



4. 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.

5. No development shall take place until a 'Demolition & 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 and ways to minimise pollution. Throughout the construction period the detailed measures contained within the approved Statement shall be strictly adhered to.

Reason:

In the interests of highway safety and good air quality in accordance with Policy DM17 and DM04 of the Adopted Barnet Development Management Policies DPD (2012) and policy 5.21 of the London Plan (2011).

6. 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).

7. 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).

8. 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.

9. 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.

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

Reason:

To ensure that the proposed development does not prejudice the appearance of the locality and/or the amenities of occupiers of adjoining residential properties and to confine access to the permitted points in the interest of the flow of traffic and conditions of general safety on the adjoining highway in accordance with policies DM01, DM03, DM17 of the Adopted Barnet Development Management Policies DPD (2012), CS NPPF and CS1 of the Adopted Barnet Core Strategy DPD (2012).

11. Before the building hereby permitted is occupied the proposed windows at first floor level in the flank elevations 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).

12. Before the development hereby permitted is occupied the parking spaces shown on Drawing 224 Rev B shall be provided and shall not be used for any purpose other than the parking of vehicles in connection with the approved development.

Reason:

To ensure that parking is provided in accordance with the council's standards in the interests of pedestrian and highway safety, the free flow of traffic and in order to protect the amenities of the area in accordance with policies DM17 of the Adopted Barnet Development Management Policies DPD (2012) and 6.1, 6.2 and 6.3 of the London Plan 2011.

13. 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 to F of Part 1, Schedule 2 of that Order shall be carried out within the curtilage of the dwellinghouses 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).

14. 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 flank elevations of the dwelling hereby approved.

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).

15. 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).

16. 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).

17. 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).

18. All new residential dwellings within the development hereby approved shall be constructed to meet and achieve the 'Lifetime Homes' standard.

Reason:

To ensure the development meets the needs of its future occupiers and to comply with the requirements of policy DM02 of the Adopted Barnet Development Management Policies DPD (2012) and policies 3.8 and 7.2 of the London Plan 2011.

### **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: CS NPPF, CS1 and CS5.

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

ii) The proposal is acceptable for the following reason(s): The proposal is considered to have an acceptable impact on the character and appearance of the application site and the general street scene. The development is not considered to have an adverse impact on the amenities of neighbouring occupiers. This proposal is considered to accord with Council policies 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. 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 £8330.

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](http://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](mailto:cil@barnet.gov.uk).

3. If the development is carried out it will be necessary for a crossover to be formed on the footway by the Highway Authority at the applicant's expense and you may obtain an estimate for this work from the Highways Group, Building 4, North London Business Park, London, N11 1NP (telephone 020 8359 3018).
4. 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](mailto:street.naming@barnet.gov.uk) or by telephoning: 0208 359 7294.

5. Applicants and agents are encouraged to sign up to the Considerate Contractors Scheme ([www.ccscheme.org.uk](http://www.ccscheme.org.uk)) whereby general standards of work are raised and the condition and safety of the Borough's streets and pavements are improved.
6. 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.
7. A Planning Obligation under Section 106 of the Town & Country Planning Act 1990 (as amended) relates to this permission.

### **RECOMMENDATION III**

That if the above agreement has not been completed or a unilateral undertaking has not been submitted by 12 April 2013, unless otherwise agreed in writing, the Acting Assistant Director of Planning and Development Management REFUSE the application ref: B/02437/12 under delegated powers for the following reasons:

The proposed development does not include a formal undertaking to meet the costs of extra education facilities, library facilities, health facilities and associated monitoring costs arising as a result of the development, and therefore would not address the impacts of the development, contrary to Barnet Supplementary Planning Documents - Contributions to Education (2008), Health (2009), Libraries (2008) and Monitoring (2007), and Policies CS10, CS11 and CS15 of the Local Plan Core Strategy (Adopted September 2012).

#### **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 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". The NPPF retains a 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 and is recognised in the NPPF as part of the development plan.

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.

The Mayor's Housing Supplementary Planning Guidance (November 2012) provides guidance on how to implement the housing policies in the London Plan.

Relevant Local Plan (2012) Policies:

Barnet's Local Plan is made up of a suite of documents including the Core Strategy and Development Management Policies Development Plan Documents (DPD). Both DPDs were adopted on 11 September 2012.

