

Location **90 Wise Lane London NW7 2RD**

Reference: **19/4909/FUL** Received: 6th September 2019
Accepted: 9th September 2019

Ward: Mill Hill Expiry 4th November 2019

Applicant: Mr Paul Charney

Proposal: Demolition of existing dwellinghouse. Erection of new 2no. storey dwellinghouse with rooms to roofspace, including, off street parking, refuse and recycle store, 1no. heat pump, and associated amenities

Recommendation: Refuse

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 proposed development, by reason of its excessive height, mass, bulk and design together with its associated gable roofs would result in an overly dominant and incongruous development, which would be out of keeping with the established character and appearance of streetscene and wider locality. The application is therefore found to be unacceptable and contrary to Policy DM01 of the Barnet Development Management Policies DPD (2012), Policy CS5 of the Barnet Core Strategy (2012), Policies 7.4 and 7.6 of the London Plan (2016) and the guidance contained within Barnet's Residential Design Guidance SPD (2016).

- 2 The proposed development by virtue of its mass, bulk, scale and excessive depth would result have an unacceptable impact on the visual and residential amenities of neighbouring occupiers. The proposal would therefore fail to comply with the National Planning Policy Framework 2012, Policy 7.6 of the London Plan (2016), Core Strategy Policies CS1 and CS5, Development Management Policies DM01, DM02 and DM04, the Residential Design Guidance SPD 2016 and Sustainable Design and Construction SPD 2016.

Informative(s):

- 1 The plans accompanying this application are:
 - E_PL_001- Location Plan
 - E_PL_002-Site Plan
 - E_PL_100-Ground Floor Plan
 - E_PL_101-First Floor Plan
 - E_PL_102-Second Floor Plan
 - E_PL_200-Front and Side Elevation
 - E_PL_201-Rear and Side Elevation
 - E_PL_202-Street Elevation

- E_PL_300-Site Section AA
- E_PL_301-Site Section BB
- P_PL_001-Location Plan
- P_PL_002-Site Plan
- P_PL_003- Hard Landscaping and Car Parking Plan
- P_PL_100-Ground Floor Plan
- P_PL_101-First Floor Plan
- P_PL_102-Second Floor Plan
- P_PL_103-Roof Plan
- P_PL_200-Front Elevation
- P_PL_201-Rear Elevation
- P_PL_202-Side Elevation
- P_PL_203-Side Elevation
- P_PL_204-Street Elevation
- P_PL_300-Site Section AA
- P_PL_301-Site Section BB
- P_PL_302-Section AA
- P_PL_303-Section BB
- P_PL_304-Section CC
- P_PL_305-Section DD
- P_PL_306-Section EE
- P_PL_307-Section FF
- P_PL_310-Excavation sections AA
- P_PL_311-Excavation sections BB
- P_PL_400-Heat pump enclosure
- P_PL_401 45 Degree Impact Assessment
- P_PL_600 Typical window detail
- Arboricultural Impact Assessment by Wharton (ref:1809100787AIAV1) dated 4th September 2019
- Planning Statement by Claremont Planning Consultancy (ref:CLR096) dated 5th September 2019
- Design and Access Statement by rha architects dated 5th September 2019
- Acoustic Assessment by KP Acoustics (ref:19691.PCR.01 Rev A) dated 9th September 2019

- 2 In accordance with paragraphs 38-57 of the NPPF, the Council takes a positive and proactive approach to development proposals, focused on solutions. To assist applicants in submitting development proposals, the Local Planning Authority (LPA) has produced planning policies and written guidance to guide applicants when submitting applications. These are all available on the Council's website. A pre-application advice service is also offered.

The applicant did not seek to engage with the LPA prior to the submission of this application through the established formal pre-application advice service. In accordance with paragraph 189 of the NPPF, the applicant is encouraged to utilise this service prior to the submission of any future formal planning applications, in order to engage pro-actively with the LPA to discuss possible solutions to the reasons for refusal.

Officer's Assessment

1. Site Description

The application site is a two-storey detached property located on the north side of Wise Lane, within the Mill Hill ward, a predominantly residential area.

