

**Location**                      **Whitewalls Totteridge Green London N20 8PE**

**Reference:**                      **17/2982/FUL**                      Received: 9th May 2017  
Accepted: 9th May 2017

Ward:                              Totteridge                              Expiry 4th July 2017

Applicant:                        Mr Dominic Dear

Proposal:                         Demolition of single detached house and erection of 2no detached dwellings.  
Associated landscaping, hardstanding and refuse storage

**Recommendation:** Approved subject to conditions AND the Committee grants delegated authority to the Head of Development Management or Head of Strategic Planning to make any minor alterations, additions or deletions to the recommended conditions and obligations as set out in this report and addendum provided this authority shall be exercised after consultation with the Chairman (or in his absence the Vice- Chairman) of the Committee (who may request that such alterations, additions or deletions be first approved by the Committee).

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

1529.P.OS  
1529.P.01  
1529.P.02  
1529.P.03  
1529.P.04 D  
1529.P.05 C  
1529.P.06 C  
1529.P.07 A  
1529.P.08 C  
1529.P.10  
Tree Protection Plan  
Arboricultural Impact Assessment

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 shall take place until details of the levels of the building(s), road(s) and footpath(s) in relation to the adjoining land and highway(s) and any other changes proposed in the levels of the site have been 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 retained as such thereafter.

Reason: To ensure that the development is carried out at suitable levels in relation to the highway and adjoining land having regard to drainage, gradient of access, the safety and amenities of users of the site, the amenities of the area and the health of any trees or vegetation in accordance with policies CS NPPF, CS1, CS5 and CS7 of the Local Plan Core Strategy (adopted September 2012), Policies DM01, DM04 and DM17 of the Development Management Policies DPD (adopted September 2012), and Policies 7.4, 7.5, 7.6 and 7.21 of the London Plan 2015.

- 4 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.

- 5 Notwithstanding the details shown in the drawings submitted and otherwise hereby approved the development is not to commence (other than for ground works and site preparation works) unless and until details (necessary details specified in brackets) of the following features and elements of the scheme have been submitted to the Local Planning Authority and approved in writing:

- Brick bonding and brick detailing (annotated plans at a scale of not less than 1:20).
- External doors, garage doors, windows and balustrading (annotated plans at a scale of not less than 1:10).
- Chimney detailing (annotated plans at a scale of not less than 1:10)
- Timber framing (annotated plans at a scale of not less than 1:10)
- Roof brackets and porch brackets and posts (annotated plans at a scale of not less than 1:10)

The development shall be implemented in full accordance with the approved details prior to the first occupation of the dwellings hereby approved.

Reason: To safeguard the character and visual amenities of the site and conservation area and to ensure that the development is constructed in accordance with policies CS5, DM01 and DM06 of the Barnet Local Plan and policies 1.1, 7.4, 7.5 and 7.6 of the London Plan.

- 6 Before the buildings hereby permitted are first occupied the first floor windows in the side elevations shall be glazed with obscure glass only and shall be permanently fixed shut or provided with only a fanlight opening and shall be permanently retained as such thereafter.

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).

- 7 No site works or works on this development including demolition or construction work shall commence until a Demolition and Construction Management and Logistics Plan has been submitted to and approved in writing by the Local Planning Authority. The development shall thereafter be implemented in full accordance with the details approved under this plan. The Demolition and Construction Management and Logistics Plan submitted shall include, but not be limited to, the following information:

- i. details of the routing of construction vehicles to the site, hours of access, access and egress arrangements within the site and security procedures;
- ii. site preparation and construction stages of the development;
- iii. details of provisions for recycling of materials, the provision on site of a storage/delivery area for all plant, site huts, site facilities and materials;
- iv. details showing how all vehicles associated with the construction works are properly washed and cleaned to prevent the passage to mud and dirt onto the adjoining highway;
- v. the methods to be used and the measures to be undertaken to control the emission of dust, noise and vibration arising from construction works;
- vi. a suitable and efficient means of suppressing dust, including the adequate containment of stored or accumulated material so as to prevent it becoming airborne at any time and giving rise to nuisance;
- vii. noise mitigation measures for all plant and processors;
- viii. details of contractors compound and car parking arrangements;
- ix. Details of interim car parking management arrangements for the duration of construction;
- x. Details of a community liaison contact for the duration of all works associated with the development.

