

LOCATION: 108-110 Stonegrove, Edgware, Middx, HA8 7UB

REFERENCE: H/01918/12

Received: 18 May 2012

Accepted: 18 May 2012

WARD: Edgware

Expiry: 13 July 2012

Final Revisions:

APPLICANT: Mr M Stent

PROPOSAL: Extension to the time limit for implementing planning permission H/01496/09 granted 25/06/09 for Redevelopment with part two, part three-storey, plus rooms in roof space, building to accommodate six self-contained flats with associated access and parking.

Approve Subject Unilateral Agreement

Subject to a Unilateral Agreement

RECOMMENDATION I:

That the applicant and any other person having a requisite interest be invited to enter by way of an agreement into a planning obligation under Section 106 of the Town and Country Planning Act 1990 and any other legislation which is considered necessary for the purposes seeking to secure the following:

- 1 Paying the council's legal and professional costs of preparing the Agreement and any other enabling agreements;
- 2 All obligations listed below to become enforceable in accordance with a timetable to be agreed in writing with the Local Planning Authority;
- 3 **Education Facilities (excl. libraries) £1,346.00**
A contribution towards the provision of Education Facilities in the borough.
- 4 **Libraries (financial) £346.00**
A contribution towards Library Facilities and Resources in the borough
- 5 **Health £3,904.00**
A contribution towards Health Facilities and Resources in the borough
- 6 **Monitoring of the Agreement £279.80**
Contribution towards the Council's costs in monitoring the obligations of the agreement.

RECOMMENDATION II:

That upon completion of the agreement the Acting Assistant Director of Planning and Development Management approve the planning application reference: H/01918/12 under delegated powers subject to the following conditions: -

- 1 The development hereby permitted shall be carried out in accordance with the following approved plans: Site plan, S22.P.02, S22.P.03, S22.P.04, S22.P.05, S22.P.06, S22.P.07, S22.P.08, S22.P.09, Design and Access Statement
Reason:
For the avoidance of doubt and in the interests of proper planning.
- 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 No structure or erection with a height exceeding 1.05m above footway level shall be placed along the frontage(s) of Stonegrove or Orchard Drive from a point

2.4m from the highway boundary for a distance of 2.4m on both sides of the vehicular access(es).

Reason:

To prevent danger, obstruction and inconvenience to users of the adjoining highway and the premises.

- 4 Before the development hereby permitted is occupied the parking spaces/garages shown on Plan S22.P.05 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.

- 5 Before the development hereby permitted commences, details of privacy screen in the location indicated on plan nos S22.P.04 and S22.P.07 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 that the amenities of the occupiers of adjoining properties are not prejudiced by overlooking.

- 6 Before this development is commenced, details of the levels of the building(s), road(s) and footpath(s) in relation to adjoining land and highway(s) and any other changes proposed in the levels of the site shall be submitted to and approved in writing by the Local Planning Authority. The development shall be implemented in accordance with such details as approved.

Reason:

To ensure that the work is carried out at suitable levels in relation to the highway and adjoining land having regard to drainage, gradient of access and the amenities of adjoining occupiers and the health of any trees on the site.

- 7 Before the development hereby permitted commences, details of the materials to be used for the external surfaces of the building(s) and hard surfaced areas shall be submitted to and approved in writing by the Local Planning Authority. The development shall be implemented in accordance with such details as approved.

Reason:

To safeguard the visual amenities of the locality.

- 8 The flat roof sections of the building hereby permitted 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, without the benefit of the grant of further specific permission in writing from the Local Planning Authority.

Reason:

To ensure that the amenities of the occupiers of adjoining properties are not prejudiced by overlooking.

- 9 No development shall take place within the area indicated until the applicant, agent or successors in title have secured the implementation of a programme of archaeological work in accordance with a written scheme of investigation which has been submitted by the applicant and approved in writing by the Local Planning Authority.

Reason:

To enable archaeological investigation of the site.