Relevant Core Strategy DPD (2012): Policies CS NPPF, CS1 and CS5.

Relevant Development Management DPD (2012): Policies DM01, DM02, DM08 and DM17.

Supplementary Planning Documents and Guidance  
Design Guidance Note No 5 – Extensions to Houses

The Council adopted a Supplementary Planning Document (SPD) "Sustainable Design and Construction" (June 2007), following public consultation. This SPD provides detailed guidance that supplements policies in the adopted Local Plan, 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.

The Council is currently consulting on the following two supporting planning documents to implement the Core Strategy and Development Management Policies DPDs. These are now material considerations. The Residential Design Guidance SPD (consultation draft November 2012) and Sustainable Design and Construction SPD (consultation draft November 2012) are now material considerations.

Relevant Planning History:

No relevant planning history.

Consultations and Views Expressed:

Neighbours Consulted: 31 Replies received relating to the original scheme: 7 objections

Neighbours Wishing To Speak: 0

The objections raised may be summarised as follows:

- Proposal will increase the density of the plot and overcrowd the area.
- The road is congested with parked vehicles, and this will be made worse.
- The basement area may disturb neighbouring properties.
- Underground utilities may be disturbed by the proposal.
- Construction works will disturb neighbours.
- Overdevelopment.
- Nos. 1-7 and the remaining bungalows are all 1930s builds with distinctive shamrock shaped bays in the front. The proposal would not reflect this design, being a three-floored modern, flat-fronted house.
- Proposal would overlook neighbouring properties.



- Development would result in a loss of vegetation along the pavement/verge.
- The retention of bungalows is important to serve the aging population.

Following receipt of revised plans, the interested parties were consulted again. 6 objections were received relating to the revised plans, making the following comments in addition to those summarised above (summarised):

- Revising the plans does not overcome objections to the loss of a bungalow.
- Loss of vegetation to the verge would undermine the appearance of the street.
- The set-back of the property breaks the street line.
- The new crossover will reduce on-street parking for existing residents.
- The height of the proposal is too great for the street.

#### Internal /Other Consultations:

**Traffic and Development:** The proposal for conversion of existing single dwelling into two 3-bedroom flats with provision of 4 off street parking spaces is acceptable on highways grounds. The proposed parking spaces layout is acceptable in principle, however the proposed off street parking spaces will require for the existing crossover to be modified and for a new crossover to be constructed. Any new crossovers or modifications to existing crossovers will require a crossover application approval by the Highways Authority and will be carried out at the applicant's expense. Alterations to crossovers and new crossovers will be subject to detailed assessment as part of the crossover application. Any street furniture affected by the proposed crossovers will be relocated at the applicant's expense. The proposed crossovers will involve alterations to highways hedges. The applicant is advised that alterations to highways hedges will be subject to consultation and the result of this consultation cannot be prejudged. The outcome of the detailed crossover assessment may require for the parking layout to be amended or a reduction in off street parking provision. The proposal with a reduced number of off street parking spaces, such as one space per dwelling would be acceptable on highways grounds.

Date of Site Notice: 27 September 2012

## **2. PLANNING APPRAISAL**

### Site Description and Surroundings:

The application site contains a detached bungalow, and is located on the south western side of Norrys Road. The application bungalow is the last in a row of six bungalows, of which two are detached and four are semi-detached pairs. To the south of the application site are two storey detached and semi-detached properties, with two storey semi-detached properties also located to the north of the row of bungalows, and on the eastern side of Norrys Road. Norrys Road slopes up in this location from south to north, such that the neighbouring bungalow to the north is at a slightly higher ground level to the application site and the floor level of the two storey dwelling to the south is slightly lower than the application site.

The bungalows (including the application dwelling) and two storey dwellings either side of the application dwelling are all finished in a white painted render. They have front bay windows in a clover-shape, and the two storey dwellings have first floor bow windows. The two storey properties on the other side of Norrys Road have more conventional flat-fronted and tile-hung bay windows, and are finished in brick. The majority of the neighbouring properties have areas of hardstanding for off-street parking forward of the dwellings, but these front forecourt areas also include some soft landscaping.

