

Location **Tudor Court 2 Crewys Road London NW2 2AA**

Reference: **18/3299/S73** Received: 30th May 2018
Accepted: 30th May 2018

Ward: Childs Hill Expiry 25th July 2018

Applicant: Mr Jack Frankel

Proposal: Variation of condition 1 (Plan Numbers) pursuant to planning permission 17/7387/FUL dated 27/04/2018 for "Two storey extension to South, West and North elevations to provide 6no self-contained studio flats with extensions to two existing flats at second and third floor levels. Erection of an enclosed stair well, cycle store and alterations to existing refuse and recycling storage." Amendments include creation of balconies for flats 11 and 19 and a small dog leg to both flats 11 would be internal and 19 would be external

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: Drg.no.EWG_001_01, Drg.no.EWG_001_11 Rev.G, Drg.no.EWG_001_12 Rev.G and Drg.no.EWG_001_15 Rev.H.

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 the permission of the parent application (17/7387/FUL) dated 27/04/2018.

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 policies DM01 of the Adopted Barnet Development Management Policies DPD (2012), CS NPPF and CS1 of the Adopted Barnet Core Strategy DPD (2012).

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

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

- 5 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 2016).

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

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

- 7 Notwithstanding the details shown in the drawings submitted and otherwise hereby approved, prior to the first occupation of the new dwellinghouse(s) (Use Class C3) permitted under this consent they shall all have been constructed to meet and achieve all the relevant criteria of Part M4(2) of Schedule 1 to the Building Regulations 2010 (or the equivalent standard in such measure of accessibility and adaptability for house design which may replace that scheme in future). The development shall be maintained as such in perpetuity thereafter.

Reason: To ensure the development meets the needs of its future occupiers and to comply with the requirements of Policies 3.5 and 3.8 of the March 2016 Minor Alterations to the London Plan and the 2016 Mayors Housing SPG.

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

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

Reason: To ensure that the development is sustainable and minimises carbon dioxide emissions and to comply with the requirements of policies DM01 and DM02 of the Barnet Development Management Policies document (2012), Policies 5.2 and 5.3 of the London Plan (2016) and the 2016 Mayors Housing SPG.

- 9 a) The scheme of proposed air pollution mitigation measures as approved under application reference 18/4524/CON dated 22/08/2018 shall be implemented in its entirety in accordance with details approved under this condition before any of the development is first occupied or the use commences and shall be retained as such thereafter.

Reason: To ensure that the amenities of occupiers are protected from the poor air quality in the vicinity in accordance with Policy DM04 of the Development Management Policies DPD (adopted September 2012), the Sustainable Design and Construction SPD (adopted April 2013) and Policy 5.3 of the London Plan 2011

- 10 Before the building hereby permitted is first occupied the proposed balcony enclosure shall be glazed with obscure glass only and shall be permanently retained as such thereafter.

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 October 2016).

Informative(s):

- 1 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. A pre-application advice service is also offered. The LPA has negotiated with the applicant/agent where necessary during the application process to ensure that the proposed development is in accordance with the Development Plan.
- 2 The 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.

Officer's Assessment

1. Site Description

Tudor Court is located on the corner of Cricklewood Lane and Finchley Road and occupies a fairly prominent position in the street scene. The site is adjacent to a Classified Road.

The property is not listed, it does not lie within a conservation area, and there are no specific restrictions on site.

2. Site History

Reference: 15/06962/FUL

Address: Tudor Court, 2 Crewys Road, London, NW2 2AA

Decision: Refused

Decision Date: 15 January 2016

Description: Mansard roof extension to form 1no self contained flat

Reference: 16/0639/FUL

Address: Tudor Court, 2 Crewys Road, London, NW2 2AA

Decision: Refused

Decision Date: 30 June 2016

Description: Mansard roof extension to form 1no self contained flat

Reference: 17/2155/NMA

Address: Tudor Court, 2 Crewys Road, London, NW2 2AA

Decision: Approved subject to conditions

Decision Date: 27 April 2017

Description: Non material amendment to planning permission F/04046/12 dated 10/06/13 for `Extension to roof including new mansard roof to create 3no. self contained residential units. New cycle store to ground level.` Amendment to include removal of condition 8 (Code For Sustainable Housing)

Reference: 17/3921/FUL

Address: Tudor Court, 2 Crewys Road, London, NW2 2AA

Decision: Pending Decision

Decision Date: No Decision Made.

