

LOCATION: Annemount School, 18 Holne Chase, London, N2 0QN
REFERENCE: F/03185/12
WARD(S): Garden Suburb

Received: 16 August 2012
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Expiry: 31 October 2012

Final Revisions:

APPLICANT: Annemount Preparatory School
PROPOSAL: Demolition of existing single storey extensions on the side (West) and rear (North) elevations following the construction of a single storey extension on the side (West) elevation and a two storey extension on the rear (North) elevation; The creation of a new basement extension and internal reconfigurations across all floors; Provision of two conservation style rooflights to the existing and extended pitched roof; Refuse storage and bicycle storage space with associated landscaping.

RECOMMENDATION: Approve Subject to Conditions

- 1 The development hereby permitted shall be carried out in accordance with the following approved plans: Site Location Plan - S.00; Arboricultural Method Statement Prepared by Alex Monk of CBA Trees dated August 2012; Structural Pre Planning Report Prepared by Lyons O'Neil Structural Engineers dated August 2012; Annemount School - Supporting Information; Plan No's: S.01; EX.00; EX.01; EX.02; EX.03; EX.04; EX.05; GS.00 Rev A; GS.01; GE.00 Rev B; GE.01 Rev B; GA.00 Rev A; GA.01 Rev A; GA.02 Rev A; GA.03 Rev A; GA.04 Rev B.
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 The materials to be used in the external surfaces of the building(s) shall match those used in the existing building(s).
Reason:
To safeguard the visual amenities of the building and the surrounding area.
- 4 Before the development hereby permitted commences, details of the front rootlight bench of the basement at a scale of 1:10 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.
- 5 The premises shall be used purposes ancillary to the school and no other purpose (including any other purpose in Class D1 of the Schedule to the Town and Country Planning (Use Classes) Order, 1987, or in any provision equivalent to that Class in any statutory instrument revoking and re-enacting that Order, with or without modification).
Reason:
To enable the Local Planning Authority to exercise control of the type of use within the category in order to safeguard the amenities of the area.
- 6 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.

- 7 The hereby approved windows shall match the original windows in material and style.

Reason:

To protect the character of the house and the Hampstead Garden Suburb Conservation Area.

- 8 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.

- 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 Before this development is commenced details of the location, extent and depth of all excavations for drainage and other services in relation to trees on the site shall be submitted and approved in writing by the Local Planning Authority and the development carried out in accordance with such approval.

Reason:

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

- 13 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.

- 14 No siteworks or works on this development shall be commenced before a method statement expanding on the principle set out in Arboricultural Method Statement Prepared by Alex Monk of CBA Trees dated August 2012 and Structural Pre Planning Report Prepared by Lyons O'Neil Structural Engineers dated August 2012 for the proposed development at Annemount School, 18 Holne Chase, in particular in respect of:
1. Arrangement for access to rear garden;
 2. Work phasing;
 3. Machinery and vehicle Access;
 4. Storage of materials;
 5. Method of construction to ensure the protection of the mature Predunculate Oak tree.

This information must be in accordance with Section 5.5 and a method statement detailing precautions to minimise damage to trees in accordance with Section 6.1 of British Standard BS5837: 2012 *Trees in relation to design, demolition and construction - Recommendations* are submitted to and approved in writing by the Local Planning Authority and the development shall be carried out in accordance with such approval.

Reason:

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

- 15 There shall be no more than 115 children registered at the school at any one time. No children other than those registered shall study at the school.

Reason:

To safeguard the residential amenity of neighbouring occupiers.

- 16 No development shall take place until a Construction Method Statement has been submitted to, and approved in writing by, the Local Planning Authority. The Statement shall provide for – access to the site; the parking of vehicles for site operatives and visitors; hours of construction, including deliveries, loading and unloading of plant and materials; the storage of plant and materials used in the construction of the development; the erection of any means of temporary enclosure or security hoarding and measures to prevent mud and debris being carried on to the public highway. Throughout the construction period the detailed measures contained within the approved Statement shall be strictly adhered to.

Reason:

In the interests of highway safety in accordance with Policy M11 of the London Borough of Barnet Adopted Unitary Development Plan 2006.

