

**LOCATION:** 1-10 & 11-19 Silkstream Parade, Watling Avenue, Edgware, Middx, HA8  
**REFERENCE:** H/00131/13 **Received:** 10 January 2013  
**WARD:** Burnt Oak **Accepted:** 11 January 2013  
**Final Revisions:**  
**APPLICANT:** Arch Property Investments Ltd

**PROPOSAL:** Proposed new storey above existing residential units to include 5 no.1 bedroom flats at 1-10 Silkstream Parade and 4 no. 2 bedroom units at 11-19 Silkstream Parade.

**Approve Subject to S106  
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) £14,341.00**  
A contribution towards the provision of Education Facilities in the borough.
- 4 **Libraries (financial) £1,251.00**  
A contribution towards Library Facilities and Resources in the borough
- 5 **Health £8,746.00**  
A contribution towards Health Facilities and Resources in the borough
- 6 **Monitoring of the Agreement £1,216.90**  
Contribution towards the Council's costs in monitoring the obligations of the agreement.

**RECOMMENDATION II:**

That upon completion of the agreement the Acting Assistant Director of Planning and Development Management approve the planning application reference: H/00131/13 under delegated powers subject to the following conditions: -

- 1 The development hereby permitted shall be carried out in accordance with the following approved plans: 2100, 215-10 0500 Revision A, Planning Application Supporting Statement and Design and Access Statement, 081230/02, 081230/03, 081230/05 Rev. A, 081230/07 Rev. A, 081230/09 Revision A, 081230/10 Revision A, 081230/13 Revision A, 081230/06, 081230/08, 081230/04.

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 Before the development hereby permitted is occupied the proposed parking spaces within the parking area as shown in Drawing No. 215-10/0500 submitted with the planning application and shall be retained and the access to the parking spaces will be maintained at all times.  
Reason: To ensure that adequate and satisfactory provision is made for the parking of vehicles in the interests of pedestrian and highway safety and the free flow of traffic in accordance with London Borough of Barnet's Local Plan Policy CS9 of Core Strategy (Adopted) September 2012 and Policy DM17 of Development Management Policies (Adopted) September 2012.
- 4 Before the development hereby permitted commences details of privacy screens to the proposed balconies shall be submitted to and approved in writing by the Local Planning Authority and that area shall not thereafter shall be permanently maintained and retained in accordance with the approved details.  
Reason: To ensure that the amenities of the occupiers of adjoining properties are not prejudiced by overlooking and to comply with policy DM02 of the Barnet Development Management Policies 2012.
- 5 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.
- 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 Before development commences, a scheme of proposed noise mitigation measures shall be submitted to and approved by the Local Planning Authority. The approved mitigation scheme shall be implemented in its entirety before (any of the units are occupied / the use commences).  
Reason:  
To ensure that the amenities of occupiers are not prejudiced by rail and / or road traffic and / or mixed use noise in the immediate surroundings.
- 8 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).

- 9 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).

- 10 Before the building hereby permitted is occupied the proposed window(s) in the south-west and north-east flank elevations of the buildings approved 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, unless otherwise agreed in writing by the Local Planning Authority.

Reason:

To safeguard the privacy of neighbouring occupiers, in accordance with policy DM02 of the Adopted Barnet Development Management Policies 2012.

- 11 Neither the proposed extension to the block at no.1-10 Silkstream Parade nor the extension to No.11-19 Silkstream Parade shall be occupied until work on the other remaining block has commenced.

Reason to ensure that the development is completed in its entirety which is necessary in order to safeguard the appearance of the conservation area, in accordance with policy DM01 and DM06 of the Adopted Barnet Development Management Policies 2012.

- 12 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.

- 13 No site works or works on this development including demolition or construction work shall commence until a Demolition, Construction and Traffic Management Plan has been submitted to and approved in writing by the Local Planning Authority. All works must be carried out in full accordance with the approved details unless previously agreed in writing by the Local Planning Authority.

Reason: In the interests of highway safety in accordance with London Borough of Barnet's Local Plan Policy CS9 of Core Strategy (Adopted) September 2012 and Policy DM17 of Development Management Policies (Adopted) September 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 DPD (2012): Policies CS NPPF, CS3, CS4, CS5, CS10, CS11, CS15

Development Management DPD (2012): Policies DM01, DM02, DM03, DM04, DM06, DM08, DM11, DM17

Watling Estate Conservation Area Character Appraisal Statement.

Supplementary Planning Documents;

- Sustainable Design and Construction
- Planning Obligations
- Education Contributions
- Contributions to Library Services
- Contributions to Health Services

ii) The proposal is acceptable for the following reason(s): - The proposal would enhance the character and appearance of the Conservation Area, would not harm the visual and residential amenities of occupiers of surrounding properties, or harm highway and pedestrian safety.

