

Location **4 Potters Road Barnet EN5 5HW**

Reference: **18/0462/FUL** Received: 22nd January 2018
Accepted: 5th February 2018

Ward: High Barnet Expiry 2nd April 2018

Applicant: Mr Ben Harrison

Proposal: Change of use from A1 (Retail unit) to A3 (Cafe/Restaurant) Installation of extraction/ flue system to rear (Retrospective Application)

Recommendation: Approve 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/obligations or reasons for refusal 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:

Site Location Plan (OSGridRef: TQ26039635 - 1:1250)
Block Plan (OSGridRef: TQ26039635 - 1:200)
Drawing no. 801506

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 The level of noise emitted from the kitchen extract ventilation system hereby approved shall be at least 5dB(A) below the background level, as measured from any point 1 metre outside the window of any room of a neighbouring residential property.

If the noise emitted has a distinguishable, discrete continuous note (whine, hiss, screech, hum) and/or distinct impulse (bangs, clicks, clatters, thumps), then it shall

be at least 10dB(A) below the background level, as measured from any point 1 metre outside the window of any room of a neighbouring residential property.

Reason: To ensure that the proposed development does not prejudice the amenities of occupiers of neighbouring properties in accordance with Policies DM04 of the Development Management Policies DPD (adopted September 2012) and 7.15 of the London Plan 2016.

- 4 a) No development shall commence on site in connection with the development hereby approved until a report has been carried out by a competent acoustic consultant that assesses the likely noise impacts from the development of the ventilation/extraction plant, and mitigation measures for the development to reduce these noise impacts to acceptable levels, and has been submitted to and approved in writing by the Local Planning Authority.

The report shall include all calculations and baseline data, and be set out so that the Local Planning Authority can fully audit the report and critically analyse the content and recommendations.

b) The measures approved under this condition shall be implemented in their entirety prior to the commencement of the use/first occupation of the development and retained as such thereafter.

Reason: To ensure that the proposed development does not prejudice the amenities of occupiers of neighbouring properties in accordance with Policy DM04 of the Development Management Policies DPD (adopted September 2012), the Sustainable Design and Construction SPD (adopted October 2016) and Policy 7.15 of the London Plan 2016.

- 5 a) No development shall take place until details of mitigation measures to show how the development will be adapted so as to provide sufficient air borne and structure borne sound insulation against internally/externally generated noise and vibration in the kitchen area has been submitted to and approved in writing by the Local Planning Authority.

This sound insulation shall ensure that the levels of noise generated from the kitchen ventilation extraction system; as measured within habitable rooms of the development shall be no higher than 35dB(A) from 7am to 11pm and 30dB(A) in bedrooms from 11pm to 7am.

The report shall include all calculations and baseline data, and be set out so that the Local Planning Authority can fully audit the report and critically analyse the content and recommendations.

b) The mitigation measures as approved under this condition shall be implemented in their entirety prior to the commencement of the use or first occupation of the development and retained as such thereafter.

Reason: To ensure that the proposed development does not prejudice the amenities of occupiers of the residential properties in accordance with Policies DM04 of the Development Management Policies DPD (adopted September 2012), the Sustainable Design and Construction SPD (adopted October 2016) and 7.15 of the London Plan 2016.

- 6 a) No development other than demolition works shall take place until a detailed assessment for the kitchen extraction unit, which assesses the likely impacts of odour and smoke on the neighbouring properties is carried out by an approved consultant. This fully detailed assessment shall indicate the measures to be used to control and minimise odour and smoke to address its findings and should include some or all of the following: grease filters, carbon filters, odour neutralization and electrostatic precipitators (ESP). The equipment shall be installed using anti-vibration mounts. It should clearly show the scheme in a scale diagram and shall be submitted to and approved in writing by the Local Planning Authority
- b) The development shall be implemented in accordance with details approved under this condition before first occupation or the use is commenced and retained as such thereafter.

Reason: To ensure that the amenities of the neighbouring occupiers are not prejudiced odour and smoke in the immediate surroundings in accordance with policies DM01 of the Development Management Policies DPD (adopted September 2012) and Policy CS14 of the Local Plan Core Strategy (adopted 2012).

