

Location **2 Southfields London NW4 4ND**

Reference: **17/6846/FUL**

Received: 27th October 2017

Accepted: 2nd November 2017

Ward: Hendon

Expiry 28th December 2017

Applicant: Mr Netanel Galer

Proposal: Demolition and erection of 1no detached single dwelling house including part single, part two-storey rear projection and projections at roof level including 2no side dormer to both sides and a single storey rear extension

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: Drg.no.01 a, (Site Location Plan), Drg.no.01, Drg.no.03, Drg.no.04a, Drg.no.05a and Drg.no.06a.

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 materials to be used in the external surfaces of the building(s) shall match those used in the existing building at 2 Southfields.

Reason: To safeguard the visual amenities of the building and surrounding area in accordance with Policy DM01 of the Development Management Policies DPD

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

- 4 The roof of the extension hereby permitted shall only be used in connection with the repair and maintenance of the building and shall at no time be converted to or used as a balcony, roof garden or similar amenity or sitting out area.

Reason: To ensure that the amenities of the occupiers of adjoining properties are not prejudiced by overlooking in accordance with policy DM01 of the Development Management Policies DPD (adopted September 2012).

- 5 Notwithstanding the provisions of any development order made under Section 59 of the Town and Country Planning Act 1990 (or any Order revoking and re-enacting that Order) no windows or doors, other than those expressly authorised by this permission, shall be placed at any time in the side elevation(s), of the extension(s) hereby approved, facing the neighbouring properties.

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).

- 6 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 for the residential use, 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).

- 7 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.

- 8 a) A 'Demolition & Construction Method Statement' shall be submitted to and approved in writing by, the Local Planning Authority within 1 month of the date of permission.

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 October 2016) and Policy 5.21 of the London Plan (2016).

- 9 No construction work resulting from the planning permission shall be carried out on the premises at any time on Sundays, Bank or Public Holidays, before 8.00 am or after 1.00 pm on Saturdays, or before 8.00 am or after 6.00pm pm on other days.

Reason: To ensure that the proposed development does not prejudice the amenities of occupiers of adjoining residential properties in accordance with policy DM04 of the Development Management Policies DPD (adopted September 2012).

- 10 Provisions shall be made within the site to ensure that all vehicles associated with the construction of the development hereby approved are properly washed and cleaned to prevent the passage of mud and dirt onto the adjoining highway.

Reason: To ensure that the development does not cause danger and inconvenience to users of the adjoining pavement and highway.

- 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 within 1 month of the date of this permission.

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 October 2016) and 7.21 of the London Plan 2016.

- 12 Before the development hereby permitted is occupied, the existing parking shall be retained in accordance with the submitted planning application. Thereafter, the parking spaces shall be used only as agreed and not be used for any purpose other than the parking and turning of vehicles in connection with approved 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 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.

- 13 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 6% 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), Policies 5.2 and 5.3 of the London Plan (2015) and the 2016 Mayors Housing SPG.

- 14 Before the building hereby permitted is first occupied the proposed window(s) in the side elevations shall be glazed with obscure glass only and shall be permanently retained as such thereafter and shall be permanently fixed shut with only a fanlight opening.

Reason: To safeguard the privacy and amenities of occupiers of adjoining residential properties in accordance with Policy DM01 of the Development Management Policies DPD (adopted September 2012) and the Residential Design Guidance SPD (adopted April 2013).

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. 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.

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.

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.

- 3 The applicant is advised that any development or conversion which necessitates the removal, changing, or creation of an address or addresses must be officially registered by the Council through the formal 'Street Naming and Numbering' process.

The London Borough of Barnet is the Street Naming and Numbering Authority and is the only organisation that can create or change addresses within its boundaries. Applications are the responsibility of the developer or householder who wish to have an address created or amended.

Occupiers of properties which have not been formally registered can face a multitude of issues such as problems with deliveries, rejection of banking / insurance applications, problems accessing key council services and most importantly delays in an emergency situation.

Further details and the application form can be downloaded from: <http://www.barnet.gov.uk/naming-and-numbering-applic-form.pdf> or requested from the Street Naming and Numbering Team via street.naming@barnet.gov.uk or by telephoning 0208 359 4500.

- 4 Applicants and agents are encouraged to sign up to the Considerate Contractors Scheme (www.ccscheme.org.uk) whereby general standards of work are raised and the condition and safety of the Borough's streets and pavements are improved.
- 5 Applicants and agents are advised that this development should be designed to achieve an average water consumption target of 105 litres per head per day.
- 6 The applicant is advised that the provisions of The Party Wall etc. Act 1996 may be applicable to this scheme. This relates to work on an existing wall shared with another property; building on the boundary with a neighbouring property; or excavating near a neighbouring building. Further information can be found at <https://www.gov.uk/party-wall-etc-act-1996-guidance>.

