

LOCATION: 98 Great North Road, London, N2 0NL
REFERENCE: F/02634/12 **Received:** 12 July 2012
Accepted: 12 July 2012
WARD(S): Garden Suburb **Expiry:** 06 September 2012
Final Revisions:
APPLICANT: Harrison Varma
PROPOSAL: Construction of new third floor and partial fourth floor to existing building.

RECOMMENDATION: Approve Subject to Conditions

- 1 The development hereby permitted shall be carried out in accordance with the following approved plans: 19-104, 19-002, 19-003, 19-004, 19-005, 19-010, 19-011, 19-012, 19-013, 19-200, 19-300, 19-301, 19-302, 19-303, 19-304, 19-330, 19-331, 19-332, 19-333 and a 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 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.

- 4 No development shall take place until details of a construction management plan have been submitted to and approved in writing by the local planning authority.

Reason:

To safeguard residential amenity.

- 5 The level of noise emitted from any plant to be used on the development hereby approved shall be at least 5dB(A) below the background level, as measured from any point 1 metre outside the window of any room of a neighbouring residential property.

If the noise emitted has a distinguishable, discrete continuous note (whine, hiss, screech, hum) and/or distinct impulse (bangs, clicks, clatters, thumps), then it shall be at least 10dB(A) below the background level, as measured from any point 1 metre outside the window of any room of a neighbouring residential property.

Reason:

To ensure that the proposed development does not prejudice the amenities of occupiers of neighbouring properties.

- 6 Before development commences, a report should be carried out by a competent acoustic consultant and submitted to the Local Planning Authority for approval, that assesses the likely noise impacts from the development of any plant to be used on the development hereby permitted. The report shall also clearly outline mitigation measures for the development to reduce these noise impacts to acceptable levels.

It should include all calculations and baseline data, and be set out so that the Local Planning Authority can fully audit the report and critically analyse the contents and recommendations. The approved measures shall be implemented in their entirety before the extension is occupied.

Reason:

To ensure that the amenities of neighbouring premises are protected from noise from the development.

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 policies are relevant:

Adopted Barnet Unitary Development Plan (2006): GBEnv1, GBEnv2, D1, D2, D4, D5, D6, GEMP2, GEMP3, GEMP4.

Core Strategy (Adoption version) 2012: CS NPPF, CS1, CS5 and CS 8

Development Management Policies (Adoption version)2012: DM policies: DM01, DM02, DM04 and DM14.

- ii) The proposal is acceptable for the following reason(s): - Having taken all material considerations into account, it is considered that subject to compliance with the attached conditions, the proposal would comply with the Council's policies and guidelines and would not cause unacceptable harm to the conservation/surrounding area, the existing building or the amenities of any neighbouring property.

- iii)

- 2 You are advised to engage a qualified acoustic consultant to advise on the scheme, including the specifications of any materials, construction, fittings and equipment necessary to achieve satisfactory internal noise levels in this location.

In addition to the noise control measures and details, the scheme needs to clearly set out the target noise levels for the habitable rooms, including for bedrooms at night, and the levels that the sound insulation scheme would achieve.

The council's supplementary planning document on Sustainable Design and Construction requires that dwellings are designed and built to insulate against external noise so that the internal noise level in rooms does not exceed 30dB(A) expressed as an Leq between the hours of 11.00pm and 7.00am, nor 35dB(A) expressed as an Leq between the hours of 7.00am and 11.00pm (Guidelines for Community Noise, WHO). This needs to be considered in the context of room ventilation requirements

The details of acoustic consultants can be obtained from the following contacts:
a) Institute of Acoustics and b) Association of Noise Consultants.

The assessment and report on the noise impacts of a development should use methods of measurement, calculation, prediction and assessment of noise levels and impacts that comply with the following standards, where appropriate: 1) BS 7445 (1991) Pts 1, 2 & 3 (ISO 1996 pts 1-3) - Description and measurement of environmental noise; 2) BS 4142:1997 - Method of rating industrial noise affecting mixed residential and industrial areas; 3) BS 8223: 1999 - Sound insulation and noise reduction for buildings: code of practice; 4) Department of transport: Calculation of road traffic noise (1988); 5) Department of transport: Calculation of railway noise (1995); 6) Department of transport : Railway Noise and insulation of dwellings.

