

Reason:

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

5. No development or other operations shall commence on site in connection with the demolition and development hereby approved until a detailed tree felling / pruning specification has been submitted to and approved in writing by the local planning authority and all tree felling and pruning works shall be carried out in full accordance with the approved specification and the British Standard 3998: 2010 *Recommendation for Tree Works* (or as amended).

Reason:

To safeguard the health of existing trees which represent an important amenity feature.

6. The development and associated demolitions shall be carried out in strict accordance with the methodology and details specified in the Phelps Associates Arboricultural Report (reference PA.S654, latest revision dated 5th July 2012).

Reason:

To safeguard the health of existing trees which represent an important amenity feature and protect the character and appearance of the Totteridge Conservation Area.

7. Before the development hereby permitted commences a schedule of works (including all demolitions) shall be submitted to and agreed in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved details.

Reason:

To safeguard the character and appearance of the Totteridge Conservation Area.

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):

GBEnv4, HC1.

Core Strategy (Adopted) 2012:

CS NPPF, CS1, CS5.

Development Management Policies (Adopted) 2012:

DM06.

ii) The proposal is acceptable for the following reason(s): -

The loss of the existing building subject to a suitable replacement would have an acceptable impact on the character and appearance of the Totteridge Conservation Area in accordance with the aforementioned policies.

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

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:

GBEnv4, HC1.

Core Strategy (Adoption version) 2012

Development Management Policies (Adoption version) 2012

Barnet's 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 (Core Strategy and Development Management Policies documents) 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 was adopted by the Council on September 11 2012. It is now subject to a 6 week period of legal challenge which ends on October 30 2012. 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.

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 was adopted by the Council on September 11 2012. It is now subject to a 6 week period of legal challenge which ends on October 30 2012. 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:

DM06.

Relevant Planning History:

Site Address:	Oaklands Lime Grove LONDON N20
Application Number:	N01715C
Application Type:	Full Application
Decision:	Approve with conditions
Decision Date:	12/07/1989
Proposal:	Erection of conservatory, front porch and first floor extension, and alterations to windows on north, south & west elevations, & change of use of vacant land formerly tennis courts to residential garden.

Site Address:	'Oaklands' Lime Grove N20
Application Number:	N01715A
Application Type:	Full Application
Decision:	Approve with conditions
Decision Date:	08/05/1985
Proposal:	Two-storey side extension, part single, part two-storey rear extension and three car garage at front.

Site Address: Oaklands, Lime Grove, London, N20 8PX
Application Number: B/01409/10
Application Type: Full Application
Decision: Refuse
Decision Date: 10/06/2010
Proposal: Demolition of existing two storey detached house and garage and construction of new two storey detached house with rooms in roofspace and integral garage.

Site Address: Oaklands, Lime Grove, London, N20 8PX
Application Number: B/01410/10
Application Type: Conservation Area Consent
Decision: Refuse
Decision Date: 10/06/2010
Proposal: Demolition of existing two storey detached house and garage and construction of new two storey detached house with rooms in roofspace and integral garage. CONSERVATION AREA CONSENT

Site Address: Oaklands, Lime Grove, London, N20 8PX
Application Number: B/04527/11
Application Type: Full Application
Decision: Not yet decided
Decision Date: Not yet decided
Proposal: Demolition of existing first floor and erection of a new first floor level with pitched roof. Extensions to front and side elevations. Demolition of existing garage.

Site Address: Totteridge Village Hall, Badgers Croft, N20 8AH
Application Number: B/01780/12
Application Type: Full Application
Decision: Not yet decided
Decision Date: Not yet decided
Proposal: Temporary roadway access for a period of 3 years to facilitate the proposed works to Oaklands, Lime Grove, London, N20 8PX (planning application reference B/04527/11 & B/04636/11: Demolition of existing first floor and erection of a new first floor level with pitched roof. Extensions to front and side elevations. Demolition of existing garage.)

Consultations and Views Expressed:

Neighbours Consulted: 0 Replies: N/A

Neighbours Wishing To Speak 0

Internal /Other Consultations:

Totteridge Conservation Area Advisory Committee:

This property is situated in the Green Belt and if the application is approved no further development should be permitted as this current proposal increases the footprint 25% which is at the limit of the acceptable size increase in the Green Belt. This property also occupies a prominent position where the roof will be very visible, and the committee therefore request that a high quality roof tile is specified. Any permission should condition protection for the two TPO oak trees.