Officer's Assessment

The current application was deferred by the committee on 13/03/18, because the committee members were concerned that the planning application ref. 17/4252/HSE that was used as a fall-back position was not correctly determined. Following questioning of residents at the previous Committee meeting, Members wished to find an explanation as to why the previous application did not generate the similar number of objections as this current planning applications. A motion was proposed, seconded and approved to defer the item to find out whether the number of objections to that application had been mis-reported and that in the absence of a Committee decision, the permission was unconstitutionally made.

On further investigation it was found that the fall back application had only 3no. objections and therefore it is considered that the application was determined correctly, in accordance with the Consitution.

As a householder application, the consultation scope was not as great as the current planning application and therefore some residents would not have been consulted on the former but just on the latter application, hence the greater number of respondents on this current planning application.

Therefore, it is safe to make a recommendation to approve the application within the report and a decision can be made within the context of the previous planning application 17/4252/HSE.

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1. Site Description

The site previously comprised a two storey detached single dwelling, located on Southfields, close to its junction with Watford Way. Southfields is a residential road which lies within the Hendon ward.

The site received planning consents for various works which has been listed in the site history below. During the implementation of these consents, the building collapsed except for small sections of the wall and a recently constructed larger householder extension. Construction has continued on the site in respect of the anticipated planning permission and the building has been rebuilt at the ground floor level to respect previous planning permissions.

The property previously standing on this site was a detached building standing apart from the predominant local typology of semi detached properties. It had previously been extended at the roof level and prior to demolition had two front gables reflective of local character.

The previous house was not a Local or Statutorily Listed Building and the site is not within a Conservation Area.

2. Site History

Reference: 16/8183/HSE

Address: 2 Southfields, London, NW4 4ND

Decision: Approved subject to conditions

Decision Date: 22 February 2017

Description: Two-storey front extension to provide new bay windows, repositioning of existing bay windows and alteration to front porch following conversion of garage into habitable room. Part single, part two-storey rear extension (Amended scheme incorporating reduction to the extension).

Reference: 16/8184/HSE

Address: 2 Southfields, London, NW4 4ND

Decision: Withdrawn

Decision Date: 17 February 2017

Description: Part single, part two-storey front extension, alterations to front entrance and balcony to first floor level. Part single, part two-storey rear extension with rooms in roof space and balcony at first floor level. Extension to roof including new crown roof and 2no dormer windows to both sides

Reference: 17/1152/192

Address: 2 Southfields, London, NW4 4ND

Decision: Unlawful

Decision Date: 24 March 2017

Description: Roof extension involving new crown roof, 3no rear and 2no side dormer windows

Reference: 17/2277/PNH

Address: 2 Southfields, London, NW4 4ND

Decision: Prior Approval Required and Refused

Decision Date: 3 May 2017

Description: Single storey rear extension with a proposed depth of 8 metres from original rear wall, eaves height of 3 metres and maximum height of 4 metres

Reference: 17/2883/PNH

Address: 2 Southfields, London, NW4 4ND

Decision: Prior Approval Not Required

Decision Date: 7 June 2017

Description: Single storey rear extension with a proposed depth of 8 metres from original rear wall, eaves height of 3 metres and maximum height of 4 metres

Reference: 17/4252/HSE

Address: 2 Southfields, London, NW4 4ND

Decision: Approved subject to conditions

Decision Date: 29 August 2017

Description: Two storey rear extension with new patio area. New hardstanding to front to create off street parking. Two storey front extension involving demolition of existing garage. Roof extension involving 2no dormer windows to both sides and rear elevations and 2no rear rooflights

Reference: 17/5969/FUL

Address: 2 Southfields, London, NW4 4ND

Decision: Withdrawn

Decision Date: 27 October 2017

Description: Conversion for single dwelling house to 3no self-contained flats. Two-storey front extensions incorporating bay windows at ground and first floor level. Part single, part two-storey rear extension with 2no roof lightd to rear elevations. Extension to roof including 2no rear dormer windows, 2no dormer windows to both side elevations.

3. Proposal

The application proposes to regularise the demolition of the existing detached house and the erection of 1no detached single dwelling house.

Officers visiting the site have noted that the site is in a demolition state and works to the site have already begun.

Through negotiations the applicant has submitted the current application for the "Demolition and erection of 1no detached single dwelling house including part single, part two-storey rear projection and projections at roof level including 2no side dormer to both sides and a single storey rear extension."

It should be noted that the ultimate proposal is similar to that consented under 17/4252/HSE . The decision was made on 29 August 2017. This permission was for the Two storey rear extension with new patio area. New hardstanding to front to create off street parking. Two storey front extension involving demolition of existing garage. Roof extension involving 2no dormer windows to both sides and rear elevations and 2no rear rooflights. This is the last lawful position.