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, the Adopted Barnet Unitary Development Plan (2006) and the Local Plan (2012).
- In particular the following policies are relevant:

National Policy:

National Planning Policy Framework

Adopted Barnet Unitary Development Plan (2006):

GBEnv1, GBEnv2, GBEnv4, D1, D2, D3, D6, HC1, HC5, ENV12, ENV13, CS4,

CS5, CS8, D11, D12, D13, D15.

Local Development Framework:

Core Strategy (Adopted) 2012 – CS NPPF, CS1, CS5, CS7, CS10, CS13.

Development Management Policies (Adopted) 2012 – DM01, DM02, DM04, DM06, DM13, DM16.

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

Having taken all material considerations into account, the proposed building as conditioned, would not impact detrimentally on the residential amenity of neighbouring occupiers. The proposed building would protect this part of the Hampstead Garden Suburb Conservation Area and Area of Special Character. The proposed building, by reason of its siting, scale, design, detailing and relation with existing buildings would result in a subordinate addition to the site and would respect the setting of surrounding building. The proposals are acceptable on tree grounds and, as conditioned, would not impact on the health of trees of special amenity value. The proposals are acceptable on Highways Grounds.

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, D6, HC1, HC5, ENV12, ENV13, CS4, CS5, CS8, D11, D12, D13, D15.

In June 2005 the Council published its "Three Strands Approach", setting out a vision and direction for future development, regeneration and planning within the Borough. The approach, which is based around the three strands of Protection, Enhancement and Growth, will protect Barnet's high quality suburbs and deliver new housing and successful sustainable communities whilst protecting employment opportunities. The second strand of the approach, "Enhancement", provides strong planning policy protection for preserving the character and openness of lower density suburbs and conservation areas. The Three Strands Approach will form the "spatial vision" that will underpin the Local Development Framework.

The Council Guide 'Hampstead Garden Suburb Conservation Area Design Guidance' as part of the Hampstead Garden Suburb Character Appraisals was approved by the Planning and Environment Committee (The Local Planning Authority) in October 2010. This leaflet in the form of a supplementary planning guidance (SPG) sets out information for applicants on repairs, alterations and extensions to properties and works to trees and gardens. It has been produced jointly by the Hampstead Garden Suburb Trust and Barnet Council. This leaflet was the subject of separate public consultation.

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, CS7, CS10, CS13.

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: DM01, DM02, DM04, DM06, DM13, DM16.

Relevant Planning History:

Site Address: 18 Holne Chase LONDON N2 OQN
Application Number: C12062B
Application Type: Full Application
Decision: Withdrawn
Decision Date: 04/06/1996
Appeal Decision: No Appeal Decision Applies
Appeal Decision Date: No Appeal Decision Date exists
Proposal: **Ground floor front extension to, and conversion of existing garage and first floor bay extension to provide additional classroom space.**
Case Officer:

Site Address: 18 Holne Chase LONDON N2 OQN
Application Number: C12062C
Application Type: Full Application
Decision: Approve
Decision Date: 06/08/1996
Appeal Decision: No Appeal Decision Applies
Appeal Decision Date: No Appeal Decision Date exists
Proposal: **Continued use of first floor for educational purposes. (APPROVED)
Extension of bay to first floor and ground floor front extension to, and conversion of, existing garage to provide additional classroom space. (REFUSED)**
Case Officer:

Site Address: Anne Mount School, 18 Holne Chase LONDON N2
Application Number: C12062D
Application Type: Retention/ Contin. Use
Decision: Approve with conditions
Decision Date: 26/08/1997
Appeal Decision: No Appeal Decision Applies
Appeal Decision Date: No Appeal Decision Date exists
Proposal: **Variation of Condition 2 of planning permission dated 17.1.97 for continued use off first floor for educational purposes, first floor bay extension and conversion of garage to provide teaching space so that the number**
Case Officer:

Site Address: Anne Mount School, 18 Holne Chase LONDON N2

Application Number: C12062F
Application Type: Full Application
Decision: Approve with conditions
Decision Date: 14/01/1998
Appeal Decision: No Appeal Decision Applies
Appeal Decision Date: No Appeal Decision Date exists
Proposal: **Part retention and modification of childrens play area and play equipment ancillary to school use of the site. (Amended description).**

Case Officer:

Site Address: Annemount School 18 Holne Chase London N2 0QN
Application Number: C12062G/03
Application Type: Section 192
Decision: Lawful Development
Decision Date: 22/07/2003
Appeal Decision: No Appeal Decision Applies
Appeal Decision Date: No Appeal Decision Date exists
Proposal: **Conversion of garage to a toilet block.**
Case Officer:

Site Address: Anne Mount School, 18 Holne Chase, London, N2 0QN
Application Number: F/00224/09
Application Type: Advertisement
Decision: Refuse
Decision Date: 29/06/2009
Appeal Decision: No Appeal Decision Applies
Appeal Decision Date: No Appeal Decision Date exists
Proposal: **Erection of one pole mounted sign in the front garden of the school.**
Case Officer: David Campbell

Site Address: Annemount School, 18 Holne Chase, London, N2 0QN
Application Number: F/03186/12
Application Type: Conservation Area Consent
Decision: Withdrawn
Decision Date: 22/10/2012
Appeal Decision: No Appeal Decision Applies
Appeal Decision Date: No Appeal Decision Date exists
Proposal: **Demolition of existing single storey extensions on the side (West) and rear (North) elevations following the construction of a single storey extension on the side (West) elevation and a two storey extension on the rear (North) elevation; The creation of a new basement extension and internal reconfigurations across all floors; Provision of two conservation style rooflights to the existing and extended pitched roof; Refuse storage and bicycle storage space with associated landscaping. (CONSERVATION AREA CONSENT)**
Case Officer: Junior C. Moka

Consultations and Views Expressed:

Neighbours Consulted: 81
Support: 56
Object: 24
Neighbours Wishing To Speak 3

The support raised may be summarised as follows:

- The school deserves the right to provide a larger space for its children;
- The proposal will not impact the local environment and no additional pupils are

proposed;

- This is a wonderful local school that needs to update its facilities.

The objections raised may be summarised as follows:

1. Any decision should be based upon attendance;
2. The application should not have been submitted or accepted without full details of how many students are proposed;
3. The proposal will double the school's capacity;
4. The school, based on its size should not have more than 70 children taking into account noise, disturbance and parking;
5. The proposal shows 12 to 14 classrooms in places of the present 7, with additional offices;
6. The "so called" music rooms are clearly intended as regular classrooms;
7. The proposed male and female changing rooms in the basement, shower and sports equipment room, are not in keeping with an infant school and would appear as a mechanism to provide additional toilet facilities for additional pupils;
8. No explicit undertaking has been provided that school numbers will increase despite requests from the Suburb Trust dated 4 April 2012. An undertaking could persuade this objector to change their mind about the proposal;
9. The proposal contradicts the vision of Dame Henrietta Barnet of picturesque dwelling houses which would not spoil each other's outlook;
10. Being a residential property originally, the building should comply with restrictions placed upon residential dwelling houses elsewhere in the suburb;
11. Pupil numbers have increased over recent years, increasing traffic in this area, and this proposal would encourage further expansion;
12. Drivers dropping off and picking up students cause noise and disturbance with parking on verges and blocking residential entrances, particularly by coaches used for that purpose and the H2 bus often gets blocked by heavy traffic;
13. Suggestion that existing facilities be refurbished rather than extend;
14. Proposals to take away front garden to be used for parking, bicycle sheds and bin housing would be detrimental to the Conservation Area and be dangerous for children;
15. Impact on the trees;
16. Water table concerns

Internal /Other Consultations:

Hampstead Garden Suburb CAAC

An inappropriately large ' commercial' development in a residential area. In detail the proposals destroy the character of the original building.

Urban Design & Heritage

No objection

Planning Trees

No objection following amendments having been received subject to trees related conditions.

Development Team, Highways Group

No objection

Date of Site Notice: 13 September 2012

2. PLANNING APPRAISAL

Site Description and Surroundings:

Annemount School is a Preparatory School located in heart of Hampstead Garden Suburb sited on the west side of Holne Chase. The site is located within the part of the Conservation Area that has an Article 4 Direction. The Hampstead Garden Suburb Conservation Area is identified in the Unitary Development Plan as an area of special character.

Proposal:

The proposal relates to the demolition of the existing single storey extensions on the side (West) and rear (North) elevations following the construction of a single storey extension on the side (West) elevation and a two storey extension on the rear (North) elevation; The creation of a new basement and internal reconfigurations across all floors; Provision of two conservation style rooflights to the existing and extended pitched roof; Refuse storage and bicycle storage space with associated landscaping.