Reason: To ensure that the proposed development does not prejudice the amenities of occupiers of adjoining residential properties and in the interests of highway and pedestrian safety in accordance with policies CS9, CS13 , CS14, DM01, DM04 and DM17 of the Barnet Local Plan and polices 5.3, 5.18, 7.14 and 7.15 of the London Plan.

- 8 Prior to the first occupation of the new dwellinghouse(s) (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.

- 9 Notwithstanding the details shown in the drawings submitted and otherwise hereby approved, prior to the first occupation of the new dwellinghouse(s) (Use Class C3) permitted under this consent they shall all have been constructed to meet and achieve all the relevant criteria of Part M4(2) of Schedule 1 to the Building Regulations 2010 (or the equivalent standard in such measure of accessibility and adaptability for house design which may replace that scheme in future). The development shall be maintained as such in perpetuity thereafter.

Reason: To ensure the development meets the needs of its future occupiers and to comply with the requirements of policies 3.8, 7.2 and 7.6 of the London Plan (2015) and policies DM02 and DM03 of the Barnet Development Management Policies document (2012).

- 10 Prior to the first occupation of the development hereby approved it shall be constructed incorporating carbon dioxide emission reduction measures which achieve an improvement of not less than 10% in carbon dioxide emissions when compared to a building constructed to comply with the minimum Target Emission Rate requirements of the 2010 Building Regulations. The development shall be maintained as such in perpetuity thereafter.

Reason: To ensure that the development is sustainable and minimises carbon dioxide emissions and to comply with the requirements of policies DM01 and DM02 of the Barnet Development Management Policies document (2012) and policies 5.2 and 5.3 of the London Plan (2015).

- 11 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).

- 12 a) The site shall not be brought into use or first occupied until details of the means of enclosure, including boundary treatments, have been submitted to and approved in writing by the Local Planning Authority.

b) The development shall be implemented in accordance with the details approved as part of this condition before first occupation or the use is commenced and retained as such thereafter.

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 Development Management Policies DPD (adopted September 2012), and Policies CS NPPF and CS1 of the Local Plan Core Strategy (adopted September 2012).

- 13 Before development hereby permitted is occupied parking spaces shall be maintained/ provided within the site in accordance with drawing no. 1529.P.04 D and that area shall not thereafter be used for any purpose other than the parking and turning of vehicles associated with the proposed development.

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.

- 14 The demolition works hereby permitted shall not be undertaken before a contract for the carrying out of the works of redevelopment of the site has been executed and planning permission has been granted for the redevelopment for which the contract provides. Evidence that this contract has been executed shall be submitted to the Local Planning Authority and approved in writing by the Local Planning Authority prior to any demolition works commencing.

Reason: To preserve the established character of the Conservation Area pending satisfactory redevelopment of the site in accordance with Policy CS NPPF of the Local Plan Core Strategy DPD (adopted September 2012) and Policy DM06 of the Local Plan Development Management Policies DPD (adopted September 2012).

- 15 a) No site works or development (including any temporary enabling works, site clearance and demolition) shall take place until a dimensioned tree protection plan in accordance with Section 5.5 and a method statement detailing precautions to minimise damage to trees in accordance with Section 6.1 of British Standard BS5837: 2012 (Trees in relation to design, demolition and construction - Recommendations) have been submitted to and approved in writing by the Local Planning Authority.

b) No site works (including any temporary enabling works, site clearance and demolition) or development shall take place until the temporary tree protection shown on the tree protection plan approved under this condition has been erected around existing trees on site. This protection shall remain in position until after the development works are completed and no material or soil shall be stored within these fenced areas at any time. The development shall be implemented in accordance with the protection plan and method statement as approved under this condition.

Reason: To safeguard the health of existing trees which represent an important amenity feature in accordance with Policy DM01 of the Development Management

Policies DPD (adopted September 2012), Policies CS5 and CS7 of the Local Plan Core Strategy DPD (adopted September 2012) and Policy 7.21 of the London Plan 2015.

