

LOCATION: 51-53 The Broadway, London, NW7 3DA

REFERENCE: H/03944/12

Received: 16 October 2012

Accepted: 22 October 2012

WARD: Mill Hill

Expiry: 17 December 2012

Final Revisions:

APPLICANT: Relic Homes

PROPOSAL: First floor rear extension and new rear access from ground floor. Extension over existing first floor to create 2no. self contained units. Erection of 2no. single family dwellings at rear garden. Creation of new refuse area at rear between existing building and new dwellings.

Approve Subject to a Section 106 Agreement

RECOMMENDATION I:

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

- 1 Paying the council's legal and professional costs of preparing the Agreement and any other enabling agreements;
- 2 All obligations listed below to become enforceable in accordance with a timetable to be agreed in writing with the Local Planning Authority;
- 3 **Education Facilities (excl. libraries) £2,837.00**
A contribution towards the provision of Education Facilities in the borough.
- 4 **Health £3,054.00**
A contribution towards Health Facilities and Resources in the borough
- 5 **Libraries (financial) £627.00**
A contribution towards Library Facilities and Resources in the borough
- 6 **Monitoring of the Agreement £425.90**
Contribution towards the Council's costs in monitoring the obligations of the agreement.
- 7 **Highways (controlled parking) £2,000.00**
A contribution towards the cost of required changes to an existing scheme or creation of a new scheme for controlling parking within the vicinity of the development.

RECOMMENDATION II:

That upon completion of the agreement the Acting Assistant Director of Planning and Development Management approve the planning application reference: H/03944/12 under delegated powers subject to the following conditions: -

- 1 The development hereby permitted shall be carried out in accordance with the following approved plans: site plan, 032-200 Revision A, 032-201 Revision A, 032-202 Revision A, 032-203 Revision A, Sheet No 1 of 15 Revision A (Amended plan received 17/12/12), Sheet No 2 of 15 Revision A (Amended plan received 17/12/12), Sheet No 3 of 15 Revision A (Amended plan received 17/12/12), Sheet No 4 of 15 Revision A (Amended plan received 17/12/12), Sheet No 5 of 15 Revision A (Amended plan received 17/12/12), Sheet No 6 of 15 Revision A (Amended plan received 17/12/12), Sheet No 7 of 15 Revision A (Amended plan received 17/12/12), Sheet No 8 of 15 Revision A (Amended plan received 17/12/12), Sheet No 9 of 15 Revision A (Amended plan received 17/12/12), Sheet No 10 of 15 Revision A (Amended plan received 17/12/12), Sheet No 11 of 15 Revision A (Amended plan received 17/12/12), Sheet No 12 of 15 Revision A (Amended plan received 17/12/12), Sheet No 13 of 15 Revision A (Amended plan received 17/12/12), Sheet No 14 of 15 Revision A (Amended plan received 17/12/12), Sheet No 15 of 15 Revision A (Amended plan received 17/12/12) and Design and Access Statement.

Reason:

For the avoidance of doubt and in the interests of proper planning and so as to ensure that the development is carried out fully in accordance with the plans as assessed in accordance with policies DM01 of the Adopted Barnet Development Management Policies DPD (2012) and CS NPPF and CS1 of the Adopted Barnet Core Strategy DPD (2012).

- 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 roof of the extension hereby permitted shall only be used in connection with the repair and maintenance of the building and shall at no time be converted to or used as a balcony, roof garden or similar amenity or sitting out area, without the benefit of the grant of further specific permission in writing from the Local Planning Authority.

Reason:

To ensure that the amenities of the occupiers of adjoining properties are not prejudiced by overlooking in accordance with policy DM01 of the Adopted Barnet Development Management Policies DPD (2012)

- 4 Before the building hereby permitted is occupied the proposed window(s) in the side elevations facing numbers 49 and 55 The Broadway shall be glazed with obscure glass only and shall be permanently retained as such thereafter and shall be permanently fixed shut with only a fanlight opening.

Reason:

To safeguard the privacy and amenities of occupiers of adjoining residential properties in accordance with policy DM01 of the Adopted Barnet Development Management Policies DPD (2012).

- 5 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 3.00 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 in accordance with policy DM04 of the Adopted Barnet Development Management Policies DPD (2012).

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

Reason:

To ensure that the development is carried out at suitable levels in relation to the highway and adjoining land having regard to drainage, gradient of access, the safety and amenities of users of the site, the amenities of the area and the health of any trees or vegetation in accordance with policies DM01 and DM04 of the Adopted Barnet Development Management Policies DPD (2012), CS NPPF, CS1, CS5 and CS7 of the Adopted Barnet Core Strategy DPD (2012) and 7.4, 7.5, 7.6 and 7.21 of the London Plan 2011.

