

Location **27A Holders Hill Drive London NW4 1NL**

Reference: **18/5787/FUL** Received: 27th September 2018
Accepted: 28th September 2018

Ward: Finchley Church End Expiry 23rd November 2018

Applicant: Grovemile Investments Ltd

Proposal: Erection of 1no three storey dwelling including rooms in roof space following demolition of existing dwelling

Recommendation: Approve subject to conditions

AND the Committee grants delegated authority to the Service Director – Planning and Building Control 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:

Planning statement by Henry Planning Consultancy and development

Existing elevations drwg no. HH-271

Existing ground and first floor plans drwg no. 27A

Proposed block plan drwg no. 27A

Proposed elevations drwg no. 273

Proposed plans drwg no. 272B

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(s).

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 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 2016.

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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 prior to the occupation of the hereby approved development.

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.

- 7 Before the building hereby permitted is first occupied the proposed windows in the side elevation facing No29 Holders Hill Drive shall be glazed with obscure glass only and shall be permanently retained as such thereafter and shall be permanently fixed shut with only a fanlight opening.

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

- 8 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 elevations of the dwelling hereby approved, facing 27 or 29 Holders Hill Drive.

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).

- 9 a) Before the development hereby permitted is first occupied, details of the subdivision of the amenity area(s) shall be submitted to and approved in writing by the Local Planning Authority.

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

Reason: To ensure that the development does not prejudice the amenity of future occupiers or the character of the area in accordance with policies DM01 and DM02 of the Development Management Policies DPD (adopted September 2012) and the Sustainable Design and Construction SPD (adopted April 2013).

- 10 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).

- 11 Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2015 (or any order revoking and re-enacting that Order with or without modification), no development otherwise permitted by any of Classes A-E of Part 1 of Schedule 2 of that Order shall be carried out within the area of the dwelling at 27A Holders Hill Drive hereby approved.

Reason: To safeguard the amenities of neighbouring occupiers, in accordance with policies DM01 of the Development Management Policies DPD (adopted September 2012).

- 12 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).

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

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

- 13 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.

- 14 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.

- 15 a) No development or site works shall take place on site until a 'Demolition and Construction Management and Logistics Plan' has been submitted to and approved in writing by the Local Planning Authority. The Demolition and Construction

Management and Logistics Plan submitted shall include, but not be limited to, the following:

- 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.

For major sites, the Statement shall be informed by the findings of the assessment of the air quality impacts of construction and demolition phases of the development.

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

Reason: In the interests of highway safety, noise 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 Policies 5.21, 5.3, 5.18, 7.14 and 7.15 of the London Plan (2016).

- 16 Before the development hereby permitted is first occupied vehicle and cycle parking spaces shall be provided and marked out within the site in accordance with a scheme to be submitted to and approved in writing by the Local Planning Authority and that area shall not thereafter be used for any purpose other than the parking and turning of vehicles.

Reason: To ensure that parking and associated works are provided in accordance with the Council's standards in the interests of pedestrian and highway safety and the free flow of traffic in accordance with Policy CS9 of the Local Plan Core Strategy (adopted September 2012), Policy DM17 of the Local Plan Development Management Policies DPD (adopted September 2012) and 6.1, 6.2 and 6.3 of the London Plan 2016.

- 17 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 3.5 and 3.8 of the March 2016 Minor Alterations to the London Plan and the 2016 Mayors Housing SPG.

Informative(s):

- 1 In accordance with paragraphs 38-57 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 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 Refuse collection point should be located at a ground floor level and within 10m of the refuse vehicle parking bay. Levelled access should be provided for the refuse collection personnel to collect the bins. The refuse collection personnel are not expected to push the bins on an inclined surface to safeguard their Health and Safety requirements. Alternatively, the dustbins will need to be brought to the edge of the refuse vehicle parking bay on day of collection. The applicant is advised that the Council's refuse collection department is consulted to agree a refuse collection arrangement.
- 5 The submitted Construction Method Statement shall include as a minimum details of:
 - o Site hoarding
 - o Wheel washing
 - o Dust suppression methods and kit to be used
 - o Site plan identifying location of site entrance, exit, wheel washing, hoarding, dust suppression, location of water supplies and location of nearest neighbouring receptors. Explain reasoning if not applicable.
 - o Confirmation whether a mobile crusher will be used on site and if so, a copy of the permit and indented dates of operation.
 - o Confirmation of the following: log book on site for complaints, work in accordance with British Standards BS 5228-1:2009+A1:2014 and best practicable means are employed; clear contact details on hoarding. Standard construction site hours are 8am-6pm Monday - Friday, 8am-1pm Saturday and not at all on Sundays and Bank Holidays. Bonfires are not permitted on site.
 - o For major developments only: provide a copy of an asbestos survey; For smaller developments -confirmation that an asbestos survey has been carried out.
 - o For major developments only: confirmation that all Non Road Mobile Machinery (NRMM) comply with the Non Road Mobile Machinery (Emission of Gaseous and Particulate Pollutants) Regulations 1999.