- 16
- 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.

**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](http://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.

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.

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](mailto: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](http://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](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](http://legislation.gov.uk)

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

- 3 Any details submitted in respect of the Construction Management Plan shall indicate how the hours of operation will be controlled, routes taken, means of access and security procedures for construction traffic to and from the site and the methods statement shall provide for the provision of on-site wheel cleaning facilities during demolition, excavation, site preparation and construction stages of the development, recycling of materials, the provision of on-site car parking facilities for contractors during all stages of development (Excavation, site preparation and construction) and the provision on site of a storage/delivery area for all plant, site huts, site facilities and materials and a community liaison contact.
- 4 Tree and shrub species selected for landscaping/replacement planting provide long term resilience to pest, diseases and climate change. The diverse range of species and variety will help prevent rapid spread of any disease. In addition to this, all trees, shrubs and herbaceous plants must adhere to basic bio-security measures to prevent accidental release of pest and diseases and must follow the guidelines below.

An overarching recommendation is to follow BS 8545: Trees: From Nursery to independence in the Landscape. Recommendations and that in the interest of Biosecurity, trees should not be imported directly from European suppliers and planted straight into the field, but spend a full growing season in a British nursery to ensure plant health and non-infection by foreign pests or disease. This is the appropriate measure to address the introduction of diseases such as Oak Processionary Moth and Chalara of Ash. All trees to be planted must have been held in quarantine.

## **Officer's Assessment**

### **1. Site Description**

The application site is a detached property located on Totteridge Green, within Character Area 2 of the designated Totteridge Conservation Area.

It is also sited within an Area of Special Archaeological Interest.

The application property is not a statutory listed or locally listed building.

### **2. Site History**

None.

### **3. Proposal**

The applicant seeks consent for the demolition of the existing dwelling and erection of 2 no. detached dwellings.

### **4. Public Consultation**



A site notice was erected 18 May 2017.  
A press notice was published 18 May 2017.

Consultation letters were sent to 12 neighbouring properties.  
8 responses have been received, comprising 8 letters of objection.

The representations received can be summarised as follows:

- Overall representations objected to the proposals representing overdevelopment, being of inappropriate design considering the prominent location of the site on the Village Green, being dominant, would not preserve or enhance the conservation area, would not respect or sit well with the existing dwellings along this side of the Green, would significantly alter the present appearance and thereby detract from the present character of this Conservation Area; would be contrary to guidance
- House A's proposed stair and bathroom windows on the side elevation would overlook occupiers at Amberley.
- House B would overlook the playground of St. Andrews Primary School
- Access and Egress along the track to the site would be a logistical problem for construction vehicles
- On behalf of the Hendon and District Archaeological Society (HADAS): This development falls within the Area of Special Archaeological Significance (18a Totteridge), this is not mentioned in any of the supporting documents. Historic England should be consulted on this matter.
- On behalf of the Totteridge Manor Association and Totteridge CAAC: The proposed development is situated in the most prominent position overlooking the widest section of the Village Green. The site is not suitable for intensification of use and would dominate the rural enclave of the Village Green. The replacement of a less intrusive building with houses whose bulk, scale and height would be contrary to development plan policy and would not preserve or enhance the character or appearance of the conservation area.

Totteridge CAAC were consulted at a meeting on 5th June 2017. They raise objection stating: This proposal is wholly inappropriate as it would have a dominant and harmful impact in this most sensitive part of the Totteridge Conservation Area. This proposal would destroy the whole principle of a Conservation Area. It is an absurd application.

## **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 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 2050. 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 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, DM06, DM17

The Council's approach to extensions as set out in Policy DM01 is to minimise their impact on the local environment and to ensure that occupiers of new developments as well as neighbouring occupiers enjoy a high standard of amenity. Policy DM01 states that all development should represent high quality design and should be designed to allow for adequate daylight, sunlight, privacy and outlook for adjoining occupiers. Policy DM02 states that where appropriate, development will be expected to demonstrate compliance to minimum amenity standards and make a positive contribution to the Borough. The development standards set out in Policy DM02 are regarded as key for Barnet to deliver the highest standards of urban design.

