outdoor amenity space and failure to achieve the required minimum gross internal area for the flats would provide an unacceptably poor level of amenity for future occupiers. For these reasons the proposal is contrary to policies CS1 and CS5 of Barnet's Adopted Core Strategy (2012), policies DM01 and DM02 of the Adopted Development Management Policies DPD (2012) and the Council's Sustainable Design and Construction SPD (2016).

Appeal was dismissed.

Reference: C12436

Address: 53A Princes Avenue London N3

Decision Date: 14 August 1996

Decision: Approved subject to conditions

Description: Erection of replacement single storey rear extension at rear.

Reference: 17/1637/FUL

Address: First Floor Flat 53 Princes Avenue London N3

Decision Date: 09.05.2017

Decision: Approved subject to conditions

Description: Roof extension involving 1no rear and 2 no side dormer window, 1no. rooflight to both side elevations to facilitate a loft conversion (Amended description).

3. Proposal

The application seeks permission to convert the second floor into 1no self-contained flat including a roof extension involving 1no. rear and 2no. side dormer windows, 2no. rooflights to both side elevations to facilitate a loft conversion and internal alterations to existing first floor flat. The proposal will include the introduction of glazed windows to the front elevation of the existing gabled roof.

The rear dormer is slightly larger than the previous refused scheme reference 17/3777/FUL, measuring approximately 2m wide, 1.5m in depth and 1.75m high with a flat roof.

The side dormer facing 55 Princes Avenue measures 1.9 metres in depth, 3.2 metres in width and 1.6 metres in height with a flat roof.

The side dormer facing 51 Princes Avenue measures 1.8 metres in depth, 3.4 metres in width and 1.9 metres in height, with clear glazed windows and with a flat roof. Both side dormers are similar in scale, size and design to the previously refused scheme and there will be an additional window in both side dormers.

The 1no self-contained 1b2p unit flat unit (Flat C) will provide for:
Flat C- 54.5sqm 1 bedroom- 2 persons

The ground floor flat will remain as existing. The layout of the first floor flat will be altered but it will remain a 2 bed unit.

Internal Consultees:

Environmental Health : No comment

Highways: The proposal is for the conversion of the second floor into a 1x1bed self-contained unit. There is no off-street car parking provision proposed with this application.

The site is in a PTAL 4 zone, which means that the public transport accessibility is good.

Taking into consideration the following:

- o The site is located within a Controlled Parking Zone (CE/CEZ) which is in operation Mon-Fri between 2pm-3pm.
- o It is located within a town centre location
- o It is within walking distance of local amenities
- o The application is for a conversion

The proposed provision of no off-street car parking spaces, is in accordance with the requirements set out on Policy DM17 of the London Plan and is therefore acceptable on highways grounds.

Please note that cycle parking and cycle storage facilities should be provided in accordance with the London Plan Cycle Parking Standards.

The application is recommended for approval on highways grounds, subject to conditions and informatives.

4. Public Consultation

Consultation letters were sent to 194 neighbouring properties.

2 letters of support and 5 objections received.

The objection was as follows:

There is a shortage of parking and this proposal will exacerbate this issue.

This is an overdevelopment of the house and will affect the character of the street.

The street is a family street and should be retained for family homes.

The proposed conversion will have an adverse effect on my right to light, privacy and quiet enjoyment of property.

The letters of support were as follows:

The current position compares to the proposal which will create two much needed purpose designed flats meeting all modern construction regulations.

No objections as the development is expected to be in accordance with building regulations with up to date sound proofing.

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, DM09, 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 (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:

- i. The principle of flats in this location
- ii. Whether the proposal provides satisfactory living accommodation for future occupiers
- iii. The Impact on the appearance and character of the area
- iv. The impact on the amenities of neighbouring occupiers
- v. Parking and highways
- vi. Refuse and recycling storage

5.3 Assessment of proposals

The previous application was for the conversion of the existing first floor flat and the provision of loft accommodation to provide 2 X 2 bed duplex flats. The application was refused due to the proposed quality of accommodation. The applicant lodged an appeal and in dismissing the appeal, the Inspector concluded:

"However, it remains that the accommodation provided within these two units would be somewhat constrained. Within this context the lack of outdoor amenity space provision would undermine the standard of accommodation and the resulting living conditions for future residents would not be satisfactory.

The current application maintains the first floor flat as existing, although there are changes to the internal layout. The additional flat in the second floor would be a one bed 2 person unit, as opposed to a two bed unit in the refused scheme.

The principle of flats in this location

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. Policy DM01 of Barnet's Development Management Policies states that conversion of dwellings into flats in roads characterised by houses will not normally be appropriate.

The application site is currently occupied as 2 self-contained flats. The locality that surrounds the application site is also characterised by existing flatted residential development. According to council tax records the following properties on Princes Avenue contain 2 flats: 9,12, 33, 35, 36, 47, 54, 55, 56, 59, 60,61, 62, 65 and 66. According to Council tax the following properties contain between 3 to 4 flats: 2, 17, 21, 22, 34, 51 and 63. As flatted development is a feature of the local area and there are existing properties that contain between 3 to 4 flats, it is considered that in principle it is acceptable to allow the creation of a 1x1bed self-contained unit on the application site provided that it meets the necessary requirements.

The Impact on the appearance and character of the area

This section relates purely to character from a visual appearance perspective and not the principle of flat conversions and their impact on character; this has been addressed above.

