

LOCATION: 70 Granville Road, London, N12 0HT

REFERENCE: F/04452/12 **Received:** 23 November 2012
Accepted: 23 November 2012

WARD(S): Woodhouse **Expiry:** 18 January 2013
Final
Revisions:

APPLICANT: Mr O'BRIEN

PROPOSAL: Part single, part two storey rear extension and conversion of existing dwelling house into 3no. self-contained flats.

RECOMMENDATION: APPROVE SUBJECT TO CONDITIONS

1. The development hereby permitted shall be carried out in accordance with the following approved plans: Design & Access Statement; Drawing no. GRAN/12/A/01; Drawing no. GRAN/12/A/02; Drawing no. GRAN/12/A/03; Drawing no. GRAN/12/A/04; Drawing no. GRAN/12/A/05 (date received 22-Nov-2012).

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 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 surrounding area 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).

4. Before the development hereby permitted commences, details of enclosures and screened facilities for the storage of recycling containers and wheeled refuse bins or other refuse storage containers where applicable, together with a satisfactory point of collection shall be submitted to and approved in writing by the Local Planning Authority and shall be provided at the site in accordance with the approved details before the development is occupied.

Reason:

To ensure a satisfactory appearance for the development and satisfactory

accessibility; and to protect the amenities of the area in accordance with policies DM01 of the Adopted Barnet Development Management Policies DPD (2012) and CS14 of the Adopted Barnet Core Strategy DPD (2012).

5. 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 side elevations facing no. 68 and 72 Granville Road.

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).

6. 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.

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).

7. Before the development hereby permitted is occupied, details of the subdivision of the amenity area(s) shall be submitted to and approved in writing by the Local Planning Authority, implemented and retained as such on site thereafter.

Reason:

To ensure that the development does not prejudice the amenity of future occupiers or the character of the area in accordance with policies DM01 and DM02 of the Adopted Barnet Development Management Policies DPD (2012).

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

9. Before the development hereby permitted commences on site, details of all extraction and ventilation equipment shall be submitted to and approved by the Local Planning Authority and implemented in accordance with agreed details before the use is commenced.

Reason:

To ensure that the proposed development does not prejudice the enjoyment or amenities of occupiers of adjoining residential properties in accordance with policies DM04 of the Adopted Barnet Development Management Policies DPD (2012) and 7.15 of the London Plan 2011.

10. 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).

11. No development shall take place until details of the arrangements to meet the obligation for education, health and library facilities and the associated monitoring costs have been submitted to and approved in writing by the local planning authority.

Reason:

To ensure the proper planning of the area and to comply with policies CS10, CS11 and CS15 of the Adopted Barnet Core Strategy DPD (2012) and the adopted Supplementary Planning Documents "Contributions to Education", "Contributions to Health Facilities", "Contributions to Libraries" and "Planning Obligations".

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:

Supplementary Planning Document on Sustainable Design and Construction (June 2007).

Supplementary Planning Document on Contributions to Education (2008).

Supplementary Planning Document on Contributions to Library Services (2008).

Supplementary Planning Document on Contributions to Health and Social Care (2009).

Design Guidance Note 7 - Residential Conversions.

Residential Design Guidance (Consultation Draft)

Sustainable Design and Construction (Consultation Draft).

Relevant Core Strategy Policies: CS NPPF, CS1, CS4, CS5, CS9, CS15.

Relevant Development Management Policies (Adopted) 2012: DM01, DM02, DM04, DM08.

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

The associated extension to support the conversion of the property into 3no self-contained units is considered acceptable in principle and will not be detrimental to the character with the surrounding area. The proposal would provide acceptable standards of amenity for future occupiers and respect the amenity of existing neighbouring occupiers. The application is acceptable on highway grounds.

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. 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.

3. 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 £2135.

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.

4. If the proposal is carried out it will be necessary for a new crossover to be constructed by the Highways Authority. Any alteration to the existing or new crossovers will be subject to detailed survey as part of the application for crossover under the Highways Act 1980 and would be carried out at the applicant's expense. An estimate for this work could be obtained from London Borough of Barnet, Environment Planning and Regeneration Directorate, NLBP, Building 4, 2nd Floor, Oakleigh Road South, London N11 1NP.
5. Applicants and agents are advised that this development should be designed to achieve an average water consumption target of 105 litres per head per day as calculated according to the Code for Sustainable Homes.

1. MATERIAL CONSIDERATIONS

National Planning Policy Framework (2012):

The determination of planning applications is made mindful of Central Government advice and the Development 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 basic question is whether the proposal would unacceptably affect amenities and the existing use of land and buildings which ought to be protected in the public interest.