The trees at the front of the property, as well as trees on neighbouring properties are subject to a group Tree Preservation Order (TRE/HE/3/A15)

The site is not in a conservation Area nor is the property locally or statutory listed.

The site lies at an elevated level from the highway, as do the majority of properties to the northern side of Wise Lane.

2. Site History

Conditional planning permission was granted on 6 May 1983 for the erection of a double garage at the front of the property (W07244).

Conditional planning permission was granted on 27 April 1988 for the erection of a part single and part two storey front extension and dormer windows at front and rear (W07244A)

3. Proposal

The applicant seeks permission for the demolition of existing dwellinghouse. Erection of new 2no. storey dwellinghouse with rooms to roof space, including, off street parking, refuse and recycle store, 1no. heat pump, and associated amenities.

The proposed building would have a maximum height of 10.3 metres, width of 14.2 metres and depth of 15.2 metres. The building will incorporate three gabled elements to the front elevation. The building would be a mixture of white render, tile hanging, bespoke linear bricks and a considerable amount of glazing. The building works would also result in some excavation to the existing site reducing the levels to the front of the property.

The resultant property would have 4 bedrooms and floorspace of 400sqm.

The proposal also seeks the installation of some plant material to be enclosed within a timber enclosure. The plant material installed would be a Dankin RXYS010 Condenser and Daikin EMR08A Heat Pump within a timber slatted enclosure. The enclosure would be located to the front of the site and would have height of 1.8m, width of 2.8 metres, depth of 0.95 metres.

4. Public Consultation

Consultation letters were sent to 15 neighbouring properties.

20 responses have been received, comprised of 16 letters of support and 1 letter of representation and 3 letters of objection.

The letters of objection can be summarised as follows;

- Concerns regarding potential privacy issues to neighbouring properties resulting from proposed fenestration to flank elevations and Juliette balcony to rear elevation.,
- Concerns regarding noise and disruption associated with construction of proposal and request this is limited to weekdays.
- Concerns regarding method of piling to be used and suggestions of less disruptive methods to be used.
- Concerns regarding privacy if alterations to planting are undertaken.
- Concerns regarding loss of light and requests sunlight assessment using computer modelling to be undertaken accurately show any potential overshadowing.
- Concerns regarding the overall mass.
- Totally out of keeping with area and design of houses along Wise Lane
- Will increase density of housing on Wise Lane.

The letters of support can be summarised as follows;

- Support design of new development creating unique modern design that would be an improvement from no.88 design and improve visual aesthetics of the site and surrounding street scape.
- Support use of materials similar to others on street.
- Support use of environmentally friendly measures, does not consider any impact on neighbours.

The letters of representation can be summarised as follows;

- Suggestion for all side windows including rooflights to be both permanently obscure glazed and fixed (non-opening)
- Suggestion for removal of permitted development rights for the creation/insertion of new openings/windows/rooflights into the side elevation/roof.

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 19 February 2019. 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.

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.

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 19 February 2019. 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. Similar material considerations are the Government's planning policy for traveller sites, and its planning policy for waste as well as Written Ministerial Statements where relevant to 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 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 Mayor's 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, DM04, DM17.

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

Supplementary Planning Documents

Residential Design Guidance SPD (adopted October 2016)

- 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;
- Whether harm would be caused to the living conditions of future occupiers;
- Parking and highways;
- Refuse and Recycling

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.

The principle of replacing the dwelling with a new house is considered acceptable. The property is not listed or within a conservation area and is not of any particular architectural merit to warrant its retention.

The location of the proposed dwelling would be in keeping with Planning Policy Guidance and Regional Policy Guidance recommending the need for the effective use of land within urban areas and the use of previously developed land as far as possible.

Development proposals involving the redevelopment of sites are required to reflect the character of their street and the scale and proportion of surrounding houses. This is supported by Policy DM01 of Council's Development Management Policies which states that development should understand local characteristics and 'preserve or enhance local character and respect the appearance, scale, mass, height and pattern of surrounding buildings, spaces and streets'.