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

Reason:

To safeguard the character and visual amenities of the site and wider area and to ensure that the building is constructed in accordance with policies

DM01 of the Adopted Barnet Development Management Policies DPD (2012), CS NPPF and CS1 of the Adopted Barnet Core Strategy DPD (2012) and 1.1, 7.4, 7.5 and 7.6 of the London Plan 2011.

- 8 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 in accordance with policies DM01 of the Adopted Barnet Development Management Policies DPD (2012) and 7.21 of the London Plan 2011 and CS5 and CS7 of the Adopted Barnet Core Strategy DPD (2012).

- 9 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 in accordance with policies DM01 of the Adopted Barnet Development Management Policies DPD (2012) and CS5 and CS7 of the Adopted Barnet Core Strategy DPD (2012) and 7.21 of the London Plan 2011.

- 10 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 in accordance with policies DM01 of the Adopted Barnet Development Management Policies DPD (2012) and CS5 and CS7 of the Adopted Barnet Core Strategy DPD (2012) and 7.21 of the London Plan 2011.

- 11 Provisions shall be made within the site to ensure that all vehicles associated with the construction of the development hereby approved are properly washed and cleaned to prevent the passage of mud and dirt onto the adjoining highway.

Reason:

To ensure that the development does not cause danger and inconvenience to users of the adjoining pavement and highway.

- 12 Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any order revoking and re-enacting that Order with or without modification), no development otherwise permitted by any of Classes A, B, C, D or E of part 1 to schedule 2 of that Order shall be carried out within the area of the curtilages of each dwelling house hereby approved.

Reason:

To safeguard the amenities of neighbouring occupiers and the general locality in accordance with policies DM01 of the Adopted Barnet Development Management Policies DPD (2012).

- 13 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), the following operation(s) shall not be undertaken:

- No new windows in the elevations of the development.

Reason:

To protect the amenities of the neighbouring occupiers in accordance with policy DM01 of the Adopted Barnet Development Management Policies DPD (2012)..

- 15 No site works or works on this development shall be commenced before temporary fencing has been erected around existing tree(s) in accordance with details to be submitted and approved in writing by the Local Planning Authority. This fencing 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 in accordance with policies DM01 of the Adopted Barnet Development Management Policies DPD (2012) and CS5 and CS7 of the Adopted Barnet Core Strategy DPD (2012) and 7.21 of the London Plan 2011.

- 16 Before the development hereby permitted commences, further details of the design of the rear glass staircase 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 in accordance with policies DM01 of the Adopted Barnet Development Management Policies DPD (2012), CS NPPF and CS1 of the Adopted Barnet Core Strategy DPD (2012).

- 17 Before the development is commenced details of 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 trees which represent an important amenity feature in accordance with policies DM01 of the Adopted Barnet Development Management Policies DPD (2012) and 7.21 of the London Plan 2011.

- 18 The dwelling(s) shall achieve a Code Level 3 in accordance with the Code for Sustainable Homes Technical Guide (October 2008) (or such national measure of sustainability for house design that replaces that scheme). No dwelling shall be occupied until a Final Code Certificate has been issued certifying that Code Level 3 has been achieved and this certificate has been submitted to and approved by the local planning authority.

Reason:

To ensure that the development is sustainable and complies with policy DM02 of the Adopted Barnet Development Management Policies DPD (2012), the adopted Sustainable Design and Construction Supplementary Planning Document (June 2007) and policies 5.2 and 5.3 of the London Plan (2011).

- 19 Prior to the occupation of the units, copies of Pre-completion Sound Insulation Test Certificates shall be submitted to the Local Planning Authority, confirming compliance with Requirement E of the Building Regulations 2010 (or any subsequent amendment in force at the time of implementation of the permission).

Reason:

To protect the amenities of future and neighbouring residential occupiers in accordance with policy DM02 and DM04 of the Adopted Barnet Development Management Policies DPD (2012).

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 Core Strategy (2012) and Development Management Policies DPD (2012).

In particular the following policies are relevant:

Core Strategy (Adopted) 2012: CS01, CS05, CS10, CS11, CS15

Development Management Policies (Adopted) 2012: DM01, DM02

Supplementary Planning Document - Planning Obligations

Supplementary Planning Document - Contributions to Education

Supplementary Planning Document - Contributions to Libraries

Supplementary Planning Document- Contributions to Health Facilities:

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

The proposed development would have an acceptable impact on the appearance of the property and the street scene. There would be no undue impacts on the amenities of the neighbouring occupiers nor the future occupiers of the proposed units. It complies with all relevant council policy and guidance.