'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 NPPF sets out the Government's planning policies for England and how these are expected to be applied. It sets out the Government's requirements for the planning system only to the extent that it is relevant, proportionate and necessary to do so. It provides a framework within which local people and their accountable councils can produce their own distinctive local and neighbourhood plans, which reflect the needs and priorities of their communities.

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.

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). 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 Core Strategy Policies: CS NPPF, CS1, CS4, CS5, CS9, CS15.

Relevant Development Management Policies (Adopted) 2012: DM01, DM02, DM04, DM08, DM17.

Other Material Considerations:

Supplementary Planning Document on Sustainable Design and Construction (June 2007).

Supplementary Planning Document on Contributions to Education (2008).

Supplementary Planning Document on Contributions to Library Services (2008).

Supplementary Planning Document on Contributions to Health and Social Care (2009).

Design Guidance Note 7 - Residential Conversions.

Residential Design Guidance (Consultation Draft)

Sustainable Design and Construction (Consultation Draft)

The basic principles the Local Authority has adopted in respect to different types developments are that they should not unduly reduce light or outlook from neighbouring windows to habitable rooms, overshadow or create an unacceptable sense of enclosure to neighbouring gardens. They should not look out of place, overbearing or bulky from surrounding areas.

The Council has also adopted (June 2007), following public consultation, a Supplementary Planning Document "Sustainable Design and Construction". The SPD provides detailed guidance and sets out how sustainable development will be delivered in Barnet. Part 6 of the SPD relates to generic environmental requirements to ensure that new development within Barnet meets sufficiently high environmental and design standards.

Barnet is currently consulting on two lower tier documents to implement the Core Strategy and Development Management Policies documents with the consultation period ending on 17th of January 2013. These are now material considerations. The links to the DPRs for each document are set out below.

Residential Design Guidance:

<http://barnet.moderngov.co.uk/ieDecisionDetails.aspx?Id=4342>

Sustainable Design and Construction:

<http://barnet.moderngov.co.uk/ieDecisionDetails.aspx?Id=4343>

Chapter 15 of the Council's Guide 'Residential Design' seeks to revise and upgrade Design Guidance Note 7 which deals with Residential Conversions. This leaflet in the form of a supplementary planning guidance (SPG) sets out information for applicants to help them design conversions which would receive favourable consideration by the Local Planning Authority and sets out how the council considers applications for the conversion of single family homes into two or more self-contained units.

Included advice specifies that when conversions seek new exterior alterations, such as replacement windows, doors or porches, these should reflect the prevailing local character and enhance, not disrupt, the streetscape. Conversions in appropriate locations should not have any detrimental effect; they should not raise privacy issues, parking problems or have adverse effects on residential amenity. The council is committed to protecting, and where possible enhancing the character of the borough's residential areas and retaining an attractive street scene.

Relevant Planning History:

Application:	Planning	Number:	F/02877/12
Validated:	31/07/2012	Type:	192
Status:	DEC	Date:	12/09/2012
Summary:	LW	Case Officer:	Denisse Celi
Description:	Single storey rear extension and two storey rear extension. New front porch. Roof extension involving rear dormer window to facilitate a loft conversion.		

Application:	Planning	Number:	F/03586/12
Validated:	21/09/2012	Type:	APF
Status:	WDN	Date:	23/11/2012
Summary:	WIT	Case Officer:	Denisse Celi
Description:	Part single, part two storey rear extension. Conversion of house into 3 self-contained flats.		

Application:	Planning	Number:	F/04452/12
Validated:	23/11/2012	Type:	APF
Status:	PDE	Date:	
Summary:	APC	Case Officer:	Denisse Celi
Description:	Part single, part two storey rear extension and conversion of existing dwelling house into 3no. self-contained flats.		

Consultations and Views Expressed:

Neighbours Consulted:	47	Replies:	7
Neighbours Wishing To Speak	0		

The objections raised may be summarised as follows:

- Work has been going on for a couple of weeks- footprint is considerably larger than original.
- Loss of privacy, light and outlook.

