

Location Trojan House 34 Arcadia Avenue London N3 2JU

Reference: 16/5266/FUL Received: 8th August 2016
Accepted: 16th August 2016

Ward: Finchley Church End Expiry 11th October 2016

Applicant: Trojan House Ltd

Proposal: Roof extension to provide 2no self-contained flats at third floor level.
Associated terrace area

Recommendation: Approve subject to s106

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. 3. Amendment to traffic order to prevent residents of the development from obtaining parking permits - £2,000
4. Monitoring of the Agreement - £200

RECOMMENDATION II:

That upon completion of the agreement the Planning Performance and Business Development Manager approve the planning application under delegated powers subject to the following conditions:

- 1 The development hereby permitted shall be carried out in accordance with the following approved plans:

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4839_11

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 CS NPPF and CS1 of the Local Plan Core Strategy DPD (adopted September 2012) and Policy DM01 of the Local Plan Development Management Policies DPD (adopted September 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 a) No development other than demolition works shall take place until details of the materials to be used for the external surfaces of the building(s) and hard surfaced areas hereby approved have been submitted to and approved in writing by the Local Planning Authority.

b) The development shall thereafter be implemented in accordance with the materials as approved under this condition.

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 CS NPPF and CS1 of the Local Plan Core Strategy (adopted September 2012), Policy DM01 of the Development Management Policies DPD (adopted September 2012) and Policies 1.1, 7.4, 7.5 and 7.6 of the London Plan 2015.

4 a) Before the development hereby permitted is first occupied, 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.

b) The development shall be implemented in full accordance with the details as approved under this condition prior to the first occupation and retained as such thereafter.

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 Prior to the first 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 Policies DM02 and DM04 of the Development Management Policies DPD (adopted September 2012) and the Sustainable Design and Construction SPD (adopted April 2013).

6 a) No development or site works shall take place on site 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.

b) The development shall thereafter be implemented in accordance with the measures detailed within the statement.

Reason: In the interests of highway safety and good air quality in accordance with Policies DM04 and DM17 of the Development Management Policies DPD (adopted September 2012), the Sustainable Design and Construction SPD (adopted April 2013) and Policy 5.21 of the London Plan (2015).

7 Before the building hereby permitted is first occupied the proposed kitchen window(s) in the south-eastern elevation facing The Gallery at 28 Arcadia Avenue 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 Development Management Policies DPD (adopted September 2012) and the Residential Design Guidance SPD (adopted April 2013).

8 a) Before the development hereby permitted is first occupied, details of privacy screens to be installed to the south-eastern and south-western elevations of the proposed outdoor terraces shall be submitted to and approved in writing by the Local Planning Authority.

b) The screens shall be installed in accordance with the details approved under this condition before first occupation or the use is commenced and retained as such 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 Development Management Policies DPD (adopted September 2012), the Residential Design Guidance SPD (adopted April 2013) and the Sustainable Design and Construction SPD (adopted April 2013).

9 Prior to the first occupation of the new dwellings (Use Class C3) hereby approved they shall all have been constructed to have 100% of the water supplied to them by the mains water infrastructure provided through a water meter or water meters and each new dwelling shall be constructed to include water saving and efficiency measures that comply with Regulation 36(2)(b) of Part G 2 of the Building Regulations to ensure that a maximum of 105 litres of water is consumed per person per day with a fittings based approach should be used to determine the water consumption of the proposed development. The development shall be maintained as such in perpetuity thereafter.

Reason: To encourage the efficient use of water in accordance with policy CS13 of the Barnet Core Strategy (2012) and Policy 5.15 of the March 2016 Minor Alterations to the London Plan and the 2016 Mayors Housing SPG.

10 The property shall be used as self-contained units as shown in the hereby approved drawings under Class C3(a) and no other purpose (including any other purpose in Class C3 or C4 of the Schedule to the Town and Country Planning (Use Classes) Order 1987, or in any provision equivalent to that Class in any statutory instrument revoking and re-enacting that Order, with or without modification).

Reason: To enable the Local Planning Authority to exercise control of the type of use within the category in order to safeguard the amenities of the area.