- 7 Unless within three months of the date of this decision a scheme for the extraction and ventilation of the premises is submitted in writing to the local planning authority for approval, and unless the approved scheme is implemented within three months of the local planning authority's approval, the use of the site as a café (Class A3) shall cease and all equipment and materials brought onto the land for the purposes of such use shall be removed until such time as a scheme is approved and implemented.

If no scheme in accordance with this condition is approved within six months of the date of this decision, the use of the site as a café (Class A3) shall cease and all equipment and materials brought onto the land for the purposes of such use shall be removed until such time as a scheme approved by the local planning authority is implemented.

Upon implementation of the approved extraction and ventilation scheme specified in this condition, that scheme shall thereafter be maintained in use.

Reason: To ensure that the proposed development does not prejudice the amenities of occupiers of neighbouring properties in accordance with Policies DM04 of the Development Management Policies DPD (adopted September 2012) and 7.15 of the London Plan 2016 and 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 2016) and 7.21 of the London Plan 2015.

- 8 The premises shall only be open for customers between the following hours:
0800 - 1800 Mondays - Sundays.

Reason: To ensure that the proposed development does not prejudice the amenities of occupiers of adjoining residential properties in accordance with policies

DM04 of the Development Management Policies DPD (adopted September 2012) and 7.15 of the London Plan 2015.

Informative(s):

- 1 In accordance with paragraphs 186-187, 188-195 and 196-198 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. A pre-application advice service is also offered. 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 applicant is advised to engage a qualified acoustic consultant to advise on the scheme, including the specifications of any materials, construction, fittings and equipment necessary to achieve satisfactory internal noise levels in this location.

In addition to the noise control measures and details, the scheme needs to clearly set out the target noise levels for the habitable rooms, including for bedrooms at night, and the levels that the sound insulation scheme would achieve.

The Council's Sustainable Design and Construction Supplementary Planning Document requires that dwellings are designed and built to insulate against external noise so that the internal noise level in rooms does not exceed 30dB(A) expressed as an Leq between the hours of 11.00pm and 7.00am, nor 30dB(A) expressed as an Leq between the hours of 7.00am and 11.00pm (Guidelines for Community Noise, WHO). This needs to be considered in the context of room ventilation requirements.

The details of acoustic consultants can be obtained from the following contacts: a) Institute of Acoustics and b) Association of Noise Consultants.

The assessment and report on the noise impacts of a development should use methods of measurement, calculation, prediction and assessment of noise levels and impacts that comply with the following standards, where appropriate:

- 1) BS 7445(2003) Pt 1, BS7445 (1991) Pts 2 & 3 - Description and measurement of environmental noise;
- 2) BS 4142:2014 - Method for rating industrial noise affecting mixed residential and industrial areas;
- 3) BS 8223: 2014 - Guidance on sound insulation and noise reduction for buildings: code of practice;
- 4) Department of Transport: Calculation of road traffic noise (1988);
- 5) Department of Transport: Calculation of railway noise (1995);
- 6) National Planning Policy Framework (2012)/ National Planning Policy Guidance (2014).

Please note that in addition to the above, consultants should refer to the most relevant and up to date guidance and codes of practice if not already listed in the above list.

- 3 The applicant is advised to engage a qualified kitchen extraction consultant to advise on the scheme, including the specifications of any materials, construction, fittings and equipment necessary to achieve satisfactory smoke and odour control. Please note that:
- Flue(s) must be 1.5 m* above eaves or any open able windows in the vicinity (within 20 metres of the flue) if there are sensitive premises in the vicinity. The final discharge must be vertically upwards. There should be no hat or cowl on the top of the flue. If flues are to be attached to neighbouring noise/vibration sensitive premises they must incorporate anti-vibration mounts, flexible couplings and silencers. *If the flue is in a Conservation area then this height may be reduced to 1m above eaves.
 - The assessment and report on the noise impacts of a development should use methods of measurement, calculation, prediction and assessment of noise levels and impacts that comply with the following standards, where appropriate: DEFRA Guidance on the Control of Odour and Noise from Commercial Kitchen Exhaust Systems (DEFRA, January 2005); DEFRA Odour Guidance for Local Authorities (DEFRA, March 2010). Please note that in addition to the above, consultants should refer to the most relevant and up to date guidance and codes of practice if not already listed in the above list.
- 4 For the avoidance of doubt, the applicant is informed that failure to comply with any of the conditions attached to the decision of this planning permission would result in Council considering the expediency of taking enforcement action.