Planning Considerations:

There is no in-principle objection to the demolition of the existing rear extension which is not considered to significantly contribute towards the enhancement on this part of the conservation area.

Policy GCS1 (Community Facilities) of the UDP (2006) states that the council will seek to ensure that an adequate supply of land and buildings is available for educational facilities to meet the needs of residents in the borough. Policy CS9 (Enlargement of School Facilities) of the UDP (2006) states that the council will encourage proposals to enlarge school buildings and sites to meet Department for Education and Skills space and playing field standards. It is considered that in view of the justified need of the school to upgrade its accommodation, the principle of extension is justified and acceptable in principle.

A consideration in this case is whether or not the alterations would be visually obtrusive forms of development which would detract from the character and appearance of the street scene and this part of the Hampstead Garden Suburb Conservation Area and have an adverse and visually obtrusive impact upon the amenity of the occupiers of the neighbouring property.

The supplementary planning guidance for the Suburb is the Hampstead Garden Suburb Design Guidance which has been the subject of public consultation and Local Planning Authority approval. The guidance says:

Hampstead Garden Suburb is one of the best examples of town planning and domestic architecture on a large neighbourhood or community scale which Britain has produced in the last century. The value of the Suburb has been recognised by its

inclusion in the Greater London Development Plan, and subsequently in the Unitary Development Plan, as an “Area of Special Character of Metropolitan Importance”. The Secretary of State for the Environment endorsed the importance of the Suburb by approving an Article 4 Direction covering the whole area. The Borough of Barnet designated the Suburb as a Conservation Area in 1968 and continues to bring forward measures which seek to preserve or enhance the character or appearance of the Conservation Area.

The ethos of the original founder was maintained in that the whole area was designed as a complete composition. The Garden City concept was in this matter continued and the architects endeavoured to fulfil the criteria of using the best of architectural design and materials of that time. This point is emphasised by the various style of building, both houses and flats, in this part of the Suburb which is a ‘who’s who’ of the best architects of the period and consequently, a history of domestic architecture of the period of 1900 – 1939.

The choice of individual design elements was carefully made, reflecting the architectural period of the particular building. Each property was designed as a complete composition and design elements, such as windows, were selected appropriate to the property. The Hampstead Garden Suburb, throughout, has continuity in design of doors and windows with strong linking features, giving the development an architectural form and harmony. It is considered that a disruption of this harmony would be clearly detrimental to the special character and appearance of the Conservation Area. The front of the properties being considered of equal importance as the rear elevation, by the original architects, forms an integral part of the whole concept.

Council’s policies and guidelines in respect of alterations to properties seek to ensure that they respect the scale, character and design of any building on which they are to be placed and are compatible with the character of the locality. Alterations will not be permitted if they do not have regard to the amenities enjoyed by neighbours.

Policy DM01 of the Development Management Policies (Adopted) 2012 states that all development should represent high quality design and should be designed to allow for adequate daylight, sunlight, privacy and outlook for adjoining occupiers.

Policy DM06 of the Development Management Policies (Adopted) 2012 states that development proposals must preserve or enhance the character and appearance of 16 Conservation Areas in Barnet.

Policies ENV12 and ENV13 of the UDP (2006) and Policies CS13 and DM04 of the Local Plan (2012) seek to control uses which generate noise.

Policies CS4, CS5 and CS8 of the UDP (2006) and Policies CS10 and DM13 of the Local Plan (2012) support development for educational purposes where need can be demonstrated.

The buildings have been designed so as not to compete with the main building but to still draw on features of the building so there is a sense of commonality between the

buildings. More generally, the proposed height, size, mass and bulk of the extensions are acceptable. The proposed building would not obscure important views of surrounding buildings and would respect the setting of nearby building and more generally this part of the Hampstead Garden Suburb conservation area. The proposals would not impact detrimentally on the residential amenity of neighbouring occupiers.

In view of the site's orientation, the proposed building is not considered to result in loss of light to neighbouring garden areas. It is considered that due to the distance between the proposed building and neighbouring gardens, the scheme would not result in an overbearing building that would impact on outlook from neighbouring properties or the enjoyment of private gardens. Overall, the proposals would not impact detrimentally on the residential amenity of neighbouring occupiers.