11 a) A scheme of hard and soft landscaping, including details of existing trees to be retained and size, species, planting heights, densities and positions of any soft landscaping, shall be submitted to and agreed in writing by the Local Planning Authority before the development hereby permitted is commenced.

b) 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.

c) 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 CS5 and CS7 of the Local Plan Core Strategy DPD (adopted September 2012), Policy DM01 of the Development Management Policies DPD (adopted September 2012), the Sustainable Design and Construction SPD (adopted April 2013) and 7.21 of the London Plan 2015.

12 a) Before the development hereby permitted is first occupied cycle parking spaces and cycle storage facilities shall be provided in accordance with a scheme to be submitted to and approved in writing by the Local Planning Authority.

b) The development shall thereafter be implemented in accordance with the details as approved under this condition and the spaces shall be permanently retained thereafter.

Reason: To ensure that cycle parking facilities are provided in accordance with the minimum standards set out in Policy 6.9 and Table 6.3 of The London Plan (2016) and in the interests of promoting cycling as a mode of transport 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.

RECOMMENDATION III:

0 RECOMMENDATION III

That if the above agreement has not been completed or a unilateral undertaking has not been submitted by 02/01/2017, unless otherwise agreed in writing, the Head of Development Management REFUSE the application under delegated powers for the following reason(s):

The proposals would make inadequate provision for off street parking and as a result would generate significant parking pressures on surrounding roads which would result in harmful impact on highway and pedestrian safety. The proposals would be contrary to policy DM17 of the Adopted Barnet Development Management Policies 2012 and policy CS9 of the Barnet Core Strategy 2012.

Informative(s):

- 1 In accordance with paragraphs 186 and 187 of the NPPF, the Local Planning Authority (LPA) takes a positive and proactive approach to development proposals, focused on solutions. The LPA has produced planning policies and written guidance to assist applicants when submitting applications. These are all available on the Council's website. The LPA has negotiated with the applicant/agent where necessary during the application process to ensure that the proposed development is in accordance with the Development Plan.
- 2 The Community Infrastructure Levy (CIL) applies to all 'chargeable development'. This is defined as development of one or more additional units, and / or an increase to existing floor space of more than 100 sq m. Details of how the calculations work are provided in guidance documents on the Planning Portal at www.planningportal.gov.uk/cil.

The Mayor of London adopted a CIL charge on 1st April 2012 setting a rate of £35 per sq m on all forms of development in Barnet except for education and health developments which are exempt from this charge. Your planning application has been assessed at this time as liable for a £4385.50 payment under Mayoral CIL.

The London Borough of Barnet adopted a CIL charge on 1st May 2013 setting a rate of £135 per sq m on residential and retail development in its area of authority. All other uses and ancillary car parking are exempt from this charge. Your planning application has therefore been assessed at this time as liable for a £16,915.50 payment under Barnet CIL.

Please note that Indexation will be added in line with Regulation 40 of Community Infrastructure Levy.

Liability for CIL will be recorded to the register of Local Land Charges as a legal charge upon your site payable should you commence development. Receipts of the

Mayoral CIL charge are collected by the London Borough of Barnet on behalf of the Mayor of London; receipts are passed across to Transport for London to support Crossrail, London's highest infrastructure priority.

You will be sent a 'Liability Notice' that provides 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, which is also available from the Planning Portal website.

The CIL 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 other statutory requirements relating to CIL, such requirements will all be set out in the Liability Notice you will receive. You may wish to seek professional planning advice to ensure that you comply fully with the requirements of CIL Regulations.

If you have a specific question or matter you need to discuss with the CIL team, or you fail to receive a 'Liability Notice' from the Council within 1 month of this grant of planning permission, please email us at: cil@barnet.gov.uk.

Relief or Exemption from CIL:

If social housing or charitable relief applies to your development or your development falls within one of the following categories 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 can apply for relief or exemption under the following categories:

1. Charity: If you are a charity, intend to use the development for social housing or feel that there are exception circumstances affecting your development, you may be eligible for a reduction (partial or entire) in this CIL Liability. Please see the documentation published by the Department for Communities and Local Government at https://www.gov.uk/government/uploads/system/uploads/attachment_data/file/6314/19021101.pdf

2. Residential Annexes or Extensions: You can apply for exemption or relief to the collecting authority in accordance with Regulation 42(B) of Community Infrastructure Levy Regulations (2010), as amended before commencement of the chargeable development.