#### Supplementary Planning Documents

Residential Design Guidance SPD (adopted October 2016)

Sustainable Design and Construction SPD (adopted October 2016)

Totteridge Conservation Area Character Appraisal Statement (2008)

### **5.2 Main issues for consideration**

The main issues for consideration in this case are:

- Principle of development
- Impact on character and appearance of proposed development
- Impact on amenity of neighbouring occupiers
- Impact on amenity of future occupiers
- Impact on trees

- Impact on archaeology

### **5.3 Assessment of proposals**

Principle of development:

From historic mapping it appears that the existing dwelling on site was built after 1960. The property is architecturally and stylistically different from the surrounding properties on Totteridge Green and wider conservation area.

The existing dwelling is not listed as being of any special architectural or historic interest, either on the statutory list or a local list, and the Council do not consider it as an undesignated heritage asset in its own right. Furthermore, the property is not noted as providing a positive contribution to the conservation area in the Totteridge Conservation Area Character Appraisal Statement (2008).

For these reasons, no objection is raised to the principle of demolishing the existing building.

In regards to the replacement and subdivision of the plot for two new dwellings, Paragraph 6.1 of Barnet's Residential Design Guidance SPD (2016) states that an area's character may be derived from a range of attributes, which, amongst other things, includes layout, pattern and built form. Paragraph 6.4 of the same document states that pattern of development refers to the arrangement of plots, buildings and spaces around the building which, repeated over an area, forms part of that area's character and identity. New development should be informed by the local pattern of development.

A review of the pattern of development in this part of the conservation area concludes a variation of different plots sizes, shapes, widths and depths, which would not preclude the subdivision of the application site.

Furthermore, it is noted under appeal reference (APP/N5090/W/15/3129563, dated 19 October 2015) at 15 Totteridge Green, also in the Conservation Area, that the Inspector did not raise objection of the subdivision of one dwelling into two dwellings, stating in Paragraph 15 of her decision: 'Replacing the house with two new dwellings on this spacious plot would not necessarily be unacceptable in principle...'.

As such, the replacement of one dwelling with two new dwellings and associated subdivision of the plot in this Conservation Area would not be deemed unacceptable.

Impact on character and appearance of new dwelling:

Policy DM01 of the adopted Development Management Documents DPD (2012) states that "development proposals should be based on an understanding of local characteristics. Proposals should preserve or enhance local character and respect the appearance, scale, mass, height and pattern of surrounding buildings, spaces and streets".

Policy DM06 states that all heritage assets will be protected in line with their significance. Development proposals must preserve or enhance the character and appearance of 16 Conservation Areas in Barnet.

Policy CS5 of the Core Strategy states that the Council 'will ensure that development in Barnet respects local context and distinctive local character creating places and buildings of high quality design'.

London Plan (2015) Policy 7.8 states that development affecting heritage assets and their settings should conserve their significance, by being sympathetic to their form, scale, materials and architectural detail.

Paragraph 129 of the National Planning Policy Framework (2012) states local planning authorities should identify and assess the particular significance of any heritage asset that may be affected by a proposal (including by development affecting the setting of a heritage asset) taking account of the available evidence and any necessary expertise.

Paragraph 131 of the NPPF states in determining planning applications, local planning authorities should take account of: the desirability of new development making a positive contribution to local character and distinctiveness.

Paragraph 132 states when considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset's conservation.

The CACA (2008) notes the key characteristic of this area to be notable houses contrasting in scale, style and design scattered around the edges of an informal public triangle of open green land. Development has taken place incrementally over a lengthy period, resulting in buildings which vary considerably in age, style and materials, such that this variety and their individual design and appearance are also key characteristics of the CA.

The properties along this side of Totteridge Green are mixed in character, style and form.

The immediate neighbouring property to the south, Amberley, is a low rise single storey dwelling, which has benefited from a two storey extension adjacent to the boundary of the application site. To the south of Amberley is Grove View Cottage, Smithy House and Hayloft Cottage, a group of cottages. Beyond this there are examples of Arts and Crafts-style houses.