The London Plan also contains a number of relevant policies on character, design and landscaping matters. Policy 7.4 of the London Plan states that buildings, streets and open spaces should provide a high quality design response that has regard to the pattern and grain of the existing spaces and streets in orientation, scale, proportion and mass; contributes to a positive relationship between the urban structure and natural landscape features, including the underlying landform and topography of an area; is human in scale, ensuring buildings create a positive relationship with street level activity and people feel comfortable with their surroundings; allows existing buildings and structures that make a positive contribution to the character of a place to influence the future character of the area; and is informed by the surrounding historic environment.

The Council's SPD 'Residential Design Guidance' states that extensions should normally be subordinate and respect the original building. The Council's guidance advises that new development 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 building.

The surrounding area is largely characterised, although not exclusively by large detached residential dwellings which in terms of width, fill the majority of their allocated plots. Further east along Wise Lane past the junction with Page Street there is evidence of some large new developments where the character of the street in terms of architectural design is considerably more mixed.

The property is sited between no.88 and no.92 Wise Lane with limited uniformity between the design, mass or heights of any of the collection of properties. Thus, officers are not against the principle of a modern redevelopment.

However, to the western side of the junction with Page Street the topography of the land changes significantly and result in the houses on the northern side of the street as the case with no.90 being significantly higher than those properties on the southern side of the street. This topography results in the application site being visually prominent when viewed from Wise Lane and thus due consideration must be taken to the proposed mass, and in particular design of the property.

The proposed design results in three large gable protrusions to the front of the property. Officers have concerns regarding the lack of subservience of any of these elements results in these elements competing and the overall size and mass of the building being significant. Furthermore, the limited set back of these elements or set down in height of the outer protrusions contributed towards the competing nature of the front elevation and the overall concerns with regards to mass and scale.

Due to the combined height, width and design of these features result in a large three storey building which appears prominent, particularly when viewed against the neighbouring property no.92. It is accepted that no.88 is a large building itself, however this still retains a hipped roof which reduces the mass of the structure. The proportions of these features emphasise the scale and results in an overly dominant building. This would be particularly noticeable from the eastern approach where the verticality of the three-storey building would be most noticeable. The overall size and mass to the front elevation would be significant to such a level its visual dominance on the street scape would be contrary to the established pattern or development along this part of Wise Lane.

At the rear officers have concerns again regarding the overall design of the development which to the rear could be perceived as piecemeal development. The diversity of size and types of fenestration to the rear seem unbalanced and awkward.

Overall for the reasons highlighted above, the proposed design due to its proposed fenestration, mass, height and design is considered to result in an overly dominant building that would have an unacceptable impact on the street scape contrary to Policy DM01 of the Development Management Policies DPD.

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

It will be important that any scheme addresses the relevant development plan policies (for example policy DM01 of the Barnet Local Plan and policy 7.6 of the London Plan) in respect of the protection of the amenities of neighbouring occupiers. This will include taking a full account of all neighbouring sites.

Privacy is an important design issue and the positioning of homes, including their windows and balconies, should be carefully considered to ensure that adequate privacy is maintained. In particular, habitable rooms and areas of private gardens close to dwellings should not be excessively overlooked by windows or elevated amenity areas such as balconies/terraces. Screening can reduce overlooking in these instances. Privacy can be safeguarded by achieving adequate window to window, or window to balcony distances between buildings (both existing and proposed).

The building to the east (no.88) is a large property which has been thoroughly extended; it is accepted that the host property sits at a lower level. Officers do not consider that the proposal would result in any unacceptable levels of harm to the visual or residential amenity of no.88 Wise Lane.

To the west however is a modest two storeys dwelling with a hipped roof (no. 92), which due to the topography sits at a lower level.

The proposed dwelling would have a similar building line to the existing, however the design is such that it introduces a three-storey gable along the boundary with no.92 compared to the existing cat slide roof towards this shared boundary. This design combined with the higher position of the new building and its forward projection beyond the existing front elevation of no.92 (even though this is as existing) would, in the opinion of officers, have an overbearing impact on neighbouring occupiers

In regards to the proposed fenestration to the property, neither neighbouring occupiers benefit from any existing fenestration to the flank elevations facing the application property. The proposal would result in the introduction of some, but limited fenestration along either flank elevation. Taking into account that the buildings of the neighbouring occupiers and the location of the proposed fenestration, it is not considered that the propose fenestration would result any privacy or overlooking issues.