3. Self Build: Application can be made to the collecting authority provided you comply with the regulation as detailed in the legislation.gov.uk

Please visit <http://www.planningportal.gov.uk/planning/applications/howtoapply/whattosubmit/cil> for further details on exemption and relief.

Officer's Assessment

1. Site Description

The application site is situated at Trojan House, 34 Arcadia Avenue, London N3 2JU. The application site is occupied by a three storey building, containing B1 office uses. The site exhibits a drive through vehicular access to a parking area at the rear of the existing building.

The site is not located within a Conservation Area, or subject to any other planning restrictions.

2. Site History

Reference: C17160/07.

Address: Trojan House, 34 Arcadia Avenue, London, N3 2JU.

Decision: Approved subject to conditions.

Decision Date: 10 August 2007

Description: Retention of Installation of 7 no. air conditioning units.

3. Proposal

The application proposes a roof extension to provide 2no. self-contained flats at third floor level.

The proposed roof extension will incorporate flat roof form, with a small 9.4m by 3.1m green roof, and measure approximately:

- 3.0 metres in additional building height;
- 14 metres in depth; and
- Between 11 and 13 metres in width.

Proposed Flat 1 is a 2 bedroom and 3 person flat comprising:

- A gross internal floor area of 62 square metres.
- A double bedroom of 12 square metres.
- A single bedroom of 8 square metres; and
- A combined kitchen/living space of 32 square metres.

Proposed Flat 2 is a 2 bedroom and 3 person flat comprising:

- A gross internal floor area of 62 square metres.
- A double bedroom of 16 square metres.
- A single bedroom of 9 square metres; and
- A combined kitchen/living space of 25 square metres.

4. Public Consultation

Consultation letters were sent to 79 neighbouring properties.

5 objections have been received, which raised the following concerns:

- Loss of outlook and natural light to top flats of neighbouring development at Gallery Court, 28 Arcadia Avenue.
- Loss of privacy to neighbouring flats.

- Disruption to neighbouring residents by noise and disturbance during construction process.
- Overlooking/privacy concerns to rear of dwellings situated in The Avenue.
- Exacerbates existing building bulk when viewed from properties in The Avenue.
- No parking provided for new flats, and already in short supply in the surrounding area.
- Not clear if trees at rear of the property will be retained as a buffer to properties in The Avenue.

5. Planning Considerations

5.1 Policy Context

National Planning Policy Framework and National Planning Practice Guidance

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 March 2016

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.

Barnet's Local Plan (2012)

Barnet's Local Plan (2012)

Barnet's Local Plan is made up of a suite of documents including the Core Strategy and Development Management Policies Development Plan Documents. Both were adopted in September 2012.

- Relevant Core Strategy Policies: CS NPPF, CS1, CS5.
- Relevant Development Management Policies: DM01, DM02, DM04, DM08 and DM17.

Supplementary Planning Documents

Sustainable Design and Construction SPD (adopted April 2016)

- Provides detailed guidance that supplements policies in the adopted Local Plan, and sets out how sustainable development will be delivered in Barnet.

Residential Design Guidance SPD (adopted April 2013)

- Sets out information for applicants to help them design an extension to their property which would receive favourable consideration by the Local Planning Authority and was the subject of separate public consultation. The SPD states that large areas of Barnet are characterised by relatively low density suburban housing with an attractive mixture of terrace, semi detached and detached houses. The Council is committed to protecting, and where possible enhancing the character of the borough's residential areas and retaining an attractive street scene.

- States that extensions should normally be subordinate to the original house, respect the original building and should not be overly dominant. Extensions should normally be consistent in regard to the form, scale and architectural style of the original building which can be achieved through respecting the proportions of the existing house and using an appropriate roof form.

- In respect of amenity, states that extensions should not be overbearing or unduly obtrusive and care should be taken to ensure that they do not result in harmful loss of outlook, appear overbearing, or cause an increased sense of enclosure to adjoining properties. They should not reduce light to neighbouring windows to habitable rooms or cause significant overshadowing, and should not look out of place, overbearing or intrusive when viewed from surrounding areas.

- Notes that the conversion of existing dwellings into flats can have a cumulative impact on environmental quality and the character of established residential areas. Conversions can harm the character of areas by increasing activity, with increasing activity resulting in more people movements, increased car movements and parking stress, more rubbish to be collected and more deliveries.