### Proposal:

This application proposes the demolition of the existing bungalow, and its replacement with a pair of two-storey semi-detached properties. The proposed building would measure approximately 11.9 metres in width by 13.9 metres in depth. It would have a hipped roof with a flat crown 8.8 metres high. It would include front curved bay windows, and a lower ground floor level evident from the rear only with a lower level terrace area. The building would include a single storey rear projection across the rear of both properties, with a depth of 3.1, a hipped roof with a flat crown 3.8 metres high. It would be located approximately 2.9 metres from the boundary with No. 7 and 2.4 metres from the boundary with No. 11.

To the front of the site, two off-street parking spaces are proposed to be provided per dwelling. An area of soft landscaping is also proposed to be provided adjacent to the parking spaces.

### Planning Considerations:

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

- Whether harm would be caused to the character and appearance of the street scene and the wider locality;
- Whether harm would be caused to the living conditions of neighbouring residents.

### **Impact on character and appearance of street scene and locality**

The application site contains a bungalow, attached to the neighbouring two storey dwelling by a single storey side-projecting garage. The replacement pair of semi-detached dwellings would be two storeys in height. The building would contain curved bay windows with hipped-roof projections above, and its roofscape would be similar to that of neighbouring properties. To this extent, the proposal would reflect the appearance of neighbouring buildings.

The proposed building would have its front elevation set further back on the plot when compared to the existing and neighbouring properties, and this would reduce its prominence within the street scene, and enable a satisfactory parking layout to be provided forward of the building.

The proposed building would have a distance of approximately 1.5 metres between its flank wall and the flank wall of the two storey neighbouring property. There would be a distance of approximately 1 metre between the flank elevation of the proposed building and the adjacent bungalow. Given this spacing, which is commensurate with spacing between neighbouring properties in Norrys Road, the proposed building is not considered to appear cramped within its plot. The roof to the proposed building would be greater in height to the adjacent two storey dwelling, however given the slope of the road this would reflect the character and appearance of the street scene.

### **Amenities of future occupants**

The proposed dwellings would comply with the minimum internal size requirements as set out in The London Plan. Their room sizes would also comply with the relevant minimum standards. The dwellings would each have sufficient rear garden areas with private amenity space. They are therefore considered to provide sufficient levels of amenity for future occupants.

### **Impact on neighbours**

The two storey element of the proposed building would be directly adjacent to both neighbouring properties, projecting approximately 0.9 metres beyond the rear elevation of the neighbouring properties. The single storey rear projection would have a depth of 3.1. Given the limited rearward projection of the main two storey element beyond the rear of the neighbouring properties, and that the single storey side element is set away at least 2.5 metres from the common boundary with both neighbouring properties, it is considered that the proposed building would not appear overbearing or visually intrusive when viewed from the rear amenity areas or rear-facing windows of the neighbouring properties.

Neither neighbouring property has flank windows facing toward the application site, and as a result it is not considered that the proposal would result in a loss of daylight to the neighbouring properties.

No windows are proposed to be inserted within the proposed building which would overlook the private rear amenity areas of the neighbouring properties. As a result, it is considered that the proposed dwellings would not adversely affect the privacy of the occupants of any neighbouring property.

### **Parking**

Two off-street parking spaces are proposed to be provided for each dwelling. This is in compliance with the parking standards as set out in Policy DM17. A new dropped kerb would be required, and no objections have been raised to this by the Highways Engineer.

### **Other Matters**

Policy DM08 states that for market housing, homes with 4 bedrooms are the highest priority, and homes with 3 bedrooms are a medium priority. The proposal would therefore provide medium priority housing sizes and would comply with Policy DM08.

The proposal would result in a gain in residential accommodation, from one residential dwelling to two three-bedroom units. As such, in accordance with the Planning Obligations SPD, financial contributions are required toward health, education and library facilities in the borough.

### **The Community Infrastructure Levy Regulations 2010:**

The contributions listed in the above recommendation 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.

Government Circular 05/05 and the Council's adopted SPD for section 106 related planning obligations is applicable for this site in respect of the following areas:

Adopted policy indicates that the Council will seek to enter into planning obligations in conjunction with new developments to secure the provision of community and religious facilities, health and social care facilities and library facilities where a residential development creates a need for school places contributions will be secured for such purposes via planning obligations.

