

Location **23 Golders Green Crescent London NW11 8LA**

Reference: **18/3671/FUL** Received: 13th June 2018
Accepted: 14th June 2018

Ward: Childs Hill Expiry 9th August 2018

Applicant: Mr Nathan Cohen

Proposal: Partial excavation and extension of existing basement. First floor rear extension including associated alterations to existing roof following removal of existing rear dormer. Insertion of 1no rooflight to rear projection and 1no rooflight to side elevation to provide conversion of single family dwellinghouse into 3no self-contained flats. Provision of refuse and recycling storage

Recommendation: Approve subject to conditions

AND the Committee grants delegated authority to the Service Director – Planning and Building Control 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:

900_23_GG_XX000,900_23_GG_XX001,900_23_GG_XX002, 00_23_GG_XX003, 900_23_GG_XX004,900_23_GG_XX005, 900_23_GG_XX006, 900_23_GG_S100, 900_23_GG_D 100 Rev A, 900_23_GG_D 101 Rev A, 900_23_GG_D 102, 900_23_GG_D 103, 900_23_GG_D 103.1, 900_23_GG_D 104, 900_23_GG_D 105 Rev A, 900_23_GG_D 106, 900_23_GG_D 107, 900_23_GG Section A-A (Proposed), Planning Statement (Armstrong Simmonds), CIL Form, Sustainability Appraisal.

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) 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.

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 October 2016) and Policy 5.21 of the London Plan (2016).

- 5 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 a) Before the development hereby permitted is first occupied cycle parking spaces and cycle storage facilities shall be provided in accordance with a scheme to be submitted to and approved in writing by the Local Planning Authority.

b) The development shall thereafter be implemented in accordance with the details as approved under this condition and the spaces shall be permanently retained thereafter.

Reason: To ensure that cycle parking facilities are provided in accordance with the minimum standards set out in Policy 6.9 and Table 6.3 of The London Plan (2016) and in the interests of promoting cycling as a mode of transport in accordance with London Borough of Barnet's Local Plan Policy CS9 of Core Strategy (Adopted) September 2012 and Policy DM17 of Development Management Policies (Adopted) September 2012.

- 7 a) Before the development hereby permitted is first occupied, details of the subdivision of the amenity area(s) shall be submitted to and approved in writing by the Local Planning Authority.

b) The development shall be implemented in accordance with the details approved under this condition before first occupation or the use is commenced and retained as such thereafter.

Reason: To ensure that the development does not prejudice the amenity of future occupiers or the character of the area in accordance with policies DM01 and DM02 of the Development Management Policies DPD (adopted September 2012) and the Sustainable Design and Construction SPD (adopted April 2013).

- 8 The roof of the rear ground floor projection accessible from the first floor flat hereby approved shall only be used in connection with the repair and maintenance of the building and shall at no time be converted to or used as a balcony, roof garden or similar amenity or sitting out area.

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

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

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

- 10 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 (2015) and the 2016 Mayors Housing SPG.

- 11
- a) Prior to first occupation of the hereby approved development, a scheme of hard and soft landscaping to the front forecourt area, including details of existing trees to be retained and size, species, planting heights, densities and positions of any soft landscaping, has been submitted to and agreed in writing by the Local Planning Authority.
 - b) All work comprised in the approved scheme of landscaping shall be carried out before the end of the first planting and seeding season following occupation of any part of the buildings or completion of the development, whichever is sooner, or commencement of the use.
 - c) Any existing tree shown to be retained or trees or shrubs to be planted as part of the approved landscaping scheme which are removed, die, become severely damaged or diseased within five years of the completion of development shall be replaced with trees or shrubs of appropriate size and species in the next planting season.

Reason: To ensure a satisfactory appearance to the development in accordance with Policies CS5 and CS7 of the Local Plan Core Strategy DPD (adopted September 2012), Policy DM01 of the Development Management Policies DPD (adopted September 2012), the Sustainable Design and Construction SPD (adopted October 2016) and 7.21 of the London Plan 2016.

- 12
- Before the development hereby permitted is first occupied or the use first commences the parking spaces/garages shown on Drawing No. 900_23GG_s100 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.

- 13
- 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).

Informative(s):

- 1 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.