- 10 Before the development hereby permitted commences on site, details of all extraction and ventilation equipment shall be submitted to and approved by the Local Planning Authority and implemented in accordance with agreed details before the use is commenced.
Reason:
To ensure that the proposed development does not prejudice the enjoyment or amenities of occupiers of adjoining residential properties.
- 11 No construction work resulting from the planning permission shall be carried out on the premises at any time on Sundays, Bank or Public Holidays, before 8.00 am or after 1.00 pm on Saturdays, or before 8.00 am or after 6.00pm on other days unless previously approved in writing by the Local Planning Authority.
Reason:
To ensure that the proposed development does not prejudice the amenities of occupiers of adjoining residential properties.
- 12 Provisions shall be made within the site to ensure that all vehicles associated with the construction of the development hereby approved are properly washed and cleaned to prevent the passage of mud and dirt onto the adjoining highway.
Reason:
To ensure that the development does not cause danger and inconvenience to users of the adjoining pavement and highway.
- 13 A scheme of hard and soft landscaping, including details of existing trees to be retained, shall be submitted to and agreed in writing by the Local Planning Authority before the development, hereby permitted, is commenced.
Reason:
To ensure a satisfactory appearance to the development.
- 14 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.
Reason:
To ensure a satisfactory appearance to the development.
- 15 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.
- 16 The dwelling(s) shall achieve a Code Level 3 in accordance with the Code for Sustainable Homes Technical Guide (October 2008) (or such national measure of sustainability for house design that replaces that scheme). No dwelling shall be occupied until a Final Code Certificate has been issued certifying that Code Level 3 has been achieved and this certificate has been submitted to and approved by the local planning authority.
Reason:
To ensure that the development is sustainable and complies with policy GSD of the adopted Unitary Development Plan (adopted 2006) and the adopted Sustainable Design and Construction Supplementary Planning Document (June 2007).
- 17 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.

- 18 No site works or works on this development shall be commenced before temporary tree protection has been erected around existing tree(s) in accordance with details to be submitted and approved in writing by the Local Planning Authority. This protection shall remain in position until after the development works are completed and no material or soil shall be stored within these fenced areas.

Reason:

To safeguard the health of existing tree(s) which represent an important amenity feature.

INFORMATIVE(S):

- 1 The reasons for this grant of planning permission or other planning related decision are as follows: -
- i) The proposed development accords with strategic planning guidance and policies as set out in The Mayor's London Plan: July 2011 and the Adopted Barnet Unitary Development Plan (2006).

In particular the following polices are relevant:

Adopted Barnet Unitary Development Plan (2006): GBEEnv1, GBEEnv2, D1, D2, D3, D4, D5, H16, H17, H18, M11, M12, M14, CS2, CS8, CS13, IMP1, IMP2.

Core Strategy (Adoption version) 2012: CS5

Development Management Policies (Adoption version)2012: DM01, DM02, DM08, DM17

ii) The proposal is acceptable for the following reason(s): - The proposals would have an acceptable impact on the character and appearance of the streetscene and general locality, neighbouring amenity and highway safety. The proposals would attain an acceptable environmental standard and would make adequate provision to local infrastructure.

- 2 Any alteration to the existing crossover or new crossovers will be subject to detailed survey by the Crossover Team in Highways Group as part of the application for crossover under Highways Act 1980 and would be carried out at the applicant's expense. An estimate for this work could be obtained from London Borough of Barnet, Highways Group, NLBP, Building 4, 2nd Floor, Oakleigh Road South, London N11 1NP

RECOMMENDATION III

That if an agreement has not been completed by 05/12/2012, that unless otherwise agreed in writing, the Assistant Director of Planning and Development Management should REFUSE the application H/01918/12 under delegated powers for the following reasons:

1. The development does not include a formal undertaking to meet the extra education, libraries, health services costs together with associated monitoring costs arising as a result of the development, contrary to Policies CS2, CS8, CS13 and IMP2 of the Adopted Barnet Unitary Development Plan 2006, and Supplementary Planning Document - Planning Obligations, Supplementary Planning Document - Contributions to Education, Supplementary Planning Document - Contributions to Libraries, Supplementary Planning Document - Contributions to Health.