- Concern re the loading on infrastructure such as main drainage.
- Insufficient parking for units- exacerbate parking in area.
- Flats contrary to Policy DM01
- Design and Access statement inaccurate- referring to old London Plan and old UDP; ignoring policies on flat conversions.
- Permitted Development rights do not apply to converted properties.
- Three self-contained flats are out-of-character and be detrimental to character of the area- unacceptable cumulative contribution to conversion of houses into flats on this road.
- Detrimental to amenities of neighbours and result in the loss of single family house.
- Second Floor Flat would not address need for larger units which are a priority to council.
- Second floor flat provides substandard accommodation-detrimental to future occupiers.
- Stacking between first and second floor flats would result in unacceptable noise disturbance.
- Provision of refuse and recycling facilities, and hardstanding to accommodate car parking at expense of front garden would be a permanent feature and fail to enhance the local character and be detrimental to the streetscene.
- No amenity space provision for the top flat.
- If minded to approve, applicant should enter undertaking to meet contributions fees.
- Loss of mature trees and hedges which contribute to streetscene.
- Design and materials not of appropriate appearance.
- Two storey extension blocks out light for local residents.
- High level of noise (up to 10 occupants) which will affect adjoining neighbours.
- Oversized monstrosity compared to rest of the modest terraces.
- New application is a repetition of previous application which was vigorously opposed by neighbours.

Internal /Other Consultations:

Highways Department: The proposal is to convert an existing 4 + bedrooms house with no off-street parking provision into a 3 flats 1 x 1bed, 2x 2bed. Two off street parking spaces are proposed.

The existing house would have required up to 2 off street parking spaces, and the proposed flats would require between 2 and 4 spaces to meet the parking standards on the UDP.

Therefore the proposed development would require between 0 and 2 spaces more than the existing house in order to meet the UDP standards.

The current property does not provide any off street parking spaces and the proposed development will provide two off street parking spaces, therefore two additional spaces will be provided and the proposal is acceptable on highways grounds.

Date of Site Notice: 13 December 2012

2. PLANNING APPRAISAL

Site Description and Surroundings:

The application property is a mid-terrace two storey dwelling with rooms in roofspace situated on the southern side of Granville Road within the Woodhouse Ward. The property is not listed and does not fall within a conservation area and the area is predominantly residential in character with a mixture of houses converted into several units and single family occupancy.

A certificate of lawfulness has previously been issued for a 'single storey rear extension and two storey rear extension. New front porch. Roof extension involving rear dormer window to facilitate a loft conversion'. The loft conversion has been implemented and the two storey rear and single storey rear extension are currently under construction.

Proposal:

The application site is currently a 4 bedroom single family home which is currently implementing the extensions considered lawful under permitted development.

The proposal seeks permission for an additional two storey rear extension measuring 1 metre wider than that allowed under permitted development and a single storey rear extension measuring 0.5 metres deeper than permitted development, and converting the property into three self-contained flats incorporating 2 bedroom unit on the ground floor, 2 bedroom unit on the first floor with a studio unit within the roofspace. Two off street parking spaces will be provided on the front forecourt.

The two storey rear extension would extend approximately 1 metre closer to the boundary with no. 72 Granville Road but no further projection in depth beyond the lawful extensions. The pitch of the roof will match that of the existing.

The ground floor extension would also be extended by approximately 0.5 metres beyond the lawful extension forming an overall projection of 3.5 metres with a flat roof.

Given the single storey rear extension at no.72 Granville Road it is not considered that the additional increase proposed under this application would result in detrimental impact on the adjoining residential amenities.

Planning Considerations:

Principle of self contained units

The principle of converting the dwellings into self-contained flats would not harm the residential character of the area and would not represent the over intensive use of the property. There are examples of conversion permissions on Granville Road as follows:

- 56 Granville Road – 2 flats in 2009
- 76 Granville Road – 2 flats in 1973 (registered as 3 flats for Council tax since 1993)
- 68 Granville Road – 2 flats in 1983
- 64 Granville Road – 2 flats in 1990
- 54 Granville Road – 2 flats in 1988
- 84 Granville Road – 2 flats in 1988
- 29 Granville Road – 2 flats in 1974

The Borough has an attractive and high quality environment that the Council wishes to protect and enhance. It is therefore considered necessary to carefully assess both the design and form of new development to ensure that it is compatible with the established character of an area that is defined by the type and size of dwellings, the layout, intensity, and relationship with one another and their surroundings. Proposals involving the redevelopment of sites in residential localities are required to reflect the particular character of the street in which the site is located and the scale and proportion of the houses.

The Council recognises that flat developments can make an important contribution to housing provision, in particular smaller units and that they can make more efficient use of urban land, however they normally involve an intensification of use creating more activity and can adversely affect the appearance of a street through, for example, the provision of car parking and refuse facilities, that can have an unacceptable impact on the established character of an area.