Officers do not consider that there would be any noticeable loss of light to the neighbouring property, however for the aforementioned reasons, the scale of the gable along this boundary is such that it would have an unacceptably overbearing and visually imposing impact on the amenities of occupiers at no.92.

The applicant has stated that No.92 benefits from extant permission to carry out extensions, however these have not been implemented. Notwithstanding this, the extensions to this

property at the front would be single storey and the two storey rear extension would have no bearing on the relationship with no.90. It is not considered that this changes the assessment made by officers.

The proposal also seeks the installation of some plant material to be enclosed within a timber enclosure which is discussed within the character appraisal section. The plant material installed would be a Daikin RXYS010 Condenser and Daikin EMR08A Heat Pump within a timber slatted enclosure. The enclosure would be located to the front of the site and would have height of 1.8m, width of 2.8 metres, depth of 0.95 metres.

The proposed documents have included an Acoustic Assessment by KP Acoustics (ref:19691.PCR.01 Rev A) dated 09.09.2019 which documents the expected Noise levels and assesses these against the local authorities noise level criterion. The document illustrate compliance with these the council's criteria. As such, subject to conditions in the event of an approval, the proposed plant material is not expected to result in unacceptable level of noise and disturbance in accordance with Policy DM04 of the Development Management Policies DPD.

Overall for the reasons highlighted above, the proposed design by reason of it's sheer mass, scale and height, particularly along the flank elevation adjacent to no.92 would be overbearing and visually intrusive when viewed from no.92, detrimental to their residential amenity and contrary to Policy DM01 of the Development Management Policies DPD.

Impact on the future occupiers

Section 8.4 of Barnet's Local Plan SPD: residential design guidance states: "in designing high quality amenity space, consideration should be given to privacy, outlook, sunlight, trees and planting, materials (including paving), lighting and boundary treatment. All dwellings should have access to outdoor amenity space that is not overlooked from the public realm and provides reasonable level of privacy". In addition to this, section 2.4 of the SPD for sustainable design and construction states that "the impact of development on the availability of daylight / sunlight and privacy to the occupants of existing buildings and the occupants of new development is strongly influenced by design and contributes significantly to the quality of life. The amount of daylight available in buildings enhances people's quality of life and reduces energy use. The Mayor's Housing SPG standard 5.5.2 recommends that development should preferably have direct sunlight in living areas and kitchen dining spaces and all homes should provide for direct sunlight to enter at least one habitable room for part of the day. Overheating should be considered when designing for sunlight".

The dwelling would have overall space of 402sqm.

Table 3.3 of the London Plan (2016 MALP) and Barnet's policies and table 2.1 of Barnet's Sustainable Design SPD (Oct 2016) set out the minimum residential space standard requirements for new residential units. The required GIA for units is as follows:

- 4 bedroom unit for 8 persons on three floors requires 130sqm

The proposed dwelling meets and exceeds the min. GIA requirements.

Floor to Ceiling Height

Table 3.3 of Policy 3.5 of the London Plan states that a minimum ceiling height of 2.3 metres is required for at least 75% of the gross internal area of a dwelling, although a floor to ceiling height of 2.5 metres is preferred.

The proposed dwelling meets and exceeds the requirement

Outdoor Amenity Space

The Sustainable Design Construction SPD highlighted the importance of good quality amenity space. Section 2.31 highlights that 'outdoor amenity space is highly valued and suitable provision will help to protect and improve the living standards of residents as well as contribute to maintaining and enhancing the wider character of the borough. Residential units with insufficient garden or amenity space are unlikely to provide good living conditions for future occupiers.

Section 2.3 of the Sustainable Design and Construction SPD (2016) requires for houses a minimum of 85m² of outdoor amenity for a house of seven or more habitable rooms. This minimum is met by the proposed.

