

5. Notwithstanding the details shown on the hereby approved drawings, the rooflights hereby approved shall be of a "conservation" type (with central, vertical glazing bar), set flush in the roof.

Reason:

To safeguard the character and appearance of the Conservation Area.

6. Before the development hereby permitted is brought into use or occupied the site shall be enclosed except at the permitted points of access in accordance with details previously submitted to and approved in writing by the Local Planning Authority.

Reason:

To ensure that the proposed development does not prejudice the appearance of the locality and/or the amenities of occupiers of adjoining residential properties and to confine access to the permitted points in the interest of the flow of traffic and conditions of general safety on the adjoining highway.

7. 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.

Reason:

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

8. Notwithstanding the provisions of any development order made under Section 59 of the Town and Country Planning Act 1990 (or any Order revoking and re-enacting that Order) no windows, other than those expressly authorised by this permission, shall be placed at any time in the first floor north flank elevation.

Reason:

To safeguard the privacy and amenities of occupiers of adjoining residential properties.

9. 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.

10. 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.

- 11 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.

12. 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.

13. 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.

14. 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.

15. The development hereby permitted shall not commence until the temporary access road subject of application B/01780/12 has been constructed.

Reason:

To safeguard the amenities of adjoining residents.

16. 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 and in the interest of highway safety.

- 17 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 and preserve the openness of the Green Belt.

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, GBEnv4, D1, D2, D3, D4, D5, D11, D12, O1, O3.

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

Development Management Policies (Adoption version)2012: DM01, DM02, DM06, DM15.

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

The proposed development would have an acceptable impact on the amenities of the adjoining residents and would preserve the character and appearance of this part of the Totteridge Conservation Area. The proposals would have an acceptable impact on trees of special amenity value and would preserve the openness of the Green Belt. The proposals are in accordance with the aforementioned policies.

2. Any details submitted in respect of the Demolition and Construction Management Plan above shall control the hours, routes taken, means of access and security procedures for construction traffic to and from the site and the method statement shall provide for the provision of on-site wheel cleaning facilities during demolition, excavation, site preparation and construction stages of the development, recycling of materials, the provision of on-site car parking facilities for contractors during all stages of development (Excavation, site preparation and construction) and the provision on site of a storage/delivery area for all plant, site huts, site facilities and materials.

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: GBEnv1, GBEnv2, GBEnv4, D1, D2, D3, D5, D11, D12, D13, HC1, HC5, O1, O3 & H27.

Core Strategy (Adopted) 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.

Development Management Policies (Adopted) 2012:

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 (Adopted) 2012:

DM01, DM02, DM06, DM15.

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

Consultations and Views Expressed:

Neighbours Consulted: 12 Replies: 4
Neighbours Wishing To Speak 0

The objections raised may be summarised as follows:

- Concern that no consideration has been given to the use of Badgers Croft and Totteridge Village Hall land for contractors access and unloading;
- Turning right onto Badgers Croft from Totteridge Lane is very difficult and parked vehicles along the initial length of the street restricts access;
- Access to the Village Hall unloading area is restricted with no space for lorries to turn and the route is just as unsuitable as Lime Grove;
- Quietness of the Conservation Area will be disrupted to the detriment of local residents for a period of up to 12 months;
- Potential damage to existing properties and garages on Badgers Croft due to the use by large vehicles;
- Where will tradesmen and workers park?
- By reason of the proposed mass, bulk and excessive height in relation to the neighbouring properties it would be an overbearing and obtrusive form of development detrimental to the rural and valued environmental aspect of the Lime Grove area;
- Lime Grove is an unadopted private road suitable for light domestic traffic only and not for heavy commercial traffic or construction vehicles;
- The sign attached to the entrance of Lime Grove (preventing lorries and cars etc) should be for the duration of the building operation not just 1 year;
- The mass of the proposed extensions, especially to the north is excessive and is not sympathetic to the size of other houses in the immediate area;
- The Character Appraisal Statement refers to Lime Grove as '*a narrow leafy lane of mainly chalet type bungalows*' and the proposals do not meet this criteria;
- The redesign is not common to Lime Grove, the Conservation Area and green belt area;
- The appraisal statement refers negatively to properties that have been extended in an unsympathetic manner reducing the space between neighbouring houses;
- The demolition of the existing garage building will open up and expose the mass of the large new house to users of the public footpath that runs immediately adjacent to the eastern boundary of Oaklands;
- The northern elevation has windows at first floor level and roof slope windows overlooking the neighbouring property to the north;
- The proposed glazing indicates a second storey is intended even though it is not referred to in the application;
- If approved it will create a precedent;

The Totteridge Residents Association have made the following comments in relation to the proposals:

The 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 by 25%, which is at the limit of the acceptable size increase within the Green belt. Any permission should condition protection for existing TPO trees on the site and a high quality roof tile should be specified for the large roof which will be very visible.

Internal /Other Consultations:

Traffic & Development

No objections subject to the imposition of a construction management plan condition in the interest of Highway Safety.

Trees and Landscaping

No objections subject to conditions.

Urban Design & 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.

This application follows a previous refusal dating from 2010. Since then there have been on-going pre-application discussions and negotiations which aimed to overcome the previous concerns and reasons for refusal.