An application for a larger householder extension under prior approval was granted and constructed. This had a depth of 8m. This remained standing at the time of demolition. However, in the absence of a dwelling house, interpretation of the General Permitted Development Order indicates that without the rear wall of a dwelling house being in existence, this structure could not any longer benefit from permitted development rights, would have to be considered alongside the policies of the Development Plan and would fail to protect the amenity of neighbouring properties or appear subordinate to the dwelling house. As a result, amended plans indicate that this has been reduced to 4m depth to accord with the SPD.

4. Public Consultation

56 consultation letters were sent to neighbouring properties.

12 objections have been received as at 01 March 2018.

The objections received can be summarised as follows:

- Concern over the possibility to convert into a multiple dwelling, HMO or tenanted rooms
- The building is out of character with the street
- The development will put pressure on the parking and other infrastructure
- The development will give rise to noise and disturbance to neighbouring occupiers
- The development will increase overcrowding and diminished privacy in the area
- The development constitute overdevelopment of the site
- The proposed development sets an unfavourable precedent
- The proposed development will occupy almost the entire site, leaving a very small area of garden
- The proposal drawings do not indicate the alignment of the property
- The proposed development will result in overlooking and loss of privacy from the dormer and other windows
- The development caused considerable damage to the paving

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 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 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, CS4, CS5, CS9, CS15.
- Relevant Development Management Policies: DM01, DM02, DM08, DM17.

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

The main issues for consideration in this case are:

- 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

Whether harm would be caused to the character and appearance of the existing building, the street scene and the wider locality

Assessment:

The applicant proposes to rebuild the previously consented building allowed under 17/4252/HSE. Therefore, the acceptability of the overall character and appearance of the ultimate building has already been established by 17/4252/HSE. Since this decision was made on 29 August 2017 no policy or material considerations have emerged that would make the character and appearance of the building unacceptable.

For completeness, the previous appraisal is cited below:

"Although the general streetscene is fairly uniform in character, it should be noted that the rear of the properties have been extensively extended and therefore no uniform building footprint is present on Southfields, furthermore, the host building at No. 2 Southfields is the largest property on the road with one of the widest plots of land.

Notwithstanding the site specific circumstances of the case, following a site visit officers requested amendments be made to the proposal in order to maintain some degree of uniformity within the streetscene and subordination within the building itself. The amendments are discussed below.

The proposal would result in the original form to be maintained despite the presence of a rather large and disproportionate roof extension at the neighbouring property at No. 4 Southfields. There would be no substantial increase in pitch angles of the roof and upon request the agent had removed the 2no rear dormers and instead would result in the addition of 2no rooflights in the rear elevation. It is considered that the amendments to the rear elevation would not appear 'top heavy' or contribute to a bulky roof form rather it would relate to the general character of the building but more importantly the streetscene.

The 2no dormer windows to the side roofslopes of the property have been altered and reduced in size and as such, relate to the appearance and design of the main roofslope. In addition the 2no side dormer windows would be obscure glazed windows in the flank elevations of both roof slopes and as such, would not give rise to loss of privacy or overlooking to the detriment of the amenity of adjoining occupiers. Upon careful consideration, the proposed 2no side dormer windows are considered on balance

acceptable, and appear sympathetic to the appearance of the main house and character of the area.

The front elevation results in a vertical emphasis, with respect to the front elevation of the property; formation of two bay windows to the front elevation relate more sympathetically to the streetscene and are deemed to form an attractive and positive feature on the front of the building itself".

Whether harm would be caused to the living conditions of neighbouring residents

Assessment:

The applicant proposes to rebuild the previously consented building allowed under 17/4252/HSE. Therefore, the acceptability of the impacts on the living conditions of neighbouring residents from the ultimate building has already been established by 17/4252/HSE. Since this decision was made on 29 August 2017 no policy or material considerations have emerged that would make the character and appearance of the building unacceptable.

For completeness, the previous appraisal is cited below:

"In regards to the rear extensions, paragraph 14.21 of the Residential Design Guidance SPD (2013) states that the depth of a ground floor rear extension normally deemed acceptable for a detached property is 4 metres and paragraph 14.23 of the RDG SPD (2013) states that two storey rear extensions which are closer than two metres to a neighbouring boundary and project more than 3 metres in depth are not normally considered acceptable.

The amended scheme proposes a ground floor rear extension which would project a depth of 4.3metres from the rear main wall of the property amended drawing no 04a. While the single story rear extension marginally deviates from the RDG, guidance it is considered to relate to the size, scale, design of the host property and given its large plot, the extension is considered to respect the main house, general locality and character of the area.