The proposed development includes provision for appropriate contributions in accordance with Regulation 122 of the Community Infrastructure Levy Regulations 2010.

iii) In accordance with paragraphs 186 and 187 of the NPPF, the Council takes a positive and proactive approach to development proposals, focused on solutions. The Local Planning Authority has produced planning policies and written guidance to guide applicants when submitting applications. These are all available on the Council's website. A pre-application advice service is also offered. The Local Planning Authority has negotiated with the applicant / agent where necessary during the application process to ensure that the proposed development is in accordance with the Council's relevant policies and guidance.

2 A Planning Obligation under Section 106 of the Town & Country Planning Act 1990 (as amended) relates to this permission.

3 Any development or conversion which necessitates the removal, changing, or creation of an address or addresses must be officially registered by the Council through the formal 'Street Naming and Numbering' process.

The Council of the London Borough of Barnet is the Street Naming and Numbering Authority and is the only organisation that can create or change addresses within its boundaries. Applications are the responsibility of the developer or householder who wish to have an address created or amended.

Occupiers of properties which have not been formally registered can face a multitude of issues such as problems with deliveries, rejection of banking / insurance applications, problems accessing key council services and most importantly delays in an emergency situation.

Further details and the application form can be downloaded from: <http://www.barnet.gov.uk/naming-and-numbering-applic-form.pdf> or requested from the Street Naming and Numbering Team via email: street.naming@barnet.gov.uk or by telephoning: 0208 359 7294.

4

The Mayor of London introduced a Community Infrastructure Levy on 1st April 2012 setting a rate of £35 per sqm on all 'chargeable development' in Barnet. Your planning application has been assessed to require a charge of £8,435.

This will be recorded to the register of Local Land Charges as a legal charge upon your site should you commence development. This Mayoral CIL charge will be passed across to Transport for London to support Crossrail, London's highest infrastructure priority.

If Affordable Housing Relief or Charitable Relief applies to your development then this may reduce the final amount you are required to pay; such relief must be applied for prior to commencement of development using the 'Claiming Exemption or Relief' form available from the Planning Portal website: www.planningportal.gov.uk/cil

You will be sent a 'Liability Notice' that will provide full details of the charge and to whom it has been apportioned for payment. If you wish to identify named parties other than the applicant for this permission as the liable party for paying this levy, please submit to the Council an 'Assumption of Liability' notice, this is also available from the Planning Portal website.

The Community Infrastructure Levy becomes payable upon commencement of development. You are required to submit a 'Notice of Commencement' to the Council's CIL Team prior to commencing on site, and failure to provide such information at the due date will incur both surcharges and penalty interest. There are various other charges and surcharges that may apply if you fail to meet statutory requirements, such requirements will all be set out in the Liability Notice you will receive.

If you fail to receive a 'Liability Notice' from the Council within 1 month of this grant of planning permission, please contact us: cil@barnet.gov.uk

RECOMMENDATION III

That if an agreement has not been completed by 19/02/2013, that unless otherwise agreed in writing, the Assistant Director of Planning and Development Management should REFUSE the application H/03944/12 under delegated powers for the following reason/s:

The development does not include a formal undertaking to meet the extra health, education, libraries and highways services costs together with associated monitoring costs arising as a result of the development, contrary to Supplementary Planning Document - Planning Obligations, Supplementary Planning Document - Contributions to Health Facilities, Supplementary Planning Document - Contributions to Education, Supplementary Planning Document - Contributions to Libraries, and Policies CS10, CS11 and CS15 of the Local Plan Core Strategy (Adopted September 2012).

1. MATERIAL CONSIDERATIONS

The Community Infrastructure Levy Regulations 2010

The determination of planning applications is made mindful of Central Government advice and the Local Plan for the area. It is recognised that Local Planning Authorities must determine applications in accordance with the statutory Development Plan, unless material considerations indicate otherwise, and that the planning system does not exist to protect the private interests of one person against another.

The 'National Planning Policy Framework' (NPPF) was published on 27 March 2012. This is a key part of the Governments reforms to make the planning system less complex and more accessible, and to promote sustainable growth.

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

The NPPF states that "good design is a key aspect of sustainable development, is indivisible from good planning, and should contribute positively to making places better for people."

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

The Mayor's London Plan: July 2011

3.5, 7.4, 7.6

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).