- Conversion proposals are likely to be resisted in areas of low density where predominantly there are single family occupation houses.

5.2 Main issues for consideration

The main issues for consideration in this case are:

- The Principle of the development;
- Whether harm would be caused to the character and appearance of the existing building, the street scene and the surrounding area;
- Whether the building would provide suitable living conditions for future occupants;
- Impact on the living condition and the amenities of neighbours;
- Impact on highway safety.

5.3 Assessment of proposals

1. Whether the principle of conversion is acceptable in this area.

Policy DM01 states that conversion of dwellings into flats in roads characterised by houses will not normally be appropriate. It further states that the loss of houses in roads characterised by houses is not appropriate.

In this case, the immediately surrounding locality is characterised by a mixture of multi-storey offices and residential development.

Whilst the host building currently comprises offices, it is noted that office to flat conversions have occurred, or been authorised nearby at 14 Dancastle Court, 'Dove House' and 'The Gallery' in Arcadia Avenue.

On the basis of the above, it is considered that the area exhibits a prevalence of multi storey residential flat developments. Therefore, in principle, the creation of a additional flats is consistent with the intent of policy DM01.

2. Whether harm would be caused to the character and appearance of the existing building, the street scene and the surrounding area.

External changes proposed to the appearance of the existing building comprise the creation of a new fourth floor, exhibiting a flat roof form with a small (9.4m by 3.1m) green roof portion. The proposed new fourth floor will measure 14 metres in depth, 11 to 14 metres in width and result in 3.0 metres of additional building height.

The existing 3 storey building at Trojan House is situated between a 4 storey residential flat building situated at 'The Gallery' to the south-east, and a 4 storey office building situated at 'Elscot House' to the north-west. Due to the slight fall in topography along Arcadia Avenue, the proposed building would result in the overall height of Trojan House being approximately 2.0 metres below the roof height of the neighbouring development at 'Elscot House' and 1.5 metres above the neighbouring development at 'The Gallery'.

The proposed development will be set in from the front and rear facades of the existing building at first floor by open terraces of 1 and 1.5 metres in width respectively.

It is considered that the proposed development will be consistent in size, bulk height and appearance with the neighbouring developments situated on the south-western side of Arcadia Avenue. The inset form of the first floor is consistent with the character of the neighbouring development at 'The Gallery, as well as the inset mansard style roof situated on the other neighbouring property at 'Elscot House'.

The height of the building represents an appropriate 'half way' compromise between the neighbouring developments, and maintains a staggered and stepped down progression of building heights in the street scene in Arcadia Avenue.

In light of the above, it is considered that the proposed external changes the building would not result in harm to the character and appearance of the existing building, street scene or surrounding area.

3. Whether the building would provide suitable living conditions for future occupants;

The proposed flats have been assessed against the criteria in Council's Sustainable Design and Construction SPD.

With respect to the proposed flat 1:

- The gross internal area of 62 square metres satisfies the minimum requirement of 61 square metres for a 2 bedroom and 3 person flat.
- The double bedroom of 16 square metres satisfies the minimum requirement of 11.5 metres.
- The single bedroom of 9.0 square metres satisfies the minimum requirement of 7.5 square metres.

With respect to the proposed flat 2:

- The gross internal area of 62 square metres satisfies the minimum requirement of 61 square metres for a 2 bedroom and 3 person flat.
- The double bedroom of 12 square metres satisfies the minimum requirement of 11.5 metres.
- The single bedroom of 8.0 square metres satisfies the minimum requirement of 7.5 square metres.

Notwithstanding the above, it is noted that the proposed outdoor terraces of 13 square metres fall below the minimum required 20 square metres of outdoor amenity space required for flats of 4 habitable rooms. However, this shortfall is not considered to be of sufficient magnitude to be fatal to the application, particularly given the location of the site in close proximity to Finchley Church End Town Centre and other nearby amenities.

4. Impact on the living condition and amenities of neighbours.

It is considered that the impact of the proposed development will be largely limited to the impact on the outlook and privacy of neighbouring properties situated to the south-east at 'The Gallery' and south-west on The Avenue.