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 £14,245.

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 The Watling Ditch main river runs beneath the site in culvert. The applicant will need to apply for flood defence consent prior to any work taking place. Under the Water Resources Act 1991, and the Thames Region Land Drainage Byelaws, our prior written consent is required for any proposed works or structures, in, under, over or within 8 metres of the top of bank of the Watling Ditch. If the building were to be demolished then the Environment Agency would expect the Watling Ditch to be deculverted.
- 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.

## RECOMMENDATION III

That if an agreement has not been completed by 23/04/2013, that unless otherwise agreed in writing, the Assistant Director of Planning and Development Management should REFUSE the application H/00131/13 under delegated powers for the following reason/s:

The development does not include a formal undertaking to meet the extra health, education and libraries 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 application was deferred from the previous West Area Sub-Committee in order to establish whether the proposals would allow access from the doors of the proposed replacement 'Pit Stop' building. The parking layout has been amended on plan 215-10 0500 Revision A. The amended layout shows the 3 parking spaces along the side elevation of the new 'Pit Stop' building spaced to allow access to the doors.**

#### 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, CS3, CS4, CS5, CS10, CS11, CS15

Relevant Development Management DPD (2012): Policies DM01, DM02, DM03, DM04, DM06, DM08, DM11, DM17

#### Supplementary Planning Documents and Guidance

Supplementary Planning Document: Sustainable Design and Construction  
Supplementary Planning Document: Contributions to Education  
Supplementary Planning Document: Contributions to Libraries  
Supplementary Planning Document: Contributions to Health

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:

<b>Site Address:</b>	1-10 & 11-19 Silkstream Parade, Watling Avenue, Edgware, Middx, HA8 0EL
<b>Application Number:</b>	H/03010/09
<b>Application Type:</b>	Full Application
<b>Decision:</b>	Refuse
<b>Decision Date:</b>	07/12/2009
<b>Appeal Decision:</b>	No Appeal Decision Applies

**Appeal Decision Date:** No Appeal Decision Date exists  
**Proposal:** **Provision of an additional storey above Nos 1-10 to provide 5x1 bed flats plus additional storey above Nos 11-19 to provide 4x2 bed flats.**  
**Case Officer:** Graham Robinson

**Site Address:** 11-19 Silkstream Parade Watling Avenue Edgware Middlesex HA8 0EL  
**Application Number:** W05445H/06  
**Application Type:** Full Application  
**Decision:** Refuse  
**Decision Date:** 08/06/2006  
**Appeal Decision:** No Appeal Decision Applies  
**Appeal Decision Date:** No Appeal Decision Date exists  
**Proposal:** **Provision of an additional storey to provide 4 x 2-bed flats with balconies plus associated car-parking.**  
**Case Officer:** Deirdre Jackman

**Site Address:** 1-10 & 11-19 Silkstream Parade Watling Avenue London HA8 0EJ  
**Application Number:** W05445G/02  
**Application Type:** Full Application  
**Decision:** Deemed Refusal  
**Decision Date:** 07/10/2003  
**Appeal Decision:** Dismissed  
**Appeal Decision Date:** 07/10/2003  
**Proposal:** **Provision of an additional storey above Nos 1-10 to provide 5x2 bed flats plus additional storey above Nos 11-19 to provide 4x2 bed flats.**  
**Case Officer:** Lesley Feldman

**Site Address:** 1-10 & 11-19 SILKSTREAM PARADE Watling Avenue Edgware Middlesex HA8 0EL  
**Application Number:** W05445F/02  
**Application Type:** Full Application  
**Decision:** Refuse  
**Decision Date:** 11/09/2002  
**Appeal Decision:** Withdrawn  
**Appeal Decision Date:** 11/09/2002  
**Proposal:** **Provision of additional 2 storeys (1 within the roofspace) to provide 5 x two bedroomed maisonettes above Nos.1-10 Silkstream Parade and 4 x two bedroomed maisonettes above Nos.11-19 Silkstream Parade.**  
**Case Officer:** Lesley Feldman

**Site Address:** 11-19 Silkstream Parade Watling Avenue Burnt Oak London HA8 0EL  
**Application Number:** W05445L/07  
**Application Type:** Full Application  
**Decision:** Withdrawn  
**Decision Date:** 29/02/2008  
**Appeal Decision:** No Appeal Decision Applies  
**Appeal Decision Date:** No Appeal Decision Date exists  
**Proposal:** **Provision of an additional storey to provide 4 x 2 bedroom flats with balconies, plus associated car parking.**  
**Case Officer:** Louise Doran