Relevant Core Strategy Policies:

CS01, CS05, CS10, CS11, CS15

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

Relevant Development Management Policies:

DM01, DM02, DM14, DM17

Supplementary Planning Document - Planning Obligations

Supplementary Planning Document - Contributions to Education

Supplementary Planning Document - Contributions to Libraries

Supplementary Planning Document- Contributions to Health Facilities

Relevant Planning History:

H/04420/08 - First floor rear extension and new rear access from ground floor. Extension over existing first floor including rooms into roof space to create 4no. self contained units, including 4no. roof solar panels to front elevation. Erection of 2no. single family dwellings at rear garden including 2no. roof solar panels. Creation of new refuse area at rear between existing building and new dwellings. Approved 14-01-2009

Consultations and Views Expressed:

Neighbours Consulted: 105
Neighbours Wishing To 0
Speak

Replies: 6

The objections raised may be summarised as follows:

- Proposal in very close proximity to neighbouring properties
- Noise and disturbance
- Close proximity of buildings will have impact on water drainage and could lead to damp
- Loss of privacy from first floor windows
- Although some 'back' development was allowed previously and erroneously that shouldn't set precedence
- Detrimental impact on neighbouring amenity
- Clearance of trees results in loss of privacy and screening as well as wildlife
- Unfair to allow development in this location when it would not be allowed elsewhere
- Proposal will increase number of units on site from 1 to 6
- Proposal no longer in accordance with government guidance which no longer classifies gardens as brownfield land
- Loss of garden land

Internal /Other Consultations:

- Traffic & Development - No objections to car free scheme. Applicants are required to pay a contribution to amend the traffic order restricting future occupiers from purchasing permits.

Date of Site Notice: 25 October 2012

2. PLANNING APPRAISAL

Site Description and Surroundings:

The application site relates to a two storey end-of-terrace property located on the north side of The Broadway, which is of mixed character and is located within the Mill Hill town centre. The ground floor units are currently used for A1 retail use and there is an existing 3 bedroom residential unit above the shops. The existing two storey property is flanked by three storey properties on either side. The application site abuts the rear gardens of the residential properties in Goodwyn Avenue to the north of the site.

Proposal:

Planning permission was granted (ref H/04420/08 dated 14/01/2009) for a similar proposal however, the plans have been amended with regards to this application to reflect the minimum flat size requirements as specified in the London Plan. The previous proposal included the provision of 3no 1 bedroom flats and 1no 2 bedroom flat with 2no 2 bedroom houses to the rear. This current application seeks permission for a first floor rear extension and new rear access from ground floor. Extension over existing first floor to create 2no. self-contained units. Erection of 2no. single family dwellings at rear garden and the creation of new refuse area at rear between existing building and new dwellings.

The proposed first floor rear extension will measure 2.5 metres in depth, 2 metres in width and 9 metres in height. The proposed second storey over the existing first floor will measure 9.4 metres in width, 11.2 metres in depth and 11.4 metres in height. The proposed roof will be approximately 1 metre lower than the existing roof at No 55 The Broadway and 0.4 metres lower than the existing roof at No 49 The Broadway.

The proposed two storey single family dwelling houses will measure 4.4 metres in width, 10.7 metres in depth and 6.3 metres in height extending the full width of the site.

The proposal will be a car free development.

Planning Considerations:

The main issue in this case are considered to be covered under two main areas:

- The living conditions of neighbouring residents;
- Whether harm would be caused to the character and appearance of the area and street scene, having regard to the size and siting of the proposal.

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 DM02 advises that where appropriate, development will be expected to demonstrate compliance with the following national and Londonwide standards and those set out in the Council's suite of Supplementary Planning Documents:

1. By Design, the CABI urban design principles
2. Lifetime homes, the 16 design criteria required by the London Plan policy 3.8
3. Code for Sustainable Homes, the national standard for sustainable homes
4. BREEAM, the environmental assessment method for non residential development
5. Wheelchair accessibility, the London Plan policy 3.8
6. Minimum floor space, the London Plan policy 3.5
7. Outdoor amenity space
8. Secured by Design, the national Police initiative
9. Play space, the London Plan policy 3.6

Impact on neighbouring amenity

Planning permission was granted in 2009 for a new development on this site comprising 4 no. flats and 2no. 2 bedroom houses. Although planning policy has changed since this time in terms of backland development, given that consent was previously granted on this site for an identical proposal in terms of size and siting, the principle of the development is considered acceptable. The proposed ground floor footprint of Nos 51-53 will remain as existing and the small infill rear extension at the first floor level given its size and siting is not considered to have a detrimental impact on neighbouring amenity. Furthermore, given that both neighbouring properties have an existing second floor and the height of the proposed second floor will remain marginally lower than both neighbouring properties it is not considered to have a detrimental impact on neighbouring amenity. Furthermore, it is not considered the first floor windows will result in any increased overlooking to the occupiers of the neighbouring residential properties.