Description: Extension to roof including new mansard roof to create 3no. Self-contained residential units. New bin store to ground floor level and alterations to parking layout (RETROSPECTIVE)

Reference: 17/5139/S73

Address: Tudor Court, 2 Crewys Road, London, NW2 2AA

Decision: Approved subject to conditions

Decision Date: 4 October 2017

Description: Variation to condition 7 pursuant to appeal decision APP/N5090/W/14/3001725 dated 06/05/2015 for "Two-storey side extension to provide 6 self-contained flats". Variations include Code for Sustainable Homes Technical Guide (October 2008) to be replaced with two new conditions relating to water efficiency and carbon dioxide emissions

Reference: 17/5417/CON

Address: Tudor Court, 2 Crewys Road, London, NW2 2AA

Decision: Approved

Decision Date: 4 October 2017

Description: Submission of details of conditions 6 (Air Quality) pursuant to appeal decision APP/N5090/W/14/3001725 dated 06/05/15 (planning ref. F/03198/14)

Reference: 17/6966/CON

Address: Tudor Court, 2 Crewys Road, London, NW2 2AA

Decision: Approved

Decision Date: 14 December 2017

Description: Submission of details of condition 8 (Construction Method statement) pursuant to appeal decision APP/N5090/W/14/3001725 dated 06/05/15 (planning ref. F/03198/14)

Reference: 17/7288/CON

Address: Tudor Court, 2 Crewys Road, London, NW2 2AA

Decision: Approved

Decision Date: 28 December 2017

Description: Submission of details of conditions 3 (Refuse) pursuant to appeal decision APP/N5090/W/14/3001725 dated 06/05/15 (planning ref. F/03198/14)

Reference: 17/7387/FUL

Address: Tudor Court, 2 Crewys Road, London, NW2 2AA

Decision: Approved subject to conditions

Decision Date: 27 April 2018

Description: Two storey extension to South, West and North elevations to provide 6no self-contained studio flats with extensions to two existing flats at second and third floor levels. Erection of an enclosed stair well, cycle store and alterations to existing refuse and recycling storage

Reference: 18/3536/CON

Address: Tudor Court, 2 Crewys Road, London, NW2 2AA

Decision: Refused

Decision Date: 19 July 2018

Description: Submission of details of condition 9 (Air Pollution) pursuant to planning permission 17/7387/FUL dated 27/04/18

Reference: 18/4524/CON

Address: Tudor Court, 2 Crewys Road, London, NW2 2AA

Decision: Approved

Decision Date: 22 August 2018

Description: Submission of details of condition 9 (Air Pollution) pursuant to planning permission 17/7387/FUL dated 27/04/18

Reference: F/03198/14

Address: Tudor Court, 2 Crewys Road, London, NW2 2AA

Decision: Refused

Decision Date: 15 August 2014

Description: Two-storey side extension to provide 6 self-contained flats.

Reference: F/05718/13

Address: Tudor Court, 2 Crewys Road, London, NW2 2AA

Decision: Refused
Decision Date: 11 February 2014
Description: Two storey extension to provide 6no. studio flats.

Reference: F/04046/12
Address: Tudor Court, 2 Crewys Road, London, NW2 2AA
Decision: Approved subject to conditions
Decision Date: 10 June 2013
Description: Extension to roof including new mansard roof to create 3no. self-contained residential units. New cycle store to ground floor level.