**Site Address:** 1-10 & 11-19 Silkstream Parade, Watling Avenue, Edgware, Middx, HA8 0EL  
**Application Number:** H/03722/10  
**Application Type:** Full Application  
**Decision:** Finally disposed of  
**Decision Date:** 24/05/2011  
**Appeal Decision:** No Appeal Decision Applies  
**Appeal Decision Date:** No Appeal Decision Date exists



**Proposal:** **Provision of an additional storey above Nos 1-10 to provide 5x1 bed flats plus additional storey above Nos 11-19 to provide 4x2 bed flats.**  
**Case Officer:** Graham Robinson

**Site Address:** 1-10 & 11-19 Silkstream Parade, Watling Avenue, Edgware, Middx, HA8 0EL

**Application Number:** H/01013/11  
**Application Type:** Full Application  
**Decision:** Refuse  
**Decision Date:** 11/4/2011  
**Appeal Decision:** Dismissed  
**Appeal Decision Date:** 11/4/2011  
**Proposal:** **Provision of an additional storey above Nos 1-10 to provide 5x1 bed flats plus additional storey above Nos 11-19 to provide 4x2 bed flats.**

**Case Officer:** Graham Robinson

**Site Address:** 1-10 & 11-19 Silkstream Parade, Watling Avenue, Edgware, Middx, HA8 0EL

**Application Number:** H/00398/12  
**Application Type:** Full Application  
**Decision:** Refuse  
**Decision Date:** 26/11/2012  
**Appeal Decision:** No Appeal Decision Applies  
**Appeal Decision Date:** No Appeal Decision Date exists  
**Proposal:** **Proposed new storey above existing residential units to include 5 no.1 bedroom flats at 1-10 Silkstream Parade and 4 no. 2 bedroom units at 11-19 Silkstream Parade.**

**Case Officer:** Graham Robinson

**Site Address:** 1-10 & 11-19 Silkstream Parade, Watling Avenue, Edgware, Middx, HA8

**Application Number:** H/00131/13  
**Application Type:** Full Application  
**Decision:** Not yet decided  
**Decision Date:** Not yet decided  
**Appeal Decision:** No Appeal Decision Applies  
**Appeal Decision Date:** No Appeal Decision Date exists  
**Proposal:** **Proposed new storey above existing residential units to include 5 no.1 bedroom flats at 1-10 Silkstream Parade and 4 no. 2 bedroom units at 11-19 Silkstream Parade.**

**Case Officer:** Graham Robinson

**Site Address:** 11-19 SILKSTREAM PARADE, WATLING AVENUE, EDGWARE, MIDDX, HA8 0EL

**Application Number:** W05445N/08  
**Application Type:** Full Application  
**Decision:** Refuse  
**Decision Date:** 12/12/2008  
**Appeal Decision:** Dismissed  
**Appeal Decision Date:** 12/12/2008  
**Proposal:** **Provision of an additional storey to provide four x2-bedroom flats with balconies. Demolition of building to rear and provision of associated car parking.**

**Case Officer:** Louise Doran

**Site Address:** 1-10 & 11-19 Silkstream Parade, Watling Avenue, Edgware, Middx, HA8 0EL

**Application Number:** H/00776/09  
**Application Type:** Full Application  
**Decision:** Refuse

**Decision Date:** 01/05/2009  
**Appeal Decision:** No Appeal Decision Applies  
**Appeal Decision Date:** No Appeal Decision Date exists  
**Proposal:** **Provision of an additional storey above Nos 1-10 to provide 5x1 bed flats plus additional storey above Nos 11-19 to provide 4x2 bed flats.**  
**Case Officer:** Graham Robinson

Consultations and Views Expressed:

Neighbours Consulted: 96                      Replies: 4  
Neighbours Wishing To Speak 0

The application has been referred to the West Area Sub-Committee at the request of Councillor Farrier, due to the change to parking, and access to the parking if the 'Pit Stop' building remains.

The objections raised may be summarised as follows:

- There is no parking for the flats
- The Council does not provide enough bins for the existing flats
- Impact on traffic and parking
- The International Gospel Church has an existing 'pit stop' timber building to the rear that is being re-built after a fire (Ref: H/04883/11). The International Gospel Church have not received any communication regarding the demolition of the pit stop building which is a legal requirement. This would also be disruptive to the activities of the church.
- The area around the church and surrounding streets is congested and the proposals will exacerbate this.
- The proposals will harm the appearance of the church and the surrounding conservation area, having a overbearing and dominating appearance within the area.