To the north of the application site is St Andrews Church School, rebuilt in 1939 of red brick and tile fronts.

Therefore there are clear architectural and stylistic differences around the Green. The CACA itself notes this variation in scale, style and design around the Green.

The application proposes two new dwellings. In basic scale, proportions and form the two new dwellings would be similar to each other, with some differences in the features and detailing. This would achieve a degree of visual variation between the two buildings. Architectural details include gables to the front, tall chimneys, mock timber frames, hipped tile roofs and tiled porches supported by posts. The detailing and materiality of this will be secured through condition.

Although the proposal would result in an increase in built form, massing and height compared to the existing dwelling, the proposed dwellings would maintain a gap of 6.27 metres between each other. House A would maintain a distance of 2.8 metres from the

adjacent boundary (at its narrowest point to the front) and House B would maintain a distance of 3.5 metres from the adjacent boundary.

Although the proposed dwellings would have a deeper plan form, the front buildings line would be set back at a greater distance than the existing dwelling.

The existing dwelling and built form/outbuildings to the front occupies 32.6 metres in width at ground floor, and 16.8 metres at first floor. The proposed dwellings, cumulatively, would occupy 23 metres in width at both ground floor and first floor.

The proposed site plan illustrates that, notwithstanding the removal of a cherry tree to the front of the property, most trees located along the boundary and frontage would be retained.

It is considered that the gaps between the two dwellings and respective side boundaries, together with the retention of the trees and established vegetation seen in and through the development, would maintain a degree of openness and greenery.

For this reason it is deemed that the development would preserve the character and appearance of the conservation area and street scene, and would not harm the conservation area's significance as a heritage asset.

Considering the limited quality and value that the existing dwelling on site contributes to the character and appearance of the conservation area, and on the basis that the proposed development would not harm the character of the conservation area to an unacceptable level, the proposal is deemed acceptable.

Impact on amenity of future occupiers:

It is considered that the future occupants of the proposed dwellings would benefit from acceptable level of amenity. It is considered that the new dwellings would meet the relevant requirements and standards as set out in development plan policy.

Impact on amenity of neighbouring amenity:

Policy DM01 states that development proposals should be designed to allow for adequate daylight, sunlight, privacy and outlook for adjoining and potential occupiers and users.

The flank wall of Amberley is sited a distance of 5 metres from the boundary adjacent to House A. At its closest point House A would be sited 2.8 metres from the boundary adjacent to Amberley. At its furthest point House A would be sited a distance of 9 metres from the boundary adjacent to Amberley. The rear wall of House A would not project past the rear wall of Amberley. For these reasons it is not considered that House A would not impact the residential or visual amenities enjoyed by occupiers at Amberley to an unacceptable level.

It is noted that there are windows at ground floor and first floor in the flank elevation of House A facing Amberley. These windows serve a W.C. (ground floor) and staircase and dressing room (first floor). These are not habitable rooms and therefore are conditioned to be obscure glazed.

House B neighbours St Andrews Primary School. Although there is no specific Local Plan policy in regards to safeguarding the amenity of non-residential uses it is noted that there are windows in the side elevation of House B at ground floor and first floor facing the

School. These windows serve bathroom/W.C and a staircase. These are not habitable rooms and therefore are conditioned to be obscure glazed.

Although the proposal would represent an intensification of use, considering the context and adjoining use (a school) it is not considered the replacement of one dwelling with two dwellings would result in an undue level of noise and disturbance.

House A and House B would not impact the amenities of each other.

Impact on trees:

Policy DM01 of the Adopted Barnet Development Management Policies (2012) advises that trees should be safeguarded. When protected trees are to be felled the council will require replanting with suitable size and species of tree where appropriate.

The application has been assessed by the Tree Officer.

The proposal requires the loss of one tree within G2, T2, T4, T5 and 1 dead tree within G4. Trees T4 and T5 are category U and would have been removed as a matter of good tree management. This is deemed acceptable.