The statement shall have regard to the most relevant and up to date guidance including: Guidance on the assessment of dust from demolition and construction, Institute of Air Quality Management, January 2014.

Officer's Assessment

1. Site Description

The application site is located at 27 Holders Hill Drive (main dwelling), a semi-detached property within the Finchley Church End ward and its side extension (27A). 27A is accessed from the front of the building and it was determined in February 2012 through the use of a Section 191 Lawful Development Certificate, on the balance of probability, to have been used as a self-contained unit for more than 4 years. The host dwelling is one of a pair of semi-detached dwellings with hipped roofs, the building has been originally extended to the side with a cat slide style roof. The area is residential in character consisting of semi-detached properties served by rear garden areas.

2. Site History

Ref: 17/3391/FUL

Address: 27a Holders Hill Drive London NW4 1NL

Decision: Refused

Date: 11.08.2018

Description: Two storey front extension to provide bay windows to first and second floor. Part single, part two storey side and rear extension with new terrace and access steps to the rear. Extension to roof including hip to gable end to 27 Holders Hill Drive, new gable end roof to 27a Holders Hill Drive with 1no. rear dormer window.

Ref: 17/2200/HSE

Address: 27a Holders Hill Drive London NW4 1NL

Decision: Withdrawn

Date: 26.05.2017

Description: Part single, part two storey side and rear extensions with rear dormer window

Ref: 16/5319/HSE

Address: 27a Holders Hill Drive London NW4 1NL

Decision: Withdrawn

Date: 28.10.2016

Description: Part single, part two storey side and rear extensions with rear dormer window

Ref: F/02521/12

Address: 27a Holders Hill Drive London NW4 1NL

Decision: Approved subject to conditions

Date: 05.10.2012

Description: Demolition of existing house at no. 27a followed by the creation of a new 2 storey house with side and rear dormer windows and a single storey rear extension to no. 27.

Ref: F/04826/11

Address: 27a Holders Hill Drive London NW4 1NL

Decision: Lawful

Date: 01.02.2012

Description: Retention of 1no. self-contained residential unit

Ref: F/02724/11

Address: 27a Holders Hill Drive London NW4 1NL

Decision: Unlawful

Date: 21.10.2011

Description: Retention of 1no. self-contained residential unit

3. Proposal

The application relates to the demolition of the existing and lawful No.27A and its replacement with a new dwelling. As detailed in the planning history, under application F/04826/11, no. 27A was deemed a lawful separate dwelling. In 2012 application F/02521/12 granted consent for the "Demolition of the existing house at No. 27a followed by the creation of a new 2 storey house with side and rear dormer windows and a single storey rear extension to No. 27".

The current application seeks to revise the previously permitted scheme with the following amendments;

- Replace dormer window with a gable on the flank elevation.
- Alterations to a rear dormer window.
- First floor rear extension.
- Rear fenestration alterations.

The house in form and fenestration would follow that of No.27 with a gabled roof tying into the existing structure. The dwelling would be served by a part single/part two storey rear projection. The single storey element would extend across the entire rear elevation (6.4m) and would be accessed by a set of steps, owing to the fall in land levels. The single storey element would project 6.0m from the main rear wall to a height of 4.3m. The roof would be flat. The first-floor element would be confined to the southern section of the property (3.0m deep x 3.4m wide), with a hipped roof tying into the main roof. The property would be served by a rear dormer window and would have a separate private amenity area to the rear. Materials would match No.27 and 4 bedrooms would be provided.