1. MATERIAL CONSIDERATIONS

National Planning Policy Framework

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 London Plan is recognised in the NPPF as part of the development plan.

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."

NPPF retains presumption in favour of sustainable development. This applies unless any adverse impacts of a development would "significantly and demonstrably" outweigh the benefits.

The Mayor's London Plan July 2011: 3.5, 6.1, 7.4, 7.6

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

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.

Relevant Unitary Development Plan Policies:

The statutory plan for the Borough is the Barnet UDP. This was adopted on 18 May 2006, replacing the original UDP adopted in 1991.

On 13 May 2009 the Secretary of State for Communities and Local Government issued a Direction “saving” 183 of the 234 policies within the UDP.

Relevant policies to this case: GBEnv1, GBEnv2, D1, D2, D5, M11, M12, M14, H16, H17, H18, CS2, CS8, CS13, IMP1, IMP2.

Supplementary Planning Document: Sustainable Design and Construction
Supplementary Planning Document: Contributions to Education
Supplementary Planning Document: Contributions to Libraries
Supplementary Planning Document: Contributions to Health Facilities
Supplementary Planning Document: Planning Obligations

Included advice 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.

In respect to amenity, the extension should not be overbearing or unduly obtrusive and care should be taken to ensure that they do not result in harmful loss of outlook and be overbearing or cause an increased sense of enclosure to adjoining properties.

The basic principles the Local Authority has adopted in respect to different types developments are that they should not unduly reduce light or outlook from neighbouring windows to habitable rooms, overshadow or create an unacceptable sense of enclosure to neighbouring gardens. They should not look out of place, overbearing or bulky from surrounding areas.

The Council has also adopted (June 2007), following public consultation, a Supplementary Planning Document “Sustainable Design and Construction”. The SPD provides detailed guidance that supplements policies in the Unitary Development Plan, and sets out how sustainable development will be delivered in Barnet. Part 6 of the SPD relates to generic environmental requirements to ensure that new development within Barnet meets sufficiently high environmental and design standards.

Core Strategy (Adoption version) 2012

Barnet’s emerging Local Plan is made up of a suite of documents including the Core Strategy and Development Management Policies Development Plan Documents (DPD). Until the Local Plan is complete, 183 policies within the adopted Unitary Development Plan (UDP) remain. The replacement of these 183 policies is set out in both the Core Strategy and Development Management Policies DPD.

The Core Strategy is now capable of adoption following receipt of the Inspector’s Report in June 2012. The Inspector endorsed all the Council’s modifications at EIP and found it sound and legally compliant. Therefore very significant weight should be given to the 16 policies in the CS. The National Planning Policy Framework (NPPF) (para 216) sets out the weight that can be given to emerging policies as a material

consideration in the determination of planning applications.

Relevant Core Strategy Policies (Adoption version) 2012: CS NPPF, CS1, CS5, CS15.

The Development Management Policies document provides the borough wide planning policies that implement the Core Strategy. These policies will be used for day-to-day decision making.

Development Management Policies is now capable of adoption following receipt of the Inspector's Report in June 2012. The Inspector endorsed all the Council's modifications at EIP and found it sound and legally compliant. Therefore very significant weight should be given to the 18 policies in the DMP. The National Planning Policy Framework (NPPF) (para 216) sets out the weight that can be given to emerging policies as a material consideration in the determination of planning applications.

Relevant Development Management Policies (Adoption version) 2012: DM01, DM02, DM08, DM17.