2 In accordance with paragraphs 38-57 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.

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.

Officer's Assessment

1. Site Description

The application site is occupied by a large semi-detached dwelling with partial basement area at No. 23 Golders Green Crescent, London, NW11 8LA. The property is served by a large rear garden area, and an outbuilding is located on the rear boundary of the site. This building benefitted recently from consent to convert to a single dwellinghouse (18/3672/FUL). The southern elevation of the existing outbuilding faces onto Golders Way. Golders Way is an access road leading mainly to the rear service areas of commercial properties. No.27 is bordered to the west by a large block of flats, Nedahall Court, and the railway line crosses the road to the north west. Golders Green Town Centre is located close by to the south and Golders Green Crescent is largely residential in nature.

The existing outbuilding is located within the Golders Green Conservation Area and is a locally listed building; however the main dwellinghouse located on the application site is not within the Conservation Area or locally listed.

2. Relevant Site History

Reference: 17/7809/FUL

Address: 23 Golders Green Crescent, London, NW11 8LA

Decision: Refused

Decision Date: 5 March 2018

Description: Alterations to existing outbuilding to facilitate the creation of one new residential unit

Reference: 17/7806/FUL

Address: 23 Golders Green Crescent, London, NW11 8LA

Decision: Withdrawn.

Decision Date: 06.04.2018.

Description: Conversion of existing property including basement excavation with associated light well and ground and first floor extensions to provide 3no additional self-contained flats. Associated refuse and recycling, parking.

Reference: 18/3672/FUL

Address: 23 Golders Green Crescent, London, NW11 8LA

Decision: Approved with conditions.

Decision Date: 13.08.2018.

Description: Conversion of existing single storey outbuilding to 1no self-contained flat with associated extension and alterations. Associated alterations to fenestration including 2no rooflights to rear elevation.. Provision of refuse and recycling storage.

3. Proposal

This application seeks full planning permission for the extension and conversion of the dwelling to form 3 no. residential flats. The extensions would include a small increase to the basement area, the addition of rooflights following the removal of a rear dormer window and an extension at first floor level.

The extension to the basement largely involves further excavation to the existing floor level. The first floor extension would add approximately 15 sq. m of floorspace and would

square off the first floor rear elevation, with a crown roof created above the now flush first floor elevation finish. The first floor extension would be a maximum of approx. 3m wide and 5.4m deep. An existing rear dormer would be removed to accommodate the first floor extension and this would be replaced by side and rear rooflights.

The property would accommodate 3 No. residential flats. One unit would be located between the basement and ground (3 bedroom/5 person), with a 3 bedroom/4 person unit at first floor level and 1 bedroom/1 person flat located in the roof. The basement area would be used for ancillary space to serve the ground floor unit. Parking spaces and refuse facilities would be provided to the front of the property.

4. Public Consultation

Consultation letters were sent to 401 neighbouring properties.

6 responses have been received, comprising 6 letters of objection which can be summarised as follows:

- Concern about subsidence from excavation, as there have been previous existing issues.
- Further extensions will block the light to neighbouring flats.
- Further stress on local infrastructure from additional residential units - water, sewerage, electricity, parking stress.
- Change to the character of the area from more flats.
- Increased noise and disturbance from a multi-unit site.

5. Planning Considerations

5.1 Policy Context

Revised 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 Revised National Planning Policy Framework (NPPF) was published on 24 July 2018. 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 Revised 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 Revised 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.

The Mayor's Draft London Plan

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, CS4, CS5, CS6, CS15.
- Relevant Development Management Policies: DM01, DM02, DM03, DM06, 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 (adopted October 2016)

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

Sustainable Design and Construction SPD (adopted October 2016)

- Provides detailed guidance that supplements policies in the adopted Local Plan, and sets out how sustainable development will be delivered in Barnet.

5.2 Main issues for consideration

The main issues for consideration in this case are:

- Whether harm would be caused to the character and appearance of the existing building, the street scene, wider locality, adjoining Golders Green Conservation Area;
- Whether harm would be caused to the living conditions of neighbouring residents.
- Whether an appropriate level of living accommodation would be provided for future residents;
- Parking/highway safety
- Third party representations.