In this respect concerns have been raised during the public notification process from neighbouring residents at 'The Gallery' regarding the impact of the building on restricting outlook over neighbouring rooftops and access to natural light. Whilst the concerns raised during the public notification period are acknowledged, it is not considered that the proposal would have a significant impact on the access or availability of natural light to the neighbouring property, given consideration to the 1.2 metre separation which remains between the two buildings, and the relative height of the proposed structure being only approximately 1.6 metres above the existing parapet of the neighbouring building. The impact is considered to be further reduced through the majority of the proposed 4th floor structure being inset by a distance of 1.8 metres from the south-eastern perimeter of the building, and presenting green 'living walls' and a 'green roof' towards the adjacent terraces.

With respect to the neighbouring dwellings situated on The Avenue to the south-west of the application site, it is not considered that the proposal would result in significant visual impact beyond that of the existing building. The proposed additional height of the building would be 3.0 metres, and the upper floor inset by approximately 1.5 metres from the existing building façade when viewed from this angle. It is further noted that the bulk of the existing building is largely screened by the existence of large mature trees established along the rear boundary of the application site shared with neighbouring dwellings in The Avenue.

With respect to visual privacy between the proposed flats and neighbouring development at 'The Gallery', it is considered that the use of obscure glazing on the kitchen window situated on the south-eastern façade of the proposed flat 1 would suitably address these concerns. Potential overlooking between the sides of the proposed terraces and neighbouring development is capable of being appropriately mitigated through a conditional requirement for privacy screening to be installed to the sides of these terraces.

It is considered that any overlooking to the rear of properties in The Avenue would be appropriately mitigated by the existence of the mature vegetation along the rear boundary of the application site, and the significant difference in height between the proposed flats and the neighbouring ground floor rear dwellings.

As a result of the above considerations, the proposed development is considered not to have an unacceptable impact on the living conditions and amenity of the neighbouring properties. It is therefore consistent with Policy CS5 of Barnet's Adopted Core Strategy (2012), Policy DM01 of the Adopted Development Management Policies DPD (2012) and the Adopted Residential Design Guidance SPD (2016).

5. Impact on highway safety.

The proposal is for construction of a pair of 2 bedroom and 3 person flats, and does not propose any additional on-site parking.

Internal consultation with Council's Highways Department has outlined that it would be preferable for a minimum of 2-3 car parking spaces to be provided for residential development of this scale. Notwithstanding, the close proximity of the application site to Finchley Central Station as well as numerous bus and shopping facilities, results in the proposal being supportable as a 'car free' development. As a result of the above, it is considered that the impact is considered acceptable on highways grounds, subject to the applicants entering into a legal agreement to remove the future rights of residents to obtain on-street parking permits.

5.4 Response to Public Consultation

Comment is provided against the concerns raised during the public notification process below.

Concern:

Loss of outlook and natural light to top flats of neighbouring development at Gallery Court, 28 Arcadia Avenue.

Response:

Please refer to discussion contained above within the body of this report.

Comment:

Loss of privacy to neighbouring flats.

Response:

Please refer to discussion contained above within the body of this report.

Comment:

Disruption to neighbouring residents by noise and disturbance during construction process.

Response:

This is not a material consideration regarding the issuing of planning consent. A condition of approval is proposed regarding the provision of a Construction Method Statement to mitigate impacts during the construction process.

Comment:

Overlooking/privacy concerns to rear of dwellings situated in The Avenue.

Response:

Please refer to discussion contained above within the body of this report.

Comment:

Exacerbates existing building bulk when viewed from properties in The Avenue.

Response:

Please refer to discussion contained above within the body of this report.

Comment:

No parking provided for new flats, and already in short supply in the surrounding area.

Response:

Please refer to discussion contained above within the body of this report.

Comment:

Not clear if trees at rear of the property will be retained as a buffer to properties in The Avenue.

Response:

The existing trees do not form part of the current application. Notwithstanding this, it is noted that the trees situated abutting the rear boundary of the property are not protected, therefore their alteration and/or removal would not be a material planning consideration.

6. Equality and Diversity Issues

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

7. Conclusion

The proposed roof extension to provide 2no self-contained flats and associated terrace areas, would not cause harm to the character and appearance of the existing building, would not result in adverse impact on highway safety or the living conditions of neighbouring residents. The proposed flats would provide suitable living conditions for future occupants and the principle of residential flats being developed within the area is well established. It is therefore recommended that the application be approved, subject to conditions.