Relevant Planning History:

Site Address: 108-110 Stonegrove, Edgware, Middx, HA8 7UB
Application Number: H/01496/09
Application Type: Full Application
Decision: Approved
Decision Date: 25/06/2009
Appeal Decision: No Appeal Decision Applies
Appeal Decision Date: No Appeal Decision Date exists
Proposal: **Redevelopment with part two, part three-storey, plus rooms in roof space, building to accommodate six self-contained flats with associated access and parking.**
Case Officer: Graham Robinson

Site Address: 108-110 Stonegrove Edgware Middlesex HA8 7UB
Application Number: W13241E/07
Application Type: Full Application
Decision: Refuse
Decision Date: 09/01/2008
Appeal Decision: No Appeal Decision Applies
Appeal Decision Date: No Appeal Decision Date exists
Proposal: **Redevelopment with part two, part three storey building to accommodate 6No. self contained flats with associated access and parking.**
Case Officer: Louise Doran

Site Address: 106-110 Stonegrove Edgware Middlesex HA8 7UB
Application Number: W13241C/05
Application Type: Full Application
Decision: Withdrawn
Decision Date: 02/09/2005
Appeal Decision: No Appeal Decision Applies
Appeal Decision Date: No Appeal Decision Date exists
Proposal: **Demolition of existing dwellings and erection of a part two-storey, part**

**three-storey building to provide a total of 9no. self-contained flats.
Provision of basement car-parking accessed from Orchard Drive.**

Case Officer: Lesley Feldman

Site Address: 102-110 Stonegrove Edgware Middlesex HA8 7UB
Application Number: W13241A/03
Application Type: Full Application
Decision: Refuse
Decision Date: 27/08/2003
Appeal Decision: No Appeal Decision Applies
Appeal Decision Date: No Appeal Decision Date exists
Proposal: **Demolition of existing dwellings and erection of two four storey blocks comprising 30 flats plus underground car parking. (DUPLICATE APPLICATION).**

Case Officer:

Site Address: 102-110 Stonegrove Edgware Middlesex HA8 7UB
Application Number: W13241/03
Application Type: Full Application
Decision: Deemed Refusal
Decision Date: 27/02/2004
Appeal Decision: Withdrawn
Appeal Decision Date: 27/02/2004
Proposal: **Demolition of existing dwellings and erection of two four storey blocks comprising 30 flats plus underground car parking.**

Case Officer:

Site Address: 106-110 Stonegrove Edgware Middlesex HA8 7UB
Application Number: W13241D/05
Application Type: Outline Application
Decision: Refuse
Decision Date: 17/11/2006
Appeal Decision: Allow subject to conditions
Appeal Decision Date: 17/11/2006
Proposal: **Demolition of existing dwellings and erection of a part two-storey, part three-storey building to provide a total of 9no. self-contained flats. Provision of basement car-parking accessed from Orchard Drive.(OUTLINE).**

Case Officer:

Site Address: 106-110 Stonegrove Edgware Middlesex HA8 7UB
Application Number: W13241B/04
Application Type: Full Application
Decision: Refuse
Decision Date: 18/10/2004
Appeal Decision: No Appeal Decision Applies
Appeal Decision Date: No Appeal Decision Date exists
Proposal: **Demolition of existing dwellings and erection of a part two-storey, part three-storey building to provide a total of 10no. self-contained flats. Provision of basement car-parking accessed from Orchard Drive.**

Case Officer: Lesley Feldman

Site Address: 108-110 STONEGROVE, EDGWARE, MIDDX, HA8 7UB
Application Number: 01465/08
Application Type: Full Application
Decision: Refuse
Decision Date: 10/02/2009
Appeal Decision: Dismissed
Appeal Decision Date: 10/02/2009

Proposal: **Redevelopment with part two, part three-storey, plus rooms in roof space, building to accommodate six self-contained flats with associated access and parking.**
Case Officer: Louise Doran

Consultations and Views Expressed:

Neighbours Consulted: 58 Replies: 6
Neighbours Wishing To Speak 1

5 Objections were received to the application and one comment.

The objections raised may be summarised as follows:

- Object to extension being granted, site is an eyesore and should not remain for 3 years. If permission is granted for a further 3 years this is excessive.
- How long has developer applied for?
- Hoardings on site affect visibility and have been erected on Council land
- When was permission granted?
- The comment can be summarised as follows:
- The site is unsightly at present and could lower value of surrounding houses.
- Would be agreeable to a 1 year permission.