The external changes to the property will be the construction of a modest sized dormer with a flat roof in the rear roof slope and one side dormer in each side of the main roof slope, as well as two additional rooflights in each of the side elevations and a window to the front gable. The external changes are similar to those approved under reference 17/1637/FUL.

The impact of the proposed roof extensions on the character of the area has already been assessed in the above application and it is considered that, even with the increased size of the rear dormer, the dormers still appear in scale with the roof slope and are not overly dominant in the side and rear elevations.

The proposal includes glazing to the front gable. The front gables are a characteristic feature of all the properties on this street and the glazing will visibly alter this feature. On assessment of the streetscene, there appear to be some examples of square windows in the front gable however no examples of glazed panels as proposed. The style and extent of glazing to the front gable is not characteristic in the street and alters the appearance of the property. While it is not considered the harm to the building appearance and character is significant enough to refuse, officers are concerned about the glazing and therefore, a condition is to be attached to the approval which will seek additional detail about the glazing material and design.

Whether the proposal provides a satisfactory living environment for 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.

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:

1 bedroom, 2 person- 50sqm

The proposed 1no self-contained unit would be as follows:

Flat C- 54.5sqm GIA 1 bedroom- 2 persons

The proposed floorspace complies with the London Space standards.

Table 2.2: Internal layout and design requirements of Barnet's Sustainable Design SPD (Oct 2016) states that bedrooms should meet the following requirements.

- Single bedroom: minimum area should be 7.5 m² and is at least 2.15m wide;
- Double/twin bedroom: minimum area should be 11.5 m² and is at least 2.75m wide and every other double (or twin) bedroom is at least 2.55m wide.

All rooms would meet these standards.

Flat C has one double bedroom which is above the 11.5m² requirement for a double bedroom size. The proposal complies with the minimum space standards as set out in the London Plan 2016 and is considered suitable for 2 people. The proposed 1x1bed self-contained unit is considered acceptable in terms of amenity and would provide an acceptable living environment.

Amenity Space

No amenity space is proposed for the additional flat or is available for the existing flat. Despite the comments of the appeal Inspector, there are site specific circumstances which may justify the top floor one - bed flat not being provided with outdoor amenity space such as that the property is not located within an area deficient in public open space, is near to Victoria Park (approximately a four minute walk) and is located near to public transport which provides residents with the opportunity to seek out recreational areas outside of the property.

Therefore, it is considered that the lack of amenity space provision, given that the existing flat remains as it is and the new flat is only a one-bed unit would not be reason to warrant refusal of the application.

Floor to ceiling height:

Table 3.3 of Policy 3.5 of the London Plan states that a minimum ceiling height of 2.3 metres is required for at least 75% of the gross internal area of a dwelling.

The flat has a ceiling height of approximately 2.5m and as such, complies with this standard.

Room stacking:

The Residential Design Guidance SPD (October 2016) requires that the vertical stacking of rooms between flats should as far as practical ensure that bedrooms do not overlap living rooms, kitchens and bathrooms on other floors. The proposed layout shows

bedrooms over bedrooms and dining/living areas over dining/living areas of the second floor over the existing first floor flat. These are recognised to be the most used and loudest rooms which, being kept in the same locations as the existing counterparts will not significantly impact the first floor flat more than existing. The room stacking is considered to minimise disturbance for users on the floors below and sound insulation will be conditioned.

Sound insulation between units should be incorporated into the scheme 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 would be enforced by an appropriate condition if approved.

Light/outlook:

Policy DM01 states that 'Development proposals should be designed to allow for adequate daylight, sunlight, privacy and outlook for adjoining and potential occupiers and users'. In terms of privacy, the upper flat does not have access to the rear garden, therefore, the privacy of the future occupiers of the ground floor flat is not expected to be affected.

The proposal is similar to previous application reference 17/3777/FUL which the Inspector had commented on as having reasonable outlook. In particular, in relation to the front glazing the Inspector had stated 'details of its design are not clear, this element could provide a reasonable outlook to the front of the property'. As discussed above, the glazing and details of its design will be conditioned.

Since the Inspector's decision, the current scheme has introduced one more rooflight in each of the side roofslopes. The level of glazing had been calculated to amount to approximately 13.4sqm which although below the 20% guidance as set out in the Sustainable Design and Construction SPD, 2016, the Inspector had commented on saying that 'any deficiencies relating to glazing would not be significantly harmful in terms of light or outlook. With regard had to the Inspector's assessment, the proposed 1x1bed unit is considered to provide residents with a satisfactory standard of accommodation in terms of adequate light and outlook.

The impact on the amenities of neighbouring occupiers

The proposal includes extensions to the property which will alter the external appearance of the property. The extensions were assessed under an earlier application and approved. The proposed extensions are not considered to have a detrimental impact on the neighbouring occupiers. The internal alterations and addition of 1x1 bed self-contained unit, is not considered to have an adverse impact on the amenity of neighbouring occupiers.

The addition of one flat may result in more movement and comings and goings from the upstairs units which could impact the ground/first floor flat. However, the addition of 1x1 bed unit is not considered to significantly increase noise and or disturbance to the detriment of the amenities of existing occupiers. However, a condition ensuring sound proofing will be attached.

Parking and Highways

Highway officers have no objection to the proposals.

Refuse and recycling storage

Details of the refuse and recycling has not been provided, a condition requiring those details will be secured and attached to the decision.

5.4 Response to Public Consultation

Planner matters are discussed in the body of the report.

6. Equality and Diversity Issues

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

7. Conclusion

The proposal is considered to accord with the requirements of the Development Plan and is therefore recommended for APPROVAL.