Within Chapter 2 of the Core Strategy, which is a material consideration in the determination of this application, the Council state the following:

"The conversion of existing dwellings into flats can have a cumulative effect that damages the quality of the environment and detracts from the character of established residential areas. Conversions may be appropriate in certain types of property or street but can harm the character by changing the function of a neighbourhood through more activity which increases noise and disturbance and thus impacts on amenity. This intensification of use can often involve more people movements, increased car movements, more rubbish to be collected and more deliveries. Flat conversions must therefore be situated in appropriate locations characterised by housing that has already undergone significant conversions or redevelopment to small flat accommodation. Conversions in roads characterised by unconverted houses will not normally be considered appropriate."

A new development on whatever scale should not be viewed in isolation and as such, it is considered that the principle of redevelopment is therefore acceptable.

Density

The density of the proposed scheme has been assessed against Policy 3.4 of the London Plan 2011 and the Density Matrix found in Table 3.2. It is considered that the site can be defined as 'urban' according to the London Plan definition and has a PTAL score of 3. The site is 0.0208 hectares in size, proposes 3 self-contained units with a total of 11 habitable rooms. The scheme therefore has 3.67 habitable rooms per unit, 144.23 units per hectare and 528.85 habitable rooms per hectare. The number of units per hectare therefore complies with the Density Matrix and is considered to be acceptable in this respect.

It is acknowledged that the scheme contains a higher ratio of habitable rooms per hectare than the London Plan advises, however it is considered that this is due to some rooms being larger than 20sqm and therefore counting as two rooms. It is considered that this provides a higher standard of accommodation for future occupiers and therefore on this occasion is not deemed to constitute a reason for refusal.

The proposed development of the site is therefore not considered to detrimentally harm the established density of the area and is in accordance with the London Plan.

Living conditions of future occupiers

The proposal will provide individual access to each unit. The Residential Design SPD specifies that 'the insertion of an additional front door tends to unbalance the appearance of the house.' However, it must be noted that the original entrance comprised of a double door and there are further examples where two doors have replaced original doors following conversions, therefore it is not considered that this will affect the character of the host property or the streetscene.

The proposed units comply with the space standards for new development outlined in Policy 3.5 (table 3.3) of the London Plan July 2011. The proposal is considered to provide adequate internal space for the future occupiers. The ground floor unit has been calculated to have an internal floor space of 70.96 sqm which exceeds the minimum gross internal area (70sqm) for a 2 bedroom unit with 4 occupiers. The first floor unit has been calculated to have an internal floor space of 66.86 sqm which exceeds the minimum gross internal area (61sqm) for a 2 bedroom unit with 3 occupiers. The second floor unit has been calculated to have an internal floor space of 41.33 sqm which exceeds the minimum gross internal area (37sqm) for a studio flat. As such, the proposal is considered to provide adequate internal space for the future occupiers.

The proposed conversion would provide refuse and recycling storage near the boundary with no. 72 Granville Road. Moreover, two off-street parking spaces have been provided which has been deemed acceptable following consultation with Highways.

With regards to access to amenity space, both the ground floor and first floor flats have separate access to independent outdoor amenity space. Table 2.3 within the Sustainable Design and Construction SPD indicates that for flats, amenity space should be 5 m² per habitable room; this has been complied with by both the ground floor and first floor flats. In respect to the second floor unit, Granville Road has not been identified as an 'area of deficiency at local park level' as shown on Map 10 within the Core Strategy. It is therefore not considered detrimental to the residential amenities of the future occupiers of the proposed unit.

The proposed layout ensures that bedrooms are stacked towards the front of the property and nearest to the boundary with no. 72 Granville Road, and living/ dining areas are stacked towards the rear. Sound insulation between units should be incorporated into the scheme which should be in compliance with Requirement E of the Building Regulations 2010 (or any subsequent amendment in force at the time of implementation of the permission). This is due to its relationship both horizontally and vertically to neighbouring residential units. The applicant should achieve the required sound insulation levels; this will be enforced by an appropriate condition attached to the decision.

Living conditions of neighbouring occupiers

One of the Councils key objectives is to improve the quality of life for people living in the Borough and therefore development that results in unacceptable harm to neighbours amenity is unlikely to be supported. Good neighbourliness is a yardstick against which proposals can be measured.

Policies DM01 and DM02, seeks to ensure adequate outlook for occupiers adjoining new development, and that new residential developments should provide and

preserve adequate residential amenity. The relevant Residential Design SPD offers guidance for the assessment.

The two storey rear extension by virtue of its design, size and siting away from the boundary is considered to harmonise well with the existing property and will not result in loss of amenities to the neighbouring occupiers at no. 72 Granville Road. It is considered to be a comparatively small increase in the depth considered lawful and due to no.72 Granville Road benefitting from a single storey rear extension it is not considered to result in a loss of light or perceived sense of enclosure.