The first floor rear extension would be sited 2 metres away from both neighbouring boundaries, and would project a depth of 3 metres from the rear main wall of the property. The roof over the first floor extension has been significantly reduced in height during negotiations. It would accommodate for four bedrooms at first and second floor levels and bathrooms on each floor, and on balance is considered acceptable.

To the west, the properties along Watford Way back onto the application site. Although the extension is of an adequate distance from habitable rooms, it was advised that the roof of the extension be reduced in height to ensure it does not appear as an obtrusive or overbearing form of development when viewed from the gardens of the properties on Watford Way. To the east, the neighbouring property at No. 4 Southfields is located at an angle away from the application site and is sited 3.7 metres from the boundary at its closest point (separated by a single storey garage). It was observed on site that there are 2 no. ground floor windows in the flank elevation facing the application property at No. 4, which both appeared to be obscure glazed, and a side door. The two first floor side windows also appeared to be obscure glazed. For the above reasons it is not considered it would impact the amenity of these occupiers to an unacceptable level.

As mentioned at the beginning of this report, the streetscene on Southfields is fairly uniform and amendments were sought during the application process to maintain subordination and

uniformity. As amended, the proposal is deemed to contribute positively to the streetscene on this road whilst allowing for extensions to the rear within the guidelines of the LPA's Design Guidance to achieve subservience. The proposal, for the reasons highlighted above, is not considered to detrimentally impact upon the visual or residential amenities of neighbouring occupiers to a degree which would warrant refusal of the application".

It is therefore considered that the proposed development is acceptable in terms of the impact the scale and appearance the development will have on the visual character and appearance of the area, as well the impact on the amenity of neighbouring occupiers.

5.4 Response to Public Consultation

- Concern over the possibility to convert into a multiple dwelling, HMO or tenanted rooms

This application is to rebuild the dwelling into a single family dwelling house. The submitted plans do not indicate that the property will be converted into multiple dwelling, HMO or tenanted rooms. Conversion of the property into multiple dwelling or HMO's would require a separate planning application.

- The building is out of character with the street

The principle of this development, including its architectural character, has previously and recently been established by 17/4252/HSE. Since this decision was made on 29 August 2017 no policy or material considerations have emerged that would make this unacceptable.

- The development will put pressure on the parking and other infrastructure

The property will be used as a single family dwelling house and will not be used as multiple occupation. The site benefits from of street parking for 3 cars which is considered to be adequate for a single dwelling house and therefore it is envisaged that there will be no further pressure on the existing parking or existing infrastructure.

- The development will give rise to noise and disturbance to neighbouring occupiers

Two additional conditions have been added over and above the previous consent 17/4252/HSE to require the applicant to submit a Construction Method Statement and a condition to restrict construction hours to 8:00-18:00 M-F, 8:00-13:00 Saturday, and not on Sundays or Public Holidays. This will allow Council additional control over this issue to mitigate potential impacts.

- The development will increase overcrowding and diminished privacy in the area

The application is to erect a single dwelling house and not for multiple occupation. It is therefore not envisaged that approving this scheme will increase overcrowding and diminish privacy in the area.

- The development constitute overdevelopment of the site

The principle of this development, including its architectural character, has previously and recently been established by 17/4252/HSE. Since this decision was made on 29 August 2017 no policy or material considerations have emerged that would make this unacceptable.

- The proposed development will result in overlooking and loss of privacy from the dormer and other windows

The principle of this development, including its impacts on neighbouring amenity, has previously and recently been established by 17/4252/HSE. Since this decision was made

on 29 August 2017 no policy or material considerations have emerged that would make this unacceptable.

- The proposed development sets an unfavourable precedent
The principle of this development has previously and recently been established by 17/4252/HSE. Since this decision was made on 29 August 2017 no policy or material considerations have emerged that would make this unacceptable.

- The proposed development will occupy almost the entire site, leaving a very small area of garden
The principle of this development has previously and recently been established by 17/4252/HSE. Since this decision was made on 29 August 2017 no policy or material considerations have emerged that would make this unacceptable.

- The proposal drawings do not indicate the alignment of the property
The drawing titled "Proposed Floor Plans, Ground and First Floor" by Great Plans, Dwg No. 04a does show the front and rear boundaries. This document is publically available.

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 support the Council in meeting its statutory equality responsibilities.

7. Conclusion

Whilst the applicant received consent for a number of works, the applicant had not implemented any of the approved works. In the process of carrying out works to the site, the building collapsed and ultimately led to its full demolition. The applicant now proposes to build the development exactly as consented by 17/4252/HSE. Given the applicant proposes to rebuild this extant consent it is recommended that the development is consented subject to the conditions contained herein.