5.3 Assessment of proposals

Impact on character and appearance of the existing building, the street scene, wider locality, the nearby locally listed buildings and the adjoining Golders Green Conservation Area)

The proposed development essentially covers two main aspects, the conversion of the existing building to provide 3 No. residential units and the associated extensions.

From a character viewpoint, the immediate area contains a mix of largely residential units, and this includes purpose built flats and conversion to flat developments. Local policy DM01 (h) guards against the conversion of dwellings into flats on roads characterised by houses, but the immediate area contains a mix, including conversions, and located close to a town centre and sustainable transport options, the general principle of this proposal can be accepted.

The rear of site includes a locally listed terrace building, which benefits from consent to convert to residential. Whilst located on a more minor road (Golders Way), essentially to the rear of retail properties on Golders Green Road, this does not significantly hinder the positive role the building plays in enhancing the general character of the conservation area. Proposed development close to conservation areas should preserve or enhance the special setting (DM06). However the proposed conversion and alterations to No.26 will not infringe on this special setting and the character would be preserved.

The dwelling itself enjoys no additional statutory protection and the external works, largely the removal of a rear dormer to facilitate the rear first floor extension, raises no issues of concern. The existing outrigger on the first floor, adjacent to the adjoined neighbour, would be squared off across the rear elevation and finished with a crown hipped roof. The rear of adjoining neighbours, as with many residential roads in the borough, contains an array of physical alterations, and the introduction of this first floor extension will have limited, visual impact. The proposed development, from a general principle and character perspective, can be justified.

Whether harm would be caused to the living conditions of neighbouring residents

The application site is situated in an area of relatively dense development. This includes the purpose built flatted development to the west. Some adjoining neighbours have raised concern that the introduction of a multi-unit residential use at the site would bring with it increased noise and disturbance. However given the mixed residential nature of the area, including the nearby town centre, its rear service road and the railway line to the north west, it is not considered that the incumbent increase in comings and goings would seriously and detrimentally lead to excessive noise and disturbance.

It is further stated that the first floor extension would lead to further loss of light to adjoining flats in Nedahall Court and local policy aims to guard against excessive impacts on the amenity of existing residents from loss of daylight/sunlight, overlooking, overbearing or generally unneighbourly forms of development. Whilst built form on this corner of the building will increase, with the flank wall extending by approximately 5.4m, and there is a slight drop in land levels to Nedahall Court which includes habitable windows in the flank elevation, it is not considered that taken in the context of the existing building (No.26) and first floor rear return, that the increased bulk at first floor level would have serious impact. The new extension would retain a gap of approximately 5.0m to the side elevation of the flats. Whilst some overshadowing when the sun travels behind the extension must be recognised, this would only be for a short period and the existing building/first floor would already cast some shadow. Given the distance between buildings and the existing relationship, it is not considered the increased bulk at first floor would be significantly overbearing or unneighbourly and any impact would not be severely injurious to existing amenity levels. No additional windows above first floor level, save for the rooflight, are proposed in the flank elevation.

Adjoining residents have also raised concern about further excavation and the fear that this will cause subsidence, previous incidences of subsidence have been referred to in correspondence. Any excavation works are relatively minor and within the existing footprint of the existing basement.

It is not considered the proposed works would materially affect the amenity currently enjoyed by neighbouring residents.

Whether harm would be caused to the living conditions of neighbouring residents

Floor Area:

The proposal will provide the following development;

- 3 bedroom/5 person Ground floor/basement - 93 sq. m requirement
- 3 bedroom/4 person unit at first floor level - 74 sq. m requirement
- 1 bedroom/1 person flat located in the roof - 39 sq m requirement

Double bedrooms should have a minimum floor area of 11.5 sq. m (at least 2.75m wide) and single bedrooms 7.5sq. m (at least 2.15m wide).

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.

The ground floor/basement unit meets the internal standards. It is noted that amended plans now indicate that the basement would provide a playroom/utility room and not

primary habitable space as previously proposed. The bedrooms and the living/kitchen/dining area are spacious and the flat also benefits from the basement area.

The first floor unit provides approximately 84 sq. m and the bedrooms and associated rooms are of a suitable size.

The second floor flat has a floor area of approximately 50 sq. m and provides a good sized bedroom.