1. MATERIAL CONSIDERATIONS

National Planning Policy Framework

The Mayor's London Plan: July 2011

Relevant Unitary Development Plan Policies: GBEnv1, GBEnv2, D1, D2, D4, D5, D6, GEMP2, GEMP3, GEMP4.

Core Strategy (Adoption version) 2012

Development Management Policies (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 (CS) 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: CS NPPF, CS1, CS5 and CS 8

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: DM01, DM02, DM04 and DM14.

Relevant Planning History:

Site Address: 98 Great North Road LONDON N2 0NL
Application Number: C08309E
Application Type: Details Application
Decision: Approve with conditions
Decision Date: 09/01/1990
Appeal Decision: No Appeal Decision Applies
Appeal Decision Date: No Appeal Decision Date exists
Proposal: **Details of landscaping pursuant to condition5 of planning permission ref. C08309D dated 3 May 1989 for a three storey office block**

Case Officer:

Site Address: 98 Great North Road LONDON N2 0NL
Application Number: C08309B
Application Type: Full Application
Decision: Approve with conditions
Decision Date: 13/07/1988
Appeal Decision: No Appeal Decision Applies
Appeal Decision Date: No Appeal Decision Date exists
Proposal: **Three storey block with ground floor parkingand two floors of offices above, two vehicular accesses**

Case Officer:

Site Address: 98 Great North Road LONDON N2 0NL
Application Number: C08309C
Application Type: Details Application
Decision: Approve
Decision Date: 18/01/1989
Appeal Decision: No Appeal Decision Applies
Appeal Decision Date: No Appeal Decision Date exists
Proposal: **Details of materials pursuant to condition 5of planningpermission C08309B dated 13.07.88for a three storey block with ground floorparking, two floors of offices above and two vehicular accesses**

Case Officer:

Site Address: 98 Great North Road LONDON N2 0NL
Application Number: C08309D
Application Type: Full Application
Decision: Approve with conditions
Decision Date: 03/05/1989
Appeal Decision: No Appeal Decision Applies
Appeal Decision Date: No Appeal Decision Date exists
Proposal: **Three storey block of offices with ground floor and surface parking and two vehicularaccesses (alteration to building under construction)**

Case Officer:

Site Address: Cherry Tree Hill Depot Side, Cherry Tree Hill Great North Road N2
Application Number: C08309
Application Type: Full Application
Decision: Approve with conditions
Decision Date: 02/01/1985
Appeal Decision: No Appeal Decision Applies

Appeal Decision Date: No Appeal Decision Date exists
Proposal: **Erection of three storey office building, provision of car parking and formation of vehicular and pedestrian accesses.**

Case Officer:

Site Address: Cherry Tree Hill Depot Great North Road N2
Application Number: C08309A
Application Type: Full Application
Decision: Approve with conditions
Decision Date: 25/07/1984
Appeal Decision: No Appeal Decision Applies
Appeal Decision Date: No Appeal Decision Date exists
Proposal: **Change of use from Local Authority Depot to Community Purposes**
Case Officer:

Site Address: 98-100 Great North Road LONDON N2 ONL
Application Number: C08309F
Application Type: Advertisement
Decision: Approve with conditions
Decision Date: 15/06/1992
Appeal Decision: No Appeal Decision Applies
Appeal Decision Date: No Appeal Decision Date exists
Proposal: **Internally illuminated advertisement to sideelevation.**
Case Officer:

Site Address: 98-100 GREAT NORTH ROAD LONDON N2
Application Number: C08309G/02
Application Type: Full Application
Decision: Refuse
Decision Date: 05/08/2002
Appeal Decision: No Appeal Decision Applies
Appeal Decision Date: No Appeal Decision Date exists
Proposal: **Installation/erection of 3 No. telecommunications antennae and ancillary equipment cabin on existing roof.**
Case Officer:

Site Address: Land adjacent to Blossom House 98 Great North Road, Great North Road, London
Application Number: F/00212/11/ENQ
Application Type: Pre-Application Enquiry
Decision: Not yet decided
Decision Date: Not yet decided
Appeal Decision: No Appeal Decision Applies
Appeal Decision Date: No Appeal Decision Date exists
Proposal: **Redevelopment of site to provide 21no flats.**
Case Officer: Junior C. Moka