Urban Design and Heritage:

The application site is located on the western side of Lime Grove, within Area 3: Totteridge Village, of the Totteridge Conservation Area. The site is located on Green Belt land. The adopted Totteridge Character Appraisal notes: "*Lime Grove at north of*

the Village is a narrow leafy lane of mainly chalet type bungalows of mediocre design". The existing property at the application site has no specific designation.

Overall it is considered that the proposed replacement dwelling is acceptable as has overcome previous concerns with scale and design and now poses no demonstrable harm to the application site or wider Conservation Area. As such approval should be recommended.

Trees and Landscaping:

No objections subject to conditions.

Date of Site Notice:

24 November 2011

2. PLANNING APPRAISAL

Site Description and Surroundings:

The application site relates to a detached property on the private cul-de-sac of Lime Grove. It lies at the head (western-most point) of the Cul-de-sac and the land slopes upwards to this point in the street and thus the dwelling is at an elevated position.

The site within which the existing property lies slopes upwards from front to rear and thus the existing building is set down into the site with a small patio area surrounding it and steps up to the garden. The whole site lies within the Totteridge Conservation Area and Green Belt designated land. There are substantial TPO oak trees in the grounds which are clearly visible from the street around and beyond the existing building. There is a public footpath running along the front/ eastern boundary of the site and runs all the way from Totteridge Village through fields to Mays Lane.

The Totteridge Village Hall lies directly to the south of the site and open fields to the west. North of the site is detached dwelling house.

The existing building lies within substantial grounds. The land to the south contains a swimming pool and tennis court and lawns surround the property on three sides. To the front of the building is a large drive and detached garage.

The existing building is a chalet style property with the first floor accommodation within the roof space. It is the largest dwelling in the street set within the largest plot. However, the scale, massing and design of the existing property is reflective of those in the immediate locality and is of a modest appearance and style in keeping with the predominant character of dwellings on Lime Grove which are mainly bungalows.

Proposal:

The application seeks Conservation Area Consent for the demolition of the existing first floor level of the dwelling and demolition of the associated detached garage. The application is accompanied by an application for planning permission for the redevelopment of the property (reference B/04527/11) and an associated planning application for the construction of a temporary roadway to facilitate the proposed demolition and development works (reference B/01780/12).

The proposal involves the retention of part of the ground floor of the existing building but extensions to both sides of the building and to the front are proposed as well as a new roof structure containing first floor accommodation. The proposed building has been designed in an Arts and Crafts style and would not differ from the existing building occupying the site in terms of style and form and detailing.

The resultant building would have a maximum width of 19.5m at ground floor (existing 13.5m) and 15.8m at first floor (existing approximately 12m). The building would not be any deeper than the existing but the floor area would be greater. Whilst an extension is proposed to the front of the building it would not sit significantly further forward than the existing dwelling. The roof form would be the most significant part of the building with the main ridgeline reaching a maximum height of 8.5m. It would be articulated by a series of gable projections and dormer windows consistent with the Arts and Crafts style.

Planning Considerations:

The existing dwelling on site is of no historic or architectural significance and its substantial demolition (i.e. above ground floor level) subject to a suitable replacement is considered acceptable. The existing dwelling does relate well in scale and form to the character of Lime Grove and this part of the Totteridge Conservation Area in keeping with its semi-rural character and location. The proposal would take on a different design approach which although not found within Lime Grove itself, is a common form found elsewhere in the TCA and is considered to preserve the character and appearance of this part of the TCA and be a suitable replacement for the existing building.

The resultant building would be wider than the existing and taller with projecting gable features to the front and as such would appear more prominent in the street scene than the existing structure especially when taking into account its elevated position. However, the design of the building with varying ridge heights and stepped building lines is considered to successfully reduce the perceived bulk and prominence to an acceptable level that would still retain the spacious, open and rural character of the site as well maintaining glimpsed views to the trees to the rear of the site.

The existing detached garage sited along the front boundary of the site was built in the 1980's and is of no historic or architectural interest. Given its size and siting adjacent to the footpath the demolition of this structure would improve the openness of the area as perceived from the public footpath with the built form being pushed back into the main building occupying the site.

3. COMMENTS ON GROUNDS OF OBJECTIONS

N/A.

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

The proposed demolition works are considered acceptable in light of the suitability for the redevelopment proposals for the site. The proposals are in accordance with planning policy and guidance and approval subject to conditions is therefore recommended.

SITE LOCATION PLAN:

Oaklands, Lime Grove, London, N20 8PX

REFERENCE:

B/04636/11



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