Officer's Assessment

Cllr Laurie Williams requested that this application be considered at the Chipping Barnet Area Planning Committee on the grounds that the flats above the ground floor commercial use may experience noise and odour nuisance/disturbance i.e. harm to neighbouring residential amenities.

1. Site Description

The site comprises a commercial unit at ground level within a neighbourhood shopping centre. There are two storeys of residential use above. The neighbourhood shopping centre is spread across two parades of six units each and a few smaller groups of premises located around the junction of Potters Road and Bulwer Road and the junction of Plantagenet Road and Leicester Road. Each parade has both a convenience store and either a hot food take-away or a restaurant offering hot food to take-away, all of which are open in the evening. The parade also has a newsagent.

The remaining businesses in the centre serve either the local area such as hairdressers, dry cleaners and launderette or the wider area such as the dog grooming parlour and the photographer's studio. The surrounding area is largely residential in character and there is a primary school around the corner from the appeal site in Cromer Road. Potters Road is also served by bus routes which connect the surrounding area to larger shopping areas.

The Council accept that the applicants business began as a coffee shop (Class A1) in May 2014. Prior to this the premises were vacant other than being used for a short period as a convenience store. The business became popular and at some point expanded into providing hot food for consumption on the premises during the day (Class A3 Food and Drink).

2. Site History

Planning History - There are a number of planning applications for the application property, but the most relevant are:

05.09.2011: Application Ref B/02027/11, for change of use from a retail unit (A1 class use) into café/restaurant (A3 class use) and installation of extraction/flue system to rear side to A3 was refused.

25.02.2013: An appeal against the refusal of planning permission B/02027/11 (ref APP/N5090/A/12/2184775) was subsequently dismissed.

Enforcement History

25.07.2016: A complaint was received by the Council re: *'Without planning permission the use of the property as a café (A3).'*

23.08.2016: Application invited.

08.09.2016: Application 16/5869/FUL received.

28.11.2016: Application returned.

14.12.2016: Enforcement notice issued.

23.02.2017: Appeal made against Enforcement Notice.

07.06.2017: Enforcement Notice Quashed by Appeal Inspector (*Appeal Ref: APP/N5090/C/17/3167260*) - A3 use allowed, subject to the submission of details (within three months of appeal decision) of extraction and ventilation equipment, and installation within 3 months of approval; and, that the use shall only operate at particular times.

3. Proposal

As set out in the planning history section of this report, this application follows a recently quashed Planning Enforcement notice (*Appeal Ref: APP/N5090/C/17/3167260*), whereby it was decided by the Appeal Inspector that the use of the application site as an A3 unit would be acceptable, subject to a condition requiring the submission of details (within three months of appeal decision) of extraction and ventilation equipment, and installation within 3 months of approval. A further condition indicated that the use shall only operate at particular times.

The applicant unfortunately failed to make a submission to the Local Planning Authority within the prescribed timeframe in order to satisfy the conditions that were suggested by the Appeal Inspector. The permission granted by the Appeal Inspector was made on the basis that the applicant would mitigate impact by complying with certain restrictions. As explained above, the applicant has failed to comply with the conditions that formed the basis of the Inspectors original decision to allow the proposal meaning that the decision itself is effectively extinguished.

As such, the purpose of this latest application is to refresh the *in principle approval* of the A3 Use of the application site; and, its associated kitchen ventilation extract system and associated flue details.

4. Public Consultation

Consultation letters were sent to 122 neighbouring properties and a site notice was displayed on 15.02.2018.

4 responses have been received, comprising of 3 letters of objection, and 1 request for review at Area Planning Committee by Councillor Laurie Williams.

The objections received can be summarised as follows:

- The flue will result in noise and vibration nuisance to the residents above.
- The flue will result in odour nuisance to the residents above.
- The flue will adversely affect the value of the residential properties above.
- The flue will block out natural light and sun light from a bedroom window in the property above.
- The flue would be an eyesore.
- The flue and its associated harms would make it difficult to re-mortgage the property above.