Consultations and Views Expressed:

Neighbours Consulted: 26 Replies: 9
Neighbours Wishing To Speak 1

The objections raised may be summarised as follows:

- The fourth floor will create a feeling of over bearing to the houses opposite.
- The height was originally restricted due to the impact on the locally listed Dixey Cottages opposite.
- Not in keeping/ out of character with the streetscene.
- Out of scale.
- Increase overlooking
- Loss of privacy and amenity.
- Unacceptable in terms of bulk and mass
- Parking/ no additional business parking permits should be provided.
- The Beech tree is at risk of being felled.
- Disruption during building works.
- Loss of light leading to lights being kept on and carbon emissions increasing.
- The property cannot accommodate an additional 30 plus people.

Internal /Other Consultations:

- Green Spaces (inc Allotments) - No comments.

Date of Site Notice: 26 July 2012

2. PLANNING APPRAISAL

Site Description and Surroundings: The property is an office building located on the Great North Road, close to the junction with the Bishops Avenue. The site falls within the Garden Suburb ward, but does not fall within its conservation area.

Proposal: The application seeks consent for the construction of a new third floor and partial fourth floor to the existing building.

Planning Considerations:

The proposal involves a full third floor and partial fourth floor on the existing office building. The third floor would be a new floor above the existing, whereas the fourth floor would be set back approximately 6.8m from the front of the building, set in approximately 5.5m from the southern elevation and set in by 0.8m-2.1m at varying parts of the north elevation. This does not include the staircase which sits on the north west corner of the building. The building would remain 5m away from 94-96 Great North Way and 5m away from boundary with the railway building site to the

north. The building would also remain approximately 24m away from Dixey Cottages on the other side of the road. The existing building is 6.1m high whereas the proposed would be 7.5m to the top of the third floor and 8.8m to the fourth floor.

The proposed materials are to be brick for the third floor and a combination of metal and glass cladding for the fourth floor. A condition has been attached requesting samples of the materials to be submitted before works commence.

It is considered that the addition would not appear obtrusive and bulky in relation to the surrounding area. It is considered that the extension would be an acceptable addition to the building as a whole, and would preserve its character. It is not considered that the application would lead to over development of the site.

The design of the proposal is considered to be acceptable and it is not considered that the extension would disrupt the character of the street scene as with the previous applications. This would therefore be in line of policy D6, which aims to maintain the character of the street scene.

The proposal does involve the creation of additional office space, which the UDP promotes as in policies GEMP2, GEMP3, and it is considered that the location is acceptable for such a use.

It is considered that the building is far enough away from Dixey Cottages opposite, the closest residential buildings, not to cause loss of amenity to the occupiers. The properties next to the application site are both in use as commercial buildings and as such residential amenity will not be affected. It is considered that the application will have an acceptable impact on these two buildings as well and will not significantly harm the quality of the office space. It is not considered that the proposals will lead to loss of light or increased overlooking of these properties.

It is considered that the application will not give rise to any loss of amenity to any neighbouring property, or harm the appearance of the building, the surrounding area or the character of the street scene.

3. COMMENTS ON GROUNDS OF OBJECTIONS

Most of the grounds of objection have been addressed in the main report. The others are addressed below:

- It is not considered that the application could be refused on increased carbon emission at neighbouring properties.
- Disturbance during building works is not a material planning consideration.
- It is not considered that the council could restrict the issuing of parking permits as the application is only for the extension of an existing office building and not a new one.
- The council could not restrict the number of employees the company employ.
- A method statement has been requested by condition, which should afford

some protection to any trees on adjoining sites. There are no protected trees within close proximity to the proposed building works.

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

Having taken all material considerations into account, it is considered that subject to compliance with the attached conditions, the proposal would comply with the Council's policies and guidelines and would not cause unacceptable harm to the conservation/surrounding area, the existing building or the amenities of any neighbouring property.

It is therefore recommended that the application be **APPROVED**.

SITE LOCATION PLAN: 98 Great North Road, London, N2 0NL

REFERENCE: F/02634/12



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