4. Public Consultation

Consultation letters were sent to 75 neighbouring properties.

10no. letters of objections were received on the following grounds:

- o At odds with the established character of 1930's semi-detached dwelling houses on Holders Hill Drive; Loss of visual amenity
- o Over development of the application site
- o Loss of privacy to neighbouring properties
- o On street parking pressures on an already cramped road
- o Increased noise resulting from its use

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.

Planning law requires that applications for planning permission be determined in accordance with the development plan, unless material considerations indicate otherwise. The revised National Planning Policy Framework (NPPF) was published on 24th July 2018. This is a key part of the Government's reforms to make the planning system less complex and more accessible, and to promote sustainable growth. It is a material consideration in planning decisions.

Existing policies in Barnet's Local Plan (2012) and the London Plan (2016) should not be considered out-of-date simply because they were adopted prior to the publication of the revised NPPF. Due weight should be given to them, according to their degree of consistency with the revised NPPF.

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.

Draft London Plan

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 2016 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, DM17.

The Council's approach to development as set out in Policy DM01 is to minimise the 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

Sustainable Design and Construction SPD (adopted 2016)

Residential Design Guidance SPD (adopted 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:

- Principle of development, including planning history;
- 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 or future residents.
- Highways;
- Sustainability.

5.3 Assessment of Proposals

The principle of the proposed development

The Borough has an attractive and high-quality environment that the Council wishes to protect and enhance. It is therefore considered necessary to carefully assess both the design and form of new development to ensure that it is compatible with the established character of an area that is defined by the type and size of dwellings, the layout, intensity, and relationship with one another and their surroundings. Proposals involving the redevelopment of sites in residential localities are required to reflect the particular character of the street in which the site is located and the scale and proportion of the houses.

As the planning history details, the site, 27A, benefits from a Lawful Development Certificate for use as a separate dwelling. The general principle of its replacement can therefore be accepted if the above policy aims can be addressed. In 2012 consent was granted for a replacement dwelling which further augments the general principle of replacing the existing structure. This application proposes amendments and alterations to what was agreed under that application. However, if a dwelling can be accommodated on site, in line with policy, whereby the general character of the area is preserved and neighbouring amenity is not excessively infringed, replacing the dwelling can be accepted.

The location of the proposed dwellinghouses would be in keeping with Planning Policy Guidance recommending the need for the effective use of land within urban areas.

The impact on the character and appearance of the application site and surrounding area

As detailed above the 2012 consent agreed the principle of a two-storey dwelling and concluded that such a development would not be in conflict to the general character of the

area. It is accepted that a short run of 3 terrace properties would be created in an area of semi-detached dwellings. However, the existing building line would be maintained on the street frontage. The proposed height of the new building would remain as per the neighbouring existing properties' heights, to ensure that the proposed building respects the heights of these other surrounding properties.

It is considered the design of the proposed dwelling would complement the design of neighbouring existing buildings and would not have any adverse visual effect on the character of the locality or the street scene generally. The use of matching materials would further aid successful assimilation into the existing streetscene.

As alluded to, a short terrace would be created in an area of semi-detached dwellings. The existing dwelling represents a relatively incongruous addition to the streetscene, at odds with the prevailing character. The area enjoys no additional statutory protection, is not within a conservation area, and weighed against national and local policy requirements to make more efficient use of existing land, the creation of a terrace can be justified, given the history of this particular site. It is not considered there would be a detrimental impact on the general character of the area, and the proposal is in general compliance with local plan policy DM01, the London Plan and national guidance within the NPPF.

Turning to the specific design revisions from the previous approval, the most material difference is the creation of a gable end to the dwelling. This can often be problematic visually in an area of predominantly hipped roof finishes. There are material considerations which justify the approach in this instance. Firstly No.25, effectively the other bookend of the terrace, has recently constructed a hip to gable extension. As such a gable end in this instance would balance the terrace. Furthermore, hip to gable extensions are a common feature within the area, often carried out under permitted development and often creating an unbalanced roofscape for individual pair of semi-detached properties. A gable end in this case would create a more balanced visual appearance and can be supported.