- Past applications to turn the above property into a Restaurant have been refused by the Council's Planning Committee.
- The business has been operating without a flue.

Cllr Laurie Williams requested view at the Chipping Barnet Area Planning Committee on the grounds that the flats above may experience noise and odour nuisance/disturbance i.e. harm to neighbouring residential amenities.

4.1 Internal / Other Consultation

Environmental Health:

No objection, subject to recommended conditions to provide:

- An acoustic report containing the appropriate sound level calculations in accordance with the relevant British Standard and recommendations for necessary mitigation to ensure that no noise or vibration from the plant will cause a nuisance to the neighbouring occupiers;
- A noise level restriction limit for the extraction ventilation equipment;
- A detailed assessment for the kitchen extraction unit, which assesses the likely impacts of odour and smoke on the neighbouring properties; and,
- Details of mitigation measures to show how the kitchen area will be adapted so as to provide sufficient air borne and structure borne sound insulation against internally generated noise and vibration.

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.

The London Plan is currently under review. Whilst capable of being a material consideration, at this early stage very limited weight should be attached to the Draft London Plan. Although this weight will increase as the Draft London Plan progresses to examination stage and beyond, applications should continue to be determined in accordance with the adopted London Plan

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, DM12.

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)

- 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.

Sustainable Design and Construction SPD (adopted October 2016)

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

5.2 Main issues for consideration

Given that, for the reasons set out above, this application is effectively seeking consent for the whole development once again the main issues for consideration in this case are:

- Whether the change of use of the unit is acceptable in respect of its impact on retail function of the surrounding area.
- Whether harm would be caused to the character and appearance of the existing building, the street scene and the wider locality;
- Whether harm would be caused to the living conditions of neighbouring residents.

5.3 Assessment of proposals

Impact on Retail Function of the surrounding area

As noted in sections 1 (Site Description), 2 (Site History) and 3 (Proposal) of this report, the application site has been in operation as an A3 Unit for some time between May 2014 and the present date - as has also been acknowledged and accepted within the recent Appeal Inspectors decision (Planning Inspectorate Appeal Reference: APP/N5090/C/17/3167260). Given that the proposals presented in this application have been considered before under the recent appeal decision, the Local Planning Authority deems it appropriate to afford significant weight to the Inspector's decision in the assessment of this current scheme.

With regard to the principle of the change of use, the Appeal Inspector noted (Paragraph 10 - Appeal Decision) that *given the concentration and spread of Class A1 uses across the centre, they were satisfied that the Class A3 use has not resulted in a significant reduction of shopping facilities* and therefore *that the vitality and viability of the centre would be maintained*. Furthermore, the Appeal Inspector acknowledged and afforded some weight to the appellant's assertion that Policy 4.8 of the London Plan (2016) was in supportive of the use - *setting out that local centres should not only be maintained to provide essential convenience shopping but should also be enhanced with facilities and services to support their function*. Accordingly, the Appeal Inspector considered that a Class A3 use can perform a similar function to a Class A4 use which is considered to be a service and facility to support a local centre.

In conclusion of their assessment of the suitability of the retention of the Class A3 use in respect of the Retail Function of the surrounding area, the Appeal Inspector found that the use had not resulted in any harm to the vitality and viability of the centre, and therefore, concluded that the development would not cause harm to the retail function of the shopping area. Consequently, the retention of the A3 Use was deemed to accord with the objectives and requirements of Policy 4.8 of the Mayor's London Plan (2016) - a material consideration to which the Appeal Inspector attached significant weight in the determination of the final appeal decision. The Local Planning Authority acknowledge and accept the finds of the Appeal Inspector and therefore adopt the position that the change of use would not be detrimental to the retail function of the wider area, which in principle, is in accordance with Policy DM12 of the Council's Local Plan policies.