Internal /Other Consultations:

- Thames Water Devt Control - No objection

Date of Site Notice: 31 May 2012

2. PLANNING APPRAISAL

Site Description and Surroundings:

The application site related to two large single-family dwellings located on the corner of Orchard Drive and Stonegrove in Edgware. The properties are all set back off the road by a landscaped strip of land.

To the north of the site there are two blocks of flats, one is a 3 storey block of 12 flats known as Lonsdale Close and the other block is a 2 storey block of 7 flats known as Cedarwood Lodge. The surrounding area is predominantly residential in character with both houses and purpose built flats in the vicinity.

Proposal:

The proposals are for an extension to time limit for application H/01496/09 previous approved on 25/06/2009.

The application seeks planning permission to demolish the existing two dwellings and build a part two, part three storey building with rooms in the roof space to accommodate 6 flats. The maximum measurements of the proposed building would

measure 16.2m wide, 20.8m deep and 11.2m high with a hipped roof. 5 x 2 bedrooms flats and 1 x 3 bedroom flats are proposed. The proposed building would be sited a minimum 17.4m from carriage way to the front and would rise in height being highest adjacent to the intersection of Stonegrove and Orchard Drive.

Vehicle access would be provided off Stonegrove in the same location as existing. Basement car parking is proposed to accommodate 8 vehicles plus residents storage space. Cycle storage would be provided to the rear.

Planning Considerations:

Background

The application is for an extension to time limit for permission granted in 2009 for the redevelopment of the site for 6 flats.

Policy Context

Since the time of the previous application, the Council is in the process of adopting policy documents on Core Strategy Policies and Development Management Policies. These documents are at Adoption Stage at the time of writing this report.

Relevant development management policies are identified above.

Of particular relevance are policy DM01 which requires that development respects local character, and policy DM02 which sets out standards for new development.

Policy DM08 sets out the Council's priorities for new dwellings.

Policy DM17 sets out requirements in terms of car parking for new development.

In this way there have been changes to policy as identified, though the general thrust of the relevant policies is similar to those existing previously.

Furthermore, in 2009 the Council adopted a Supplementary Planning Document on Contributions to Health Facilities which is now a material consideration.

Relevant Development Management Policies (Adoption version) 2012:

Character & Appearance

The street scene on both sides of Stonegrove comprises blocks of flats and houses. The principle of flatted development in this location has been established by the previous appeal that allowed 9 flats at nos 106-110 Stonegrove and the planning permission for no.108-110 which this application seeks to extend.

The current scheme is traditional in design. It has a staggered frontage both in height and building line to form a three storey corner feature with active frontage on Stonegrove and Orchard Drive. There is a large verge in front of the Stonegrove

properties and therefore the nearest element would be 17.4m from carriage way. The proposal would protrude slightly forward of the existing building line (max 2m forward of no. 106's front bay). In light, however of the corner siting and proposed traditional design it is considered that the proposal would provide a visual transition from the houses to flats and a corner feature. In conclusion it is considered that the scale, bulk and design of the building proposed would be acceptable when taken in the context of the site and be in keeping with the surrounding residential character.

The current scheme proposed 6 no. flats on the site currently encompassing two dwelling houses. The previous scheme approved on appeal proposed 9 no. flats on a site encompassing three dwelling houses. The Inspector concluded that the previous development did not represent over-development of the site. The density of the current scheme follows the previous scheme and is therefore considered to be acceptable.

It is not considered that there have been any changes on site in terms of the appearance or character of the area since the previous approval that would warrant refusal of the planning application.

Residential Amenity

With respect to the relationship with the neighbouring properties, having regard to the relative positions, height and distances of the existing houses and the proposed building, it is not considered that the proposal would have any significant impact on the visual or residential amenities of adjoining owners.