Moreover, the single storey rear extension will result in a projection of 3.5 metres from the original rear wall. Although, this exceeds the depth recommended for terrace properties in the Residential Design Guidance SPD, due to the existing extension at no.72, the depth of the extension at the host property is not considered to result in demonstrable harm to amenities of the occupier of that property.

Other matters

Contributions

In accordance with the Councils Supplementary Planning Documents in relation to Health, Education and Libraries, the proposed development would require a financial contribution (plus associated monitoring costs) towards health, educational places/library provision within the borough.

The development would require a contribution of **£173.00** towards Library services, **£1154.00** towards future Health care facilities, and a monitoring fee of 5% (**£66.35**). The development has not been found to require a contribution towards Education. For any future submissions or in the event that this application is taken to appeal, the applicant is advised to provide the number of existing bedrooms and detailed existing floor plans.

Community Infrastructure Levy

The Mayor of London is empowered to charge a Community Infrastructure Levy (CIL). The Levy is intended to raise £300 million towards the delivery of Crossrail. The Mayoral CIL will take effect on developments that are granted planning permission on or after 1 April 2012 setting a rate of £35 per sqm on all 'chargeable development' in Barnet. The proposal would be liable to pay the Mayoral CIL contributions which has been assessed to require a charge of **£2135.00**.

3. COMMENTS ON GROUNDS OF OBJECTIONS

It is considered that the planning issues raised by the objectors with regards to increasing the density of the area, parking issues, stacking of units, amenity and minimum space standards have been addressed by the amendments provided and in the above appraisal.

With regards to the comments regarding the size of the extension, the majority of the extensions including a two storey rear extension, single storey rear extension and loft conversion were considered lawful under permitted development.

4. EQUALITIES AND DIVERSITY ISSUES

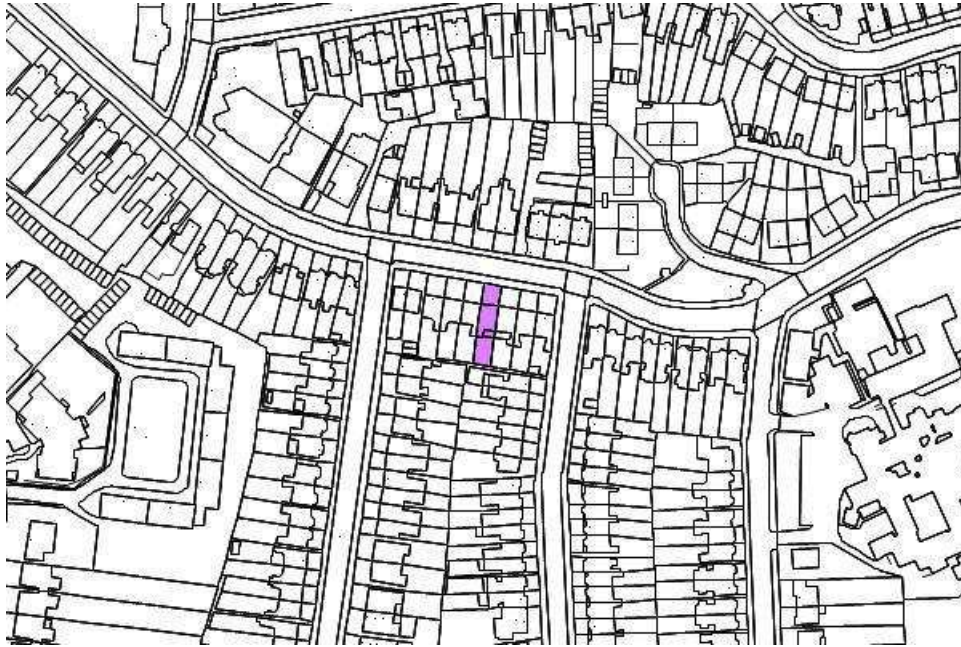
The proposals do not conflict with either Barnet Council's Equalities Policy or the commitments set in our Equality Scheme and supports the council in meeting its statutory equality responsibilities.

5. CONCLUSION

Having taken all material considerations into account, the proposed development would be in keeping with the character and appearance of the surrounding area and in a design which is considered to be in keeping with neighbouring dwellings. The proposed development is not considered to have a detrimental impact on the residential amenities of neighbouring properties or be out of context. Given the existing conversions on the street, the proposal is deemed acceptable. The application is recommended for **APPROVAL**.

SITE LOCATION PLAN: 70 Granville Road, London, N12 0HT

REFERENCE: F/04452/12



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