The proposed rear amenity space would meet and exceed the requirement.

Lighting

Barnet Council's Sustainable Design and Construction SPD under section 2.4 'Daylight, Privacy (minimum distance), Outlook and Light Pollution' highlights the need for development proposals to ensure that the availability of daylight/sunlight for new developments is adequate and contributes significantly to the quality of life of future occupiers.

Within the design principles section, the SPD highlights that all glazing to habitable rooms should normally not be less than 20% of the internal floor area of the room.

Overall it is considered the proposed lighting would be acceptable positively contributing to the amenity of future occupiers to the detriment of their quality of living.

Outlook

The London Plan Housing Supplementary Planning Guidance notes that units should demonstrate that all habitable rooms and the kitchens are provided with adequate privacy and daylight and that the orientation enhances amenity, including views. Furthermore, the Mayor's Housing Supplementary Planning Guidance outlines that units must demonstrate that adequate privacy, daylight and orientation including views are adequate for habitable rooms.

The proposed outlook from all habitable rooms is considered acceptable.

Privacy

In terms of privacy, it is considered the proposal would result in adequate levels of privacy to future occupiers.

Refuse and Recycling

In the event of an approval, a condition would be attached to satisfy the number of bins, storage and collection point and details of enclosures and screened facilities for refuse storage. The bin storage area should be located within 10 metres of the public highway. 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.

Cycle Parking

The applicant has shown provision of 2 cycle spaces. The London Plan stipulates that new development should provide 1 cycle space for 1-bedroom units and 2 for any other sized unit. As such the proposal requires 2 cycle spaces. These would be located within the existing garage on site which is to be maintained. The proposed cycle parking is considered acceptable.

Traffic and Parking

The site is located within a PTAL rating of 1b (with 1 being low and 6 being high) indicating very poor public links to public transport.

Policy DM17 sets out the parking requirements for new developments. In line with requirements set out in Policy DM17 of the Barnet Local Plan, the required off-street car parking provision for a proposal such as this is 2 spaces.

The proposal indicates space for at least 3 spaces on the forecourt and within the garage.

As such the proposal is considered to meet the requirements of DM17 and is acceptable on highways grounds.

Trees

British Standard 5837:2012 Trees in relation to design, demolition and construction - Recommendations clearly sets out the requirements for tree retention in proximity to development and will be used as the benchmark for considering development proposals.

Policy DM01 of the Adopted Barnet Development Management Policies advises that trees should be safeguarded. When protected trees are to be felled the council will require replanting with suitable size and species of tree where appropriate. High quality landscape design can help to create spaces that provide attractive settings for both new and existing buildings, contributing to the integration of a development into the established character of an area. The council will seek to retain existing wildlife habitats such as trees, shrubs, ponds and hedges wherever possible. Where trees are located on or adjacent to a site the council will require the submission of a tree survey with planning applications indicating the location, species, size and condition of trees. Trees should be retained wherever possible and any removal will need to be justified in the survey. Where removal of trees and other habitat can be justified appropriate replacement should consider both habitat creation and amenity value.

National Planning Policy Framework section 118: Planning permission should be refused for development resulting in the loss or deterioration of irreplaceable habitats, including ancient woodland and the loss of aged or veteran trees found outside ancient woodland, unless the need for, and benefits of, the development in that location clearly outweigh the loss.

The trees at the front of the property, as well as trees on neighbouring properties are subject to a group Tree Preservation Order (TRE/HE/3/A15)

The application has been supported by a Arboricultural Impact Assessment by Wharton (ref:1809100787AIAV1) dated 4th September 2019.

This has been reviewed by the Local Authorities Arboricultural Consultant. They consider that subject to conditions the proposal would be acceptable and would not result in any unacceptable harm to protected trees and the provision of new planting would offset the harm of the loss of two category C trees to the front of the property.

In the event of an approval these conditions would be applied, however as detailed above the proposal is not considered to be acceptable on character and neighbouring amenity grounds.

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 applicant would be proposed development would meet this requirement, and in the event of an approval a condition would be attached to ensure compliance with these