The proposal for the basement (will be linked to the ground floor by an internal stair) is considered to be an acceptable addition. It is considered that in many cases within the borough basements are not acceptable. However, given the arrangement of the properties within Holne Chase, it is considered acceptable. The proposed basement extension is considered to be designed in a way in which it is not considered to be obtrusive in the street scene. It is considered that to all neighbours, the basement will be virtually invisible due to its internal access.

The applicant has advised the Local Planning Authority that the intention for the works is to improve the facilities at the school for the existing students including the resulting turnover of pupils as they go to Junior School and the new pupil entrance to the school replace these students. As condition has been attached to this recommendation restricting the number of students on this site at any one time.

Given the existing school pupil numbers and the proposal to provide additional facilities on site (including multi purpose hall, special needs therapies, music rooms, improved staff facilities, storage, library, IT, and improved classroom space for KS1 pupils) it is not considered that the amount of activity on site would be anymore harmful than that which currently exists on site.

Traffic and Development Group have looked at the proposed travel plan and are satisfied by this information.

Trees and Landscaping:

Policies D12 and D13 of the UDP (2006) and CS7 and DM16 of the Local Plan (2012) seek protection of trees of amenity value.

Policy D11 of the UDP (2006) and CS5, CS7, DM01, DM02 and DM13 seek landscaping which enhances the visual amenity of a locality.

The site and surrounding sites has a number of trees that are protected by virtue of them being within the Conservation Area. Any scheme proposed on these sites would have to take account of the trees and be in accordance with BS5837:2012. Even if a scheme were shown on plan to not encroach onto the Root Protection Areas of the trees etc, there is a concern as to how a scheme of this nature could

actually be built given the limited working space etc; without harming the trees. A full method statement will be required expanding on the principle of the points made within the Arboricultural Method Statement Prepared by Alex Monk of CBA Trees dated August 2012 and Structural Pre Planning Report Prepared by Lyons O'Neil Structural Engineers dated August 2012.

The trees in the Hampstead Garden Suburb Conservation Area are an important part of the character of the street and their retention is critical to any development. The mature Predunculate Oak tree within the rear garden offers a relief from the buildings and act as a screen for the buildings.

3. COMMENTS ON GROUNDS OF OBJECTIONS

In relation to point 1, this is not considered to change the way in which the application should be determined by the Local Planning Authority.

In relation to points 2 and 11, the attachment of condition 15 to this recommendation is considered to safeguard this position.

In relation to points 3 and 4, information has been provided by the applicant to show that this isn't the case and also it is considered that the attachment of condition 15 to this recommendation safeguards this position.

In relation to points 5, 6, 7, 9, 10 and 13, it is considered that the proposal complies with National, London Plan and Council policies. It is considered that the proposal has been designed to respect the amenities of neighbouring occupiers. It is considered that, as conditioned, the proposal would have an acceptable impact on the amenity of neighbouring occupiers.

In relation to point 8, since this objection has been received the applicant has been provided in respect to existing and future numbers at the school.

In relation to point 12, after having discussions with the council's Highway team, it is considered that this proposal would comply with Council policies. The applicant has outlined within the submitted design and access statement that this proposal offers a solution to this matter.

In relation to point 14, it is considered the proposal complies with NPPF Paragraph 53 and all other relevant policies and a landscaping condition has been attached to the recommendation.

In relation to point 15, it is true that the mature Predunculate Oak tree is protected by virtue of it being within the Conservation Area and detailed consideration for the protection of this trees has been of the utmost importance during the determination of this application to ensure that the tree remain of sufficient amenity value to the street and to the site itself. The attachment of conditions 12, 13 and 14 to this recommendation are considered to safeguard this position.

In relation to point 16, brief discussions have been had with Building Control regarding the water table levels but this isn't considered to warrant the refusal of this

application.

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, the proposed building as conditioned, would not impact detrimentally on the residential amenity of neighbouring occupiers. The proposed building would protect this part of the Hampstead Garden Suburb Conservation Area and Area of Special Character. The proposed building, by reason of its siting, scale, design, detailing and relation with existing buildings would result in a subordinate addition to the site and would respect the setting of surrounding building. The proposals are acceptable on tree grounds and, as conditioned, would not impact on the health of trees of special amenity value. The proposals are acceptable on Highways Grounds. **APPROVAL** is recommended.

**SITE LOCATION PLAN:
0QN**

Annemount School, 18 Holne Chase, London, N2

REFERENCE:

F/03185/12



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