The purpose of planning obligations is to make acceptable development which would otherwise be unacceptable in planning terms. Circular 05/2005 supports the use of

planning obligations to secure contributions towards community infrastructure to mitigate the impacts of new development, provided that they are directly related to the development proposal, the need for them arises from its implementation, and they are related in scale and kind.

Para. B5 of the Circular sets out five policy tests that must be met by the LPA when seeking planning obligations. In addition, Regulation 122 of the Community Infrastructure Levy Regulations, which came into force on 6 April 2010, makes it unlawful for a planning obligation to be taken into account in determining a planning application if it does not meet the three tests set out in Regulation 122. These statutory tests are based upon three of the five policy tests in Circular 5/2005 at paragraph B5 (tests (ii), (iii) and (iv)).

The recovery of costs for the monitoring of planning obligations is set out in Section 8 (para's 8.3 & 8.4) of the Planning Obligations SPD.

#### Education needs generated by the development:

Circular 05/2005 supports the use of planning obligations to secure contributions towards educational facilities, provided that they are directly related to the development proposal, the need for them arises from its implementation, and they are related in scale and kind.

The proposal would provide an additional residential unit, which would generate an increased demand for educational facilities in the area. The calculation of additional demand (SPD para's 4.6-4.14), existing facilities and capacity (SPD para's 5.5-5.12), method of calculating the required contribution (SPD para's 3.1-3.15 and 4.1-4.5), and use of the contributions (SPD para's 5.13-5.14) are set out in the Council's SPD "Contributions to Education" adopted in 2008.

It is considered that a financial contribution towards future education facilities is justified in terms of Circular 05/2005 and that a suitably worded legal agreement / undertaking could secure this.

To accord with policy and the SPD the proposed scheme would require a contribution of £12939 plus a monitoring fee of 5%.

#### Contributions to library services:

The increase in population resulting from this development is expected to place serious pressures on libraries, which are already required to meet all the needs of Barnet's diverse community. Developer contributions are therefore necessary to ensure service provision mitigates the impact of their development activity.

The adopted SPD "Contributions to Library Services" sets out the Council's expectations for developers contributions to the provision and delivery of a comprehensive and efficient library service, with the aim of opening up the world of learning to the whole community using all media to support peoples educational, cultural and information needs. The SPD provides the calculation of additional demand (para's 4.10-4.12), existing facilities and capacity (para's 1.1-1.4 & 2.5), method of calculation (para's 2.4 & 3.1-3.11), and use of funds (para's 5.1-5.7).

It is considered that a financial contribution towards library services is justified in terms of Circular 05/2005 and that a suitably worded legal agreement / undertaking

could secure this. To accord with policy and the SPD the proposed scheme would require a contribution of £244 plus a monitoring fee of 5%.

Contributions to Health facilities:

The proposal would provide an additional residential unit which would generate an increased demand for health facilities in the area. The calculation of additional demand / method of calculating the required contribution (SPD para's 6.1-6.4), existing facilities and capacity (SPD para's 5.7-5.18), and use of the contributions (SPD para's 8.1-8.4) are set out in the Council's SPD "Contributions to Health" adopted in July 2009.

It is considered that a financial contribution towards future health care facilities is justified in terms of Circular 05/2005 and that a suitably worded legal agreement / undertaking could secure this. To accord with policy and the SPD the proposed scheme would require a contribution of £2180 and a monitoring fee of 5%.

The education, library services, health facilities and monitoring fee of 5% contributions will be secured by unilateral undertaking.

### **3. COMMENTS ON GROUNDS OF OBJECTIONS**

Any noise and disturbance resulting from construction activities is controlled under legislation separate to planning. However, a condition has been suggested to control construction hours and methods. Other comments are addressed in the appraisal above.