Reference: F/03629/10
Address: Tudor Court, 2 Crewys Road, London, NW2 2AA
Decision: Refused
Decision Date: 13 May 2011
Description: Formation of 6 no. studio units: 3 at ground floor level (Crewys Road Elevation), 2 above shops at second floor level (Cricklewood Lane Elevation), 1 at third floor level (Cricklewood Lane Elevation). (OUTLINE APPLICATION)

Reference: C01482B/07
Address: Tudor Court, 2 Crewys Road, London, NW2 2AA
Decision: Refused
Decision Date: 1 August 2007
Description: Mansard roof extension to provide three new residential units with associated extended parapet and cornice, walkway and guard rail and roof terraces. Cycle store.

3. Proposal

The site received planning consent (Ref.17/7387/FUL dated 27/04/2018) for "Two storey extension to South, West and North elevations to provide 6no self-contained studio flats with extensions to two existing flats at second and third floor levels. Erection of an enclosed stair well, cycle store and alterations to existing refuse and recycling storage". This application is similar to a previous application approved at appeal (ref. F/03198/14), that included the proposed rear balconies.

The current application is a variation to the proposal includes the creation of balconies for flats 11 and 19, with a small internal dog leg to both flats and internal alterations to Studio C and Studio F.

The externally suspended balcony to flat 11 at second floor level, would be enclosed and would extend the living/dining area. It would measure 2.5m in width and 1.35m in depth. The balcony to flat 19 at third floor level would be externally suspended, partially enclosed, that would serve as additional amenity space. The balcony can be accessed from the living/dining area through full length doors. It would measure 2.5m in width and 1.35m in depth.

4. Public Consultation

Site Notice dated: 14.06.18

Consultation letters were sent to 422 neighbouring properties.

5 objections and 2 letters of support were received.

Objections have been summarised below;

- The development will result in noise, disturbance, overlooking & loss of privacy
- Local design guidance/policy are ignored
- The development is Over-bearing / out-of-scale, out of character in terms of appearance
- It will put more strains in local parking space
- The addition of these developments would completely ruin the look and style of the building
- The addition of extra residents will de value the property prices
- Loss of light to car park and the west side of the building and the associated flats
- Put pressure on the waste disposal area, which would lead health, hygiene and safety concern

Fire Brigade

The Brigade has been consulted with regard to the above-mentioned premises and makes the following observations: The Brigade is satisfied with the proposals for fire fighting access only.

This Authority strongly recommends that sprinklers are considered for new developments and major alterations to existing premises, particularly where the proposals relate to schools and care homes.

Internal Consultation:

Environmental Health

No objection, subject to conditions.

Highways

No comments

Green Spaces

No comments

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.

Planning law requires that applications for planning permission be determined in accordance with the development plan, unless material considerations indicate otherwise. The revised National Planning Policy Framework (NPPF) was published on 24th July 2018. This is a key part of the Government's reforms to make the planning system less complex and more accessible, and to promote sustainable growth. It is a material consideration in planning decisions. Similar material considerations are the Government's planning policy for traveller sites, and its planning policy for waste as well as Written Ministerial Statements where relevant to planning decisions.

Existing policies in Barnet's Local Plan (2012) and the London Plan (2016) should not be considered out-of-date simply because they were adopted prior to the publication of the revised NPPF. Due weight should be given to them, according to their degree of consistency with the revised NPPF'.

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, 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.

4.2 Main issues for consideration

The main issues for consideration in this case are:

- Whether the principle of residential units including the density of the development is appropriate for the area;

- Whether the proposal will provide suitable accommodation for future occupiers;

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

- Whether harm would be caused to the character and appearance of the existing building, the street scene and the wider locality;

- Whether the proposals would have an acceptable impact on highway and pedestrian safety

4.3 Assessment of proposals

The site already benefits from planning permission for the erection of 6 studio flats and this has been established via appeal APP/N5090/W/14/3001725 (F/03198/14, dated 20 June 14) and appeal APP/N5090/A/14/2219840 (F/05718/13, dated 04 December 2014).