The proposed units meet the minimum floor area/bedroom size, complies with the minimum space standards as required by the London Plan 2016, and is deemed acceptable.

Floor to Ceiling Height:

Table 3.3 of policy 3.5 of the London plan requires a minimum floor to ceiling height of 2.3sqm is required for at least 75% of the gross internal area of a dwelling. A ceiling height of 2.5m for 75% of the unit is encouraged.

The cross section drawing determines a floor to ceiling height of at least 2.3m could be retained over the ground and first floor flats. With regards to the second floor unit, the ceiling height would achieve minimum heights for the majority of the floor area. Furthermore this unit is relatively spacious for a 1 bedroom/1 person unit.

Light/Outlook:

Table 2.4 of Barnet's Sustainable Design SPD (October 2016) sets out the minimum glazing requirements for habitable rooms in a new residential unit. It states that glazing to all habitable rooms should not be less than 20% of the internal floor area of the room and the habitable rooms should have an adequate level of outlook.

The alterations to the building include the creation of a large kitchen/dining/living area at second floor level to serve the 1 bedroom unit. This room would be served by three rooflights and the overall glazing area to floor space is approximately 10%. It is accepted that conversions within existing roofspaces can present additional challenges with regards to outlook. The second floor flat would benefit from outlook to the front (bedroom), the rear section served by rooflights is south facing, and a large rear amenity area also exists for future use by residents. The upper floor unit would be more constrained than the units provided on the lower floors but the flat would still achieve a reasonable level of outlook and amenity.

Amenity Space:

Table 2.3 of the Barnet's Sustainable Design SPD and the London Plan, 5sqm of useable outdoor amenity space should be provided per habitable room. The conversion of the outbuilding sets aside 40 sq. m private amenity space for future residents of this unit. This would result in approximately 120 sq. m of amenity space for the remaining units. No details of sub-division or a communal arrangement have been provided, but it is considered that a suitable level of amenity space, either private or communal could be provided to serve the three units. The site is also within close proximity of Golders Green Town Centre with an array of facilities and public amenity services.

Parking

The plans indicate 2 parking spaces to the front and the site is located close to public transport links and local facilities and has excellent public transport links. The level of parking proposed can therefore be justified at this location.

5.4 Response to Public Consultation

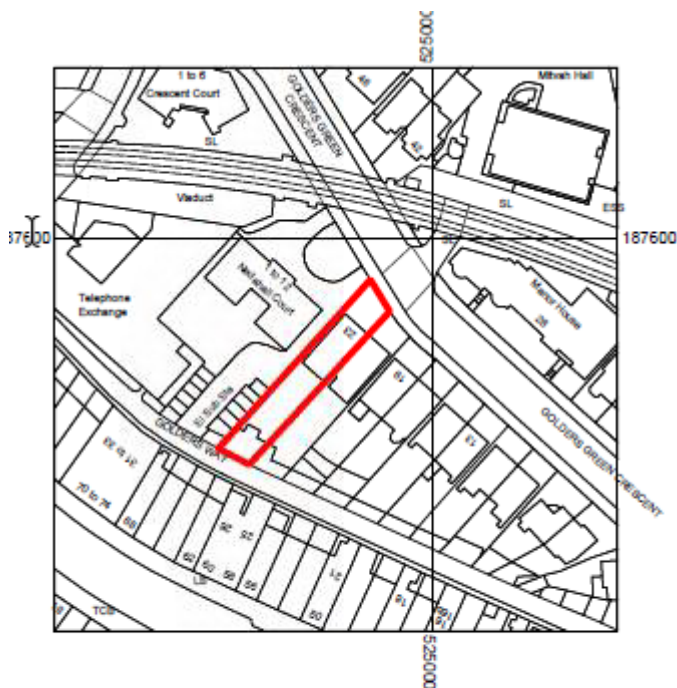
The points raised in third party correspondence have been addressed within the report.

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

In light of the above appraisal, it is considered the proposed development would preserve the existing character of the area, including that of the adjoining conservation area. The amenity of existing residents would not be seriously infringed and the level of accommodation provided for future residents is adequate. It is therefore recommended that consent is granted subject to conditions.



Existing Location Plan (1:1250)