### **4. EQUALITIES AND DIVERSITY ISSUES**

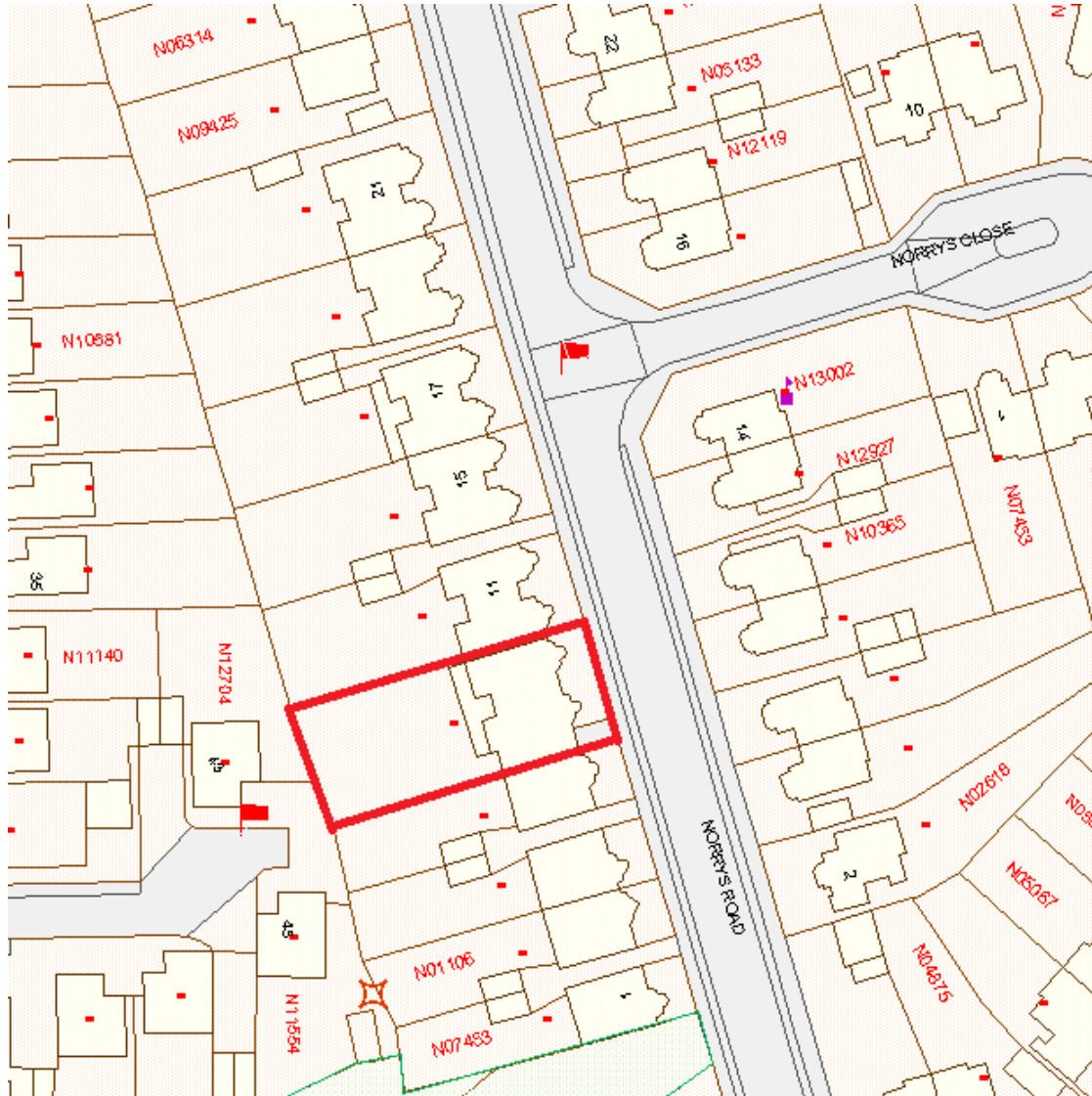
The proposals do not conflict with either Barnet Council's Equalities Policy or the commitments set in our Equality Scheme and supports the council in meeting its statutory equality responsibilities.

### **5. CONCLUSION**

Having taken all material considerations into account, it is considered that subject to compliance with the attached conditions, the proposed development would have an acceptable impact on the character and appearance of the application site and the general street scene. The development is not considered to have an adverse impact on the amenities of neighbouring occupiers. This application is therefore recommended for APPROVAL.

**SITE LOCATION PLAN: 9 Norriss Road, Barnet, Herts, EN4 9JX**

**REFERENCE: B/02437/12**



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