The proposed windows to the southern elevation of the proposed houses in the rear garden would incorporate privacy screening which, it is considered would ensure there would be no loss of privacy to either the future occupiers of the proposed houses or the flats.

In terms of the houses to the rear, the properties will be no higher than the neighbouring units in Monterey Close and will extend the full width of the site. The neighbouring property on the opposing side has a large flank wall with privacy screening above. No windows are proposed on the flank elevations and given the above it is therefore considered that the proposed single family dwellings will have minimal adverse impacts on neighbouring amenity.

The proposed units meet the minimum floor space requirements as set out in the London Plan. These requirements are as follows:

The minimum floorspace standards as set out in Table 3.3 of the London Plan are:

2bed 4person unit - 70 sqm

2bed 4person house - 83sqm

The current scheme proposes 2no 2bed 4person flats which would both be 87.5 sqm and the 2no. 2bed 4 houses will be 94.5sqm exceeding the amounts required. The flats are also considered acceptable in terms of layout with bedrooms on top of bedrooms and living space on top of living space. Private amenity space will be provided at the rear of the site for the houses and flats.

Character and Appearance

The extensions to the main building at Nos 51-53 are considered acceptable in terms of design and will match the existing front and rear elevations and is therefore considered to be in keeping with the character and appearance of the area. In terms of the rear elevation the proposed external staircase will match the existing and is considered acceptable.

The plans have been amended with regards to the new dwellings to the rear so that they join at the ground and first floor levels and the rear dormer windows have been removed from the plans and will be replaced with two windows on the rear elevation. However, the design of the dwellings remains as previously approved and is considered appropriate for its location.

The proposed refuse storage will be located to the rear of the flats and is considered acceptable in terms of siting. It is noted that it will be the residents responsibility to ensure that the refuse is placed in the appropriate location on refuse collection days.

Highways Issues

The site has good public transport links, with a PTAL rating of 4. Mill Hill Broadway Station is very close to the site as well as a number of bus routes. As the proposal will be a car-free scheme the applicant has agreed to pay a contribution to amend the traffic order restricting future occupiers from purchasing permits. The surrounding roads are controlled by a Controlled Parking Zone given the proximity of the station. There are too many permits for the number of spaces and so to not require the applicant to pay to amend the traffic order would result in increased demand for the current parking spaces in the locality. It is considered reasonable to restrict future occupiers from purchasing permits given the public transport links and is directly related to the development. The applicant has agreed to pay for this via a Unilateral Undertaking.

3. COMMENTS ON GROUNDS OF OBJECTIONS

Mostly addressed in the above report.

As the trees are not protected by TPOs the Council has no control over their felling. Given the location of the proposed development, in close proximity to the Mill Hill town centre it is not considered the proposal will result in increased noise and disturbance.

Matters relating to damp will be covered by the Council's Building Control department.

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. SECTION 106 ISSUES

The development requires a Section 106 unilateral agreement to off-set the demands on local resources. The contributions required are as follows education (£2,837.00), health (£3,054.00) and library facilities (£627.00), and the associated monitoring costs (£425.90). These contributions are considered fair and necessary and are in accordance with policy DM13 of the Local Plan Development Management Policies (Adopted) 2012; policies CS10 and CS11 of the Local Plan Core Strategy (Adopted) 2012; and the Adopted Supplementary Planning Documents "Contributions to Education", "Contributions to Health Facilities", "Contributions to Libraries" and "Planning Obligations

The contributions are necessary, directly relevant and fairly and reasonably related in scale and kind to the development, in accordance with Regulation 122 of The Community Infrastructure Levy Regulations 2010.

6. CONCLUSION

Having taken all material considerations into account, it is considered that the proposed development would be in keeping with the character and appearance of the surrounding area. The proposed development is not considered to have a detrimental impact on the residential amenities of neighbouring developments and would provide good quality residential accommodation. This application is considered to comply with National, London Plan, and Council Policies and Guidelines and is recommended for **APPROVAL**.

The proposed development includes provision for appropriate contributions in accordance with Regulation 122 of the Community Infrastructure Levy Regulations 2010.

SITE LOCATION PLAN: 51-53 The Broadway, London, NW7 3DA

REFERENCE: H/03944/12



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