Impact on the character and appearance of the existing building, the street scene and the wider locality

No changes are proposed to the shopfront of the unit, however, the installation of a kitchen extract flue will result in the erection of ducting on the rear external face of the building. The principle of this element has once again previously been agreed by the Appeal Inspector in their decision (Ref: APP/N5090/C/17/3167260), requiring details of the extraction system to be submitted and approved in writing by the planning authority. The applicant has submitted some details with this application which indicate the style of flue that will be installed - a technical specification illustrates that the ducting will be circular in shape, with a slim line diameter of 0.2m. Compared to the ducting system at the rear of the other end of this parade of shops, the duct will be much more subservient and congruent with its surroundings - albeit it will be exposed due to the openness of this elevation. However, it is accepted that the Appeal Inspector had due consideration for the potential character and appearance impacts of such an installation when they came to make their decision and, therefore, it is considered that, on balance, a system could be installed on the building that has an acceptable visual impact. Notwithstanding the details submitted with the application - and in interests of certainty - Officers consider it appropriate to recommend a pre-commencement condition, in the same way the Appeal Inspector did, requiring further details of the extract system in scaled plan form to be submitted and approved in writing by the Local Planning Authority. Thus, the principle of the kitchen extract system is considered to be acceptable, and installation could be satisfactorily achieved with limited impact to the character and appearance of the application site, street scene and wider area - subject to the submission of satisfactory details.

Impact on the residential amenities of neighbouring occupiers

The change of use of the unit itself, as the Appeal Inspector concluded, is unlikely to result in any undue noise or odour disturbance to the neighbouring residential occupiers above. They consider that as the parade was originally constructed as a purpose-built development there is likely to be adequate separation between the business uses on the ground floor and the residential uses to deal with transmission of sound within the building. Whilst Environmental Health Officers have made comments about the need for insulation internally between the uses, Officers agree with the findings of the Appeal Inspector with regard to the existing level of separation between businesses and residential uses, but believe that in the interest of certainty and the preservation of residential amenities above that the kitchen where the new extract system will be fitted should be insulated - given the internal housing of the fan motor - to prevent any internal transfer of sound to the floors above. Furthermore, in agreement with the recommendation of the Council's Environmental Health team - who are of the view that the system can be implemented without demonstrable harm to the amenities through noise, vibration and odour - that a number of conditions should be recommended including an acoustic report (detailing the potential impact and necessary mitigation to prevent the system from causing a disturbance or nuisance) and noise restriction limit to ensure that it is enforceable by the Local Planning Authority and Environmental Health.

Given the small diameter of the proposed circular duct work, the proposed extraction ventilation system will have an acceptable appearance, and have a significantly less visual impact compared to the existing system at the other end of the parade. As such, it is considered that it would not manifest itself as a bulky, visually obtrusive feature that will have a demonstrable adverse impact on the level outlook or natural / sun light afforded to the residential flats above, to an extent that would warrant an acceptable reason for refusal. In granting approval in principle for the kitchen extract system, the Appeal

Inspector will have had regard for the potential amenity impacts on neighbouring occupiers above, given that amenity impacts are a key consideration of the NPPF's 12 core planning principles under Paragraph 17. Accordingly, Officers accept that given the Appeal Inspectors findings, where they considered that the kitchen extract system was acceptable in principle, subject to satisfactory details being submitted and approved in writing by the LPA in compliance with a suitably worded pre-commencement condition, it would be very difficult to raise objections to the proposal at this stage.

5.4 Response to Public Consultation

Officers have considered the concerns raised through the Public Consultation process and have addressed these matters, where possible, in the above Officer assessment of the scheme. Matters relating to mortgaging and property value are not a material planning consideration and are, therefore, outside of the scope for 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

As is clear from the report, the recent views of an appeal Inspector are key considerations in the determination of this latest scheme. Although the Council has previously raised concerns with the ground floor use proposed the Inspector took a different view and it is now the case that the Local Planning Authority has to make its decision in the context of the views expressed at appeal. To ignore them, without good reason, would mean that the Council would run the risk of being found to have acted unreasonably. 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 retail function of the local area; and, an acceptable impact on the character and appearance of the application site, the street scene and the locality. The development is not considered to have an adverse impact on the amenities of neighbouring occupiers. This application is, therefore, recommended for approval.

Appendix A – Site Location Plan:

Boyden s Kitchen, 4, Potters Road, New Barnet, Barnet, EN5 5HW