The loss of one tree in G2 and T2 at the front of the property will have an impact on the visual amenity in the local area. Replacement planting will therefore be required to mitigate the loss and a condition has been attached accordingly.

The footprints of the proposed new buildings are located outside the RPA of trees except G1; a row of sycamore trees. However the foundations of the existing building are closer so it is considered there is unlikely to be a significant impact on these trees. This is acceptable.

The Tree Officer has concluded that subject to conditions, the proposal is deemed acceptable.

Impact on archaeology:

The application site is located within an Area of Special Archaeological Interest.

Policy DM06 states that archaeological remains will be protected in particular in the 19 identified Local Areas of Special Archaeological Significance and elsewhere in Barnet. Any development that may affect archaeological remains will need to demonstrate the likely impact upon the remains and the proposed mitigation to reduce that impact.

The Greater London Archaeological Advisory Service (English Heritage) has been consulted as part of this application. They have concluded that the proposal is unlikely to have a significant effect on heritage assets of archaeological interest.

No further assessment or conditions are therefore necessary.

Impact on highways:

Policy DM17 states that the council will expect development to provide parking in accordance with the London Plan standards, except in the case of residential development, where the maximum standards will be:

- 2 to 1.5 spaces per unit for detached and semi detached houses and flats (4 or more bedrooms);

Both proposed dwellings would both provide 2 no. off street parking spaces each, and would therefore comply with Policy DM17.

## **5.4 Response to Public Consultation**

- Overall representations objected to the proposals representing overdevelopment, being of inappropriate design considering the prominent location of the site on the Village Green, being dominant, would not preserve or enhance the conservation area, would not respect or sit well with the existing dwellings along this side of the Green, would significantly alter the present appearance and thereby detract from the present character of this Conservation Area; would be contrary to guidance.

As discussed, for the reasons given in the main body of the report, it is considered that the proposed development would preserve the character and appearance of the conservation area and street scene, and would not harm the conservation area's significance as a heritage asset. It is not considered that the proposals would represent overdevelopment.

- House A's proposed stair and bathroom windows on the side elevation would overlook occupiers at Amberley.

A condition has been attached to obscure glaze the first floor windows in the flank elevation facing Amberley.

- House B would overlook the playground of St. Andrews Primary School

Although there is no specific Local Plan policy in regards to safeguarding the amenity of non-residential uses it is noted that there are windows in the side elevation of House B at ground floor and first floor facing the neighbouring school. These windows serve bathroom/W.C and a staircase. A condition has been attached to obscure glaze these windows.

- Access and Egress along the track to the site would be a logistical problem for construction vehicles

It is considered that a Demolition and Construction Management Plan and Logistics Plan, secured through a condition, would be sufficient to address these concerns.

- On behalf of the Hendon and District Archaeological Society (HADAS): This development falls within the Area of Special Archaeological Significance (18a Totteridge), this is not mentioned in any of the supporting documents. Historic England should be consulted on this matter.

As discussed above, the Greater London Archaeological Advisory Service (English Heritage) has been consulted as part of this application. They have concluded that the proposal is unlikely to have a significant effect on heritage assets of archaeological interest. No further assessment or conditions are therefore necessary.

- On behalf of the Totteridge Manor Association and Totteridge CAAC: The proposed development is situated in the most prominent position overlooking the widest section of the Village Green. The site is not suitable for intensification of use and would dominate the rural enclave of the Village Green. The replacement of a less intrusive building with houses whose bulk, scale and height would be contrary to development plan policy and would not preserve or enhance the character or appearance of the conservation area.
- Totteridge CAAC were consulted at a meeting on 5th June 2017. They raise objection stating: This proposal is wholly inappropriate as it would have a dominant and harmful impact in this most sensitive part of the Totteridge Conservation Area. This proposal would destroy the whole principle of a Conservation Area. It is an absurd application.

The concerns addressed by both organisations are character and appearance matters. These have been addressed in the main body of the report.

## **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**

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, the street scene, and the conservation area. The development is not considered to have an adverse impact on the amenities of neighbouring or future occupiers. Subject to conditions it is not considered the development would impact trees or highways. This application is therefore recommended for approval.