A small first floor extension would be added above a full width ground floor projection. The ground floor element is not considered excessively deep and would line up with the existing projection on No.27. Whilst some third-party representations have raised concern that the first-floor element would appear out of character with the established pattern of development, the proposal follows standard design considerations for such additions, is no closer than 2.0 metres to a neighbouring boundary and projects no more than 3.0 metres in depth, and finding aesthetic shortcomings would be difficult, notwithstanding the introduction of a first-floor addition to the immediate area. The proposed dormer window is a common feature in the immediate area, and indeed is more modest than examples nearby; the dormer would be set in from the eaves and gable and is generally acceptable.

impact on the amenity of neighbouring residents

It is a key aim of planning policy to ensure that the amenity of existing residents is safeguarded when new development is proposed. It is important to ensure that developments do not significantly overshadow neighbouring buildings, block daylight, reduce sunlight, or result in a loss of privacy or outlook. In that regard, it is noted that concerns have been raised in third party representations in relation to potential impacts on amenity.

The proposal retains adequate separation distances to dwellings to the rear and there would be no significant impact on amenity. Equally the flank wall retains a suitable gap to the dwelling on the southern boundary (No.29).

The single storey element, and any potential impact on No.27, would be reduced to minimal owing to the existing projection to the rear of this dwelling which is the same depth. The first-floor element is set off the boundary by 3.10m and there would be no infringement on light to first floor windows. Whilst concern has been raised about the creation of a terrace and the impact this would have on No.27, when tested against general policy requirements on amenity, no fault is found in what would be this new relationship. First floor windows are proposed in the flank wall, but these can be reasonably conditioned as obscure glazed.

The impact on the amenity of future residents

Local Plan policies require high quality design in all new development that creates attractive places which are welcoming, accessible and inviting. Policy DM01 states that proposals should be design to allow for adequate daylight, sunlight, privacy and outlook for potential occupiers. Policy DM02 identifies standards that development will be expected to meet in relation to floorspace and amenity space.

4no. bed 7no. person 3no. storey dwelling approx. 161sq.m (min. req. 121sq.m)

3.50sq.m built-in storage provided (min. req. 3. 0sq.m)

Internal headroom :
(Ground floor) 2.70m
(First floor) 2.50m
(Loft Level) 2.30m

A standard of accommodation, consistent with that in the immediate area would be maintained.

The proposed internal layout and room spaces would comply with the London Plan space standards. The Sustainable Design and Construction SPD (SD&C) requires bedrooms in new units to be of a specific size, at least 7.5m GIA for single bedrooms and 11.5m for double. The proposal meets these standards.

The scheme can provide a good and suitable level of useable rear amenity space.

All proposed residential development should provide suitable outlook and daylight for future units.

All habitable rooms would benefit from suitable outlook.

Highways and Parking

Off street parking provision within the front forecourt area is currently available to serve the existing dwelling and this would be retained.

On balance, the proposal is acceptable on highway grounds.

5.4 Response to Public Consultation

The majority of the matters have been addressed above. Whilst the concerns of local residents are noted, it is considered that the proposal would not detract from the character

of the area or result in an over-development. One parking space is proposed, as existing and it is considered that the scheme will not lead to parking stress in the area.

5.5 Accessibility and Sustainability

The application scheme is required by Policies 3.5 and 3.8 of the London Plan (2016 Minor Alterations to the London Plan) to meet Building Regulation requirement M4(2). The proposed development would meet this requirement, and a condition would be attached in the event planning permission is granted to ensure compliance with these Policies.

In respect of carbon dioxide emission reduction, any scheme has it be designed to achieve a 6% CO₂ reduction over Part L of the 2013 building regulations. This level of reduction is considered to comply with the requirements of Policy 5.2 of the London Plan (2016 Minor Alterations) and the 2016 Housing SPG's requirements and a condition would be attached in the event planning permission is granted to ensure compliance with the Policy.

In terms of water consumption, a condition would be attached to any scheme granted consent to require each unit to receive water through a water meter, and be constructed with water saving and efficiency measures to ensure a maximum of 105 litres of water is consumed per person per day, to ensure the proposal accords with Policy 5.15 of the London Plan (2016 Minor Alterations).

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

In light of the above appraisal, it is considered that a case for the revised scheme has been made and the general principle of a replacement dwelling is still acceptable. It is therefore recommended that consent is granted subject to conditions.