Internal /Other Consultations:

- Environment Agency - No objection though the Local Planning Authority should apply the Sequential Test
- Traffic & Development - No objection

Date of Site Notice: 24 January 2013

## **2. PLANNING APPRAISAL**

Site Description and Surroundings:

The application relates to two 2 storey buildings with retail units at ground floor and flats above. To the rear the block has a lower ground floor creating a third storey although this is not apparent from Watling Avenue. The site is locally listed and is within the Watling Estate Conservation Area.

Proposal:

The application seeks permission for the provision of an additional storey above Nos 1-10 to provide 5x1 bed flats plus additional storey above Nos 11-19 to provide 4x2 bed flats.

### Planning Considerations:

#### *Planning History*

The application follows the resolution of the committee members to approve planning application reference H/00398/12. This was similar to the current proposals except that the 'Pit Stop' building would be demolished in order to provide access to the area behind 11-19 Silkstream Parade. It since emerged that the owner's of the Pit Stop building would not sign the necessary section 106 agreement and consequently it was not possible for this to be completed or for permission to be issued.

The current application proposes to retain the Pit Stop building, and the access and parking arrangements to the rear of 11-19 Silkstream Parade differ as a result.

The main planning considerations are considered to be:

- *Impact on the character and appearance of the conservation area*
- *Impact on the amenities of neighbouring and future occupiers*
- *Impact on highway and pedestrian safety*
- *Impact on flood risk*
- *Sustainability Issues*
- *Section 106 Items*

#### *Impact on the character and appearance of the conservation area*

The issue of the impact of the development was looked at in depth under the previous planning application. The inspector concluded in the decision notice for application ref H/01013/11 that '*... the proposal would make a positive contribution to the street scene and would enhance the character and appearance of the Conservation Area.*'

It is not considered that there have been any changes in policy or circumstance that would warrant taking a contrary view regarding the issue of the impact on the character and appearance of the conservation area.

#### *Impact on the amenities of neighbouring and future occupiers*

The proposals in terms of their external bulk and massing are the same as those previously considered acceptable in this regard under applications H/01013/11 and H/00398/12.

It is not considered that there have been any changes in policy or circumstance that would warrant taking a contrary view regarding the issue of the impact on neighbouring amenity.

It is noted that 4 of the 5 one bedroom flats are marginally below the London Plan

standard of 37 square metres for 1 person 1 bedroom units. (32 square metres)  
However, given the site history, that this was considered acceptable previously; it is not considered that this is reasonable grounds to refuse the application.

#### *Impact on highway and pedestrian safety*

The proposal is for the erection of a new storey above two blocks to provide a total of 9 new flats comprising 5x1 bed units and 4x2 bed units.

The current scheme is similar to two previous applications (H/03722/10 & H/03010/09 and H/00398/12). The parking plans show that a total of 12 parking spaces are being provided for the 9 new flats. This is in accordance with the parking standards as set out in the DMP of the Barnet Local Plan approved September 2012.

The proposal is acceptable on highways grounds.

#### *Impact on flood risk*

As the site is located within flood zone 2, the Sequential Test is applicable to the proposed development. However, the Environment Agency have confirmed that they have no objection to the scheme.

It should be noted that the development would not result in any additional accommodation at ground floor level.

A flood risk assessment has been provided.

It is not considered that the proposals would materially increase flood risk for residents of the locality.

#### *Sustainability Issues*

The National Planning Policy Framework has been introduced since the previous appeal. It carries a presumption in favour of sustainable development. It defines sustainable development as development...'*living within the planet's environmental limits; ensuring a strong, healthy and just society; achieving a sustainable economy; promoting good governance; and using sound science responsibly.*'

The development includes safeguards to minimise flood risk. It would present an opportunity to improve the appearance of these two buildings within the conservation area, through redevelopment. It would provide additional housing units. It is considered that it would provide sustainable economic benefits in this way whilst not harming the local environment. It would also not have any undue social impacts.

#### *Section 106 Items*

The application would require a contribution of £14,341 towards additional education costs, £1,251 towards additional library costs, and £8,746 towards health contributions, arising as a result of the development, and £1,216.90 towards associated monitoring costs.

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

Generally Addressed in main report.

There is no parking for the existing flats - *This is noted.*

The Council does not provide enough bins for the existing flats - *Appropriate refuse storage will be provided for the flats proposed.*

The International Gospel Church has an existing 'pit stop' timber building to the rear that is being re-built after a fire (Ref: H/04883/11). The International Gospel Church have not received any communication regarding the demolition of the pit stop building which is a legal requirement. This would also be disruptive to the activities of the church. - *The permission is noted however the current proposals allow for the retention of the building. Any impact is therefore considered limited.*

### **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**

Taking all relevant matters into account, the application is recommended for **APPROVAL.**