Under this formal planning submission the previous concerns have been addressed. The width of the proposed replacement property has been reduced to 17m rather than the previously proposed 27m and 21m respectively, and this supported. Another concern related to the height of the new dwelling. It was considered that two storey eaves were not acceptable as they increased the perceived bulk of the replacement dwelling. However, these concerns have been addressed under this application and the overall height of the new dwelling has been further reduced to approximately 8.5m at its highest point.

I note from the plans of the proposed elevations that black uPVC rainwater goods are proposed. It would be a more fitting addition to the Conservation Area to provide black cast iron or similar.

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.

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.

English Heritage

The proposals are not considered to have any affect on any historic assets or archaeological interest. Therefore the requirement for an assessment of the archaeological interest of the site in respect to the current application could be waived.

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 planning permission for extensions and alterations to the existing building involving demolition of the first floor and reconstruction. Given the substantial demolition works involved in the proposals an application for Conservation Area Consent has also been submitted in conjunction with this application (reference B/04636/11).

The proposal involves the retention of the ground floor but removal of the existing roof structure. 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 differ from the existing building occupying the site in terms of style, 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.

The existing detached garage would be demolished and forms part of the CAC application.

Planning Considerations:

The proposals have been subject to negotiations between council officers and the applicant in order to reach an acceptable scheme. The main issues in this case are:

- The impact on the character and appearance of the Totteridge Conservation Area;
- The impact on the openness and visual amenity of the Green Belt;
- The impact on the amenities of the adjoining residents;
- The impact on trees of special amenity value;
- Construction access to the site.

Impact on the Totteridge Conservation Area (TCA)

The existing dwelling on site is of no historic or architectural significance and its demolition 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.

The dwelling 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 demolition of the existing detached garage along the front boundary of the site 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.

Impact on the openness and visual amenity of the Green Belt

Within the details submitted with the application supporting information documenting the changes in footprint and volume have been assessed to show compliance with policies designed to protect the openness of the Green Belt. Policy DM15 states that *'extensions to existing buildings in the Green Belt will only be acceptable where they do not result in a disproportionate addition over and above the size of the original building'*.

Comparative floor areas of the existing and proposed building submitted with the application seek to show the increase would amount to 25%, a general guidance on the percentage increase in buildings that will be considered appropriate in Green Belt locations, subject to an acceptable impact on visual amenity and openness. However, it is noted that the existing floor areas quoted by the agent are based on the existing floor area, rather than the original which has been extended. In addition, the calculations include the detached garage on the site as part of the existing floor area. As such it is considered that the percentage increase over and above the size of the original building is likely to be much greater than 25%.

Despite the proposed increases to the floor area (and associated volume) the proposed extensions are not considered to be detrimental to the openness or visual amenity of the Green Belt. The ridge height is not significantly higher than the existing and although the width across the site would be greater and thus more

dominant, it would not appear inappropriate in its context and sufficient views around the building would be retained. The design of the dwelling is such the increase in size does not form an unduly bulky or obtrusive form of development and the openness and visual amenity of the Green Belt would be preserved.

Impact on the amenities of the adjoining residents

The extensions proposed are not considered to be detrimental to the amenities of adjoining residents. The extensions proposed to the north side of the building would be sited some 13.5m from the shared boundary with Bishops Croft, the adjoining property. At this distance the development is not considered to appear unduly obtrusive or overbearing to the occupiers of this adjoining property. There is an existing tree screen along the boundary which would be retained which also minimise any adverse impacts from the proposal.

2no. dormer windows are proposed to the north facing elevation. These windows would be greater than 10.5m to the adjoining garden and as such are not considered to result in a significant level of overlooking into the adjoining property. No facing habitable room windows at the adjoining property would be affected by the proposal. As such the privacy of the adjoining occupiers to the north are considered to be preserved.

The front window on the proposed extension to the north of the building would face onto the flank wall of the adjoining bungalow to the east, Little Fold, which is at a lower level than the application property. There would be approximately 21m between these facing windows (in accordance with policy H17 of the Adopted Barnet UDP) and as such it is not considered that the proposal would be detrimental to the privacy of the occupiers of this adjoining property. In addition, at the distance proposed the proposed works are not considered to be unduly overbearing or obtrusive as perceived from this adjoining bungalow.

Impact on trees

There are 2 mature oak trees to the west of the building, one of which is outside of the site and lies within the adjoining field. Both trees are recognised as 'Grade A' within the accompanying Arboricultural Tree Report submitted with the application and are considered to be of high public amenity value significantly contributing to the character and appearance of the TCA.

Subject to conditions regarding protection during construction and the details within the methodology for construction it is considered that the health of these trees would be safeguarded.

Access

Given the constraints of Lime Grove it is proposed to gain access for construction from Badgers Croft and through the adjoining Village Hall land to the south of the application site. Details of this arrangement and the associated method statement have been included within the Arboricultural report submitted with the application to ensure that any potential impacts on trees and the character and appearance of the TCA are mitigated against. In order to achieve access through this site a temporary access road would need to be constructed and as such an application for this development has been submitted (reference no. B/01780/12).

3. COMMENTS ON GROUNDS OF OBJECTIONS

Addressed above.

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 development is considered to have an acceptable impact on the character and appearance of the Totteridge Conservation Area, the visual amenity and openness of the Green Belt and the amenities of adjoining residents. The proposals would have an acceptable impact on the health of existing trees and are in accordance with planning policy and guidance. Approval subject to conditions is therefore recommended.

SITE LOCATION PLAN: Oaklands, Lime Grove, London, N20 8PX

REFERENCE: B/04527/11



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