The nearest residential property in Hillersdon Avenue would be sited approximately 27 metres away from the proposed block with a substation located between. There is a minimum distance of 10m from the rear windows at first and second floor to the boundary and 8.5m from a first floor balcony to the boundary. Taken together with the substation (an additional separation of 6m) the nearest balcony would be located approximately 30m from the rear of the properties fronting Hillersdon Avenue. Given the separation it is not considered that the proposal would result in significant overlooking or loss of privacy to the occupiers of properties in Hillersdon Avenue nor any overbearing impact.

With respect to the adjacent property no. 106 Stonegrove the proposed single storey element would be 2.2m from the side boundary and 2.3m deeper than no. 106 Stonegrove's single storey rear extension. The first and second floor elements would be sited 2m from the flank wall of no. 106 and would project 2.2m rearward. Given the separation and the presence of the single storey rear extension it is not considered that the proposal would result in an overbearing impact or loss of light. No windows are proposed in the flank wall and the small first floor balcony will have a 1.8m high privacy screen to the side and therefore it is not considered that there would be any significant overlooking or loss of privacy to the occupiers of no. 106 Stonegrove.

Since the approval of the original planning application the revised London Plan has been adopted in 2011. All units would appear to comply with policy 3.5 of the Mayors London Plan.

The application site is located along a busy road and the area is mixed in character including a number of purpose built flatted developments. It is therefore considered that the application would not exacerbate existing noise and disturbance levels, or be out of character in the context of the locality.

Provision of approximately 175m² of communal amenity space would be provided to the front, side and rear to serve the six units. In addition one unit will benefit from a private balcony. This would be in accordance with the requirements of Policy H18.

Car parking

Policy M14 requires 1 to less than 1 space per unit for development mainly consisting of flats. A total of eight car parking spaces are proposed as part of the proposal with vehicular access off Stonegrove. The site is located within a PTAL Score of 2, which is low accessibility. This level of provision is in excess of the requirements of Policy M14. The access, manoeuvrability and layout of the parking area are considered acceptable. Highways Officers raise no objections to the parking or access. The proposed access remains in the same location as existing and therefore would not materially worsen the situation with the existing street trees. A protective fencing condition will be attached to protect them during construction. Further details for the location of refuse facilities are recommended via planning condition.

Section 106

The Council adopted a Supplementary Planning Document on Contributions to Health Facilities which is now a material consideration.

The application would require contributions of:

- £1,346 towards Educational Facilities
- £346 towards Libraries Facilities
- £3,904 towards Health Facilities
- £279.80 towards associated monitoring costs.

3. COMMENTS ON GROUNDS OF OBJECTIONS

Object to extension being granted, site is an eyesore and should not remain for 3 years. If permission is granted for a further 3 years this is excessive. - *It is not considered that restricting permission to less than 3 years is reasonable given that permission would normally be granted for 3 years.*

How long has developer applied for? - *They have not specified a time period. Normally permission is granted for 3 years.*

Hoardings on site affect visibility and have been erected on Council land - *The hoardings appear to be constructed on Council land. The council's property services team have been notified. This is not reason to withhold planning permission.*

When was permission granted? - *Planning permission was granted on 25/06/2009.*
The description has been amended to reflect this.

The site is unsightly at present and could lower value of surrounding houses. - *This is not a material planning consideration*

4. EQUALITIES AND DIVERSITY ISSUES

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

5. CONCLUSION

It is not considered that any material changes in policy or circumstances have changed since the previous decision on 25/06/2009 that warrant refusal of the application. It is therefore considered that the application would be acceptable subject to the section 106 agreement being agreed.

SITE LOCATION PLAN: 108-110 Stonegrove, Edgware, Middx, HA8 7UB

REFERENCE: H/01918/12



Reproduced by permission of Ordnance Survey on behalf of HMSO. © Crown copyright and database right 2012. All rights reserved. Ordnance Survey Licence number LA100017674.