Therefore, for the sake of clarity, it should be noted that this application, will only assess the creation of balconies for flats 11 and 19, with a small internal dog leg to both flats, and internal alterations within Studio C and Studio F.

Internal Alteration:

The layout of the flats within the building itself will remain identical to the approved scheme (ref.no. 17/7387/FUL dated 27/04/2018), with the exception of the internal layout within Studio C and Studio F. The alterations include the bedroom and the lounge/dinner being swapped around. No alterations have been proposed to the fenestrations or the size of the units. Therefore no concerns have been raised with regards to character, overlooking or loss of privacy.

The new proposed internal alterations are therefore not considered have an impact on the character of the application site or the amenities of the occupiers of the application site and neighbouring sites.

External Enclosed Balconies:

The proposed suspended balcony at flat no.19, is located on the third floor, adjacent to a west facing bedroom window of flat no.18, and is adjacent to the north facing bedroom window of studio F, measuring 2.5m in width, 1.35m in depth and 2m in height.

The proposed suspended balcony at flat no.11, is located on the second floor, adjacent to a west facing bedroom window of flat no.10, and is adjacent to the north facing bedroom window of studio C, measuring 2.5m in width and 1.35m in depth and 2m in height.

There is a distance of 2.4m between the balcony at flat 11 and the balcony at flat 19.

Whilst it is noted that the proposed balconies are in close proximity to the windows of neighbouring properties on the second and third floor, it is noted that the balconies will be enclosed with obscured glass. Therefore, taking into account the distance between the two balconies and the windows, it is not considered that the proposal will result in overlooking or loss of privacy to an unacceptable level. Furthermore, due to the orientation of the windows it is not considered that the proposed balconies will have an impact on the occupiers of the neighbouring properties to an acceptable level in terms of loss of light or outlook.

It is noted that similar balconies were shown on plan (drg.no.02/103 E, ref.no. F/03198/14) and plan (drg.no.02/103E, ref.no. F/05718/13), that were assessed as part of the appeal application. It is noted that the appeals inspector raised no objections to the existence of balconies to flat 11 and flat 19 and therefore the principle of the balconies at the application site has been established, via appeal ref no. via appeal APP/N5090/W/14/3001725 (F/03198/14, dated 20 June 14) and appeal APP/N5090/A/14/2219840 (F/05718/13, dated 04 December 2014).

Whilst the proposed balconies are of similar dimensions as previously approved, the difference is that the approved balconies were not enclosed, however the proposed balconies are enclosed with obscure glass which helps to mitigate any concerns with regards to overlooking or loss of privacy.

For these reasons, the proposal is considered to respond to the distinctive local building forms and patterns of development and respect the scale, massing, and height of the surrounding physical context in accordance with the Barnet Local Plan Supplementary Planning Document (SPD) Residential Design Guidance 2013. It will relate to the main building and character of the area.

The proposal is considered acceptable on design and character grounds and would not harm the amenities of neighbouring occupiers.

5. Public Consultation

Consultation letters were sent to 422 neighbouring properties.

5 objections and 2 letters of support were received.

Site Notice dated: 14.06.18

The objections received can be summarised as follows:

- Limited parking
- The development will result in noise pollution, disturbance
- Devalue of property value
- Loss of light

- Pressure on waste disposal
- The development will deteriorate the character of the area. The development is a bulk/massing when compared to low level houses
- The development is over-bearing / out-of-scale, out of character in terms of appearance

The application is for internal alterations to Studio C and Studio F and creation of external balconies. It is therefore not considered to have any further impact than what has already been previously approved. Furthermore, the principle of the balconies has been established via appeal APP/N5090/W/14/3001725 (F/03198/14, dated 20 June 14) and appeal APP/N5090/A/14/2219840 (F/05718/13, dated 04 December 2014).

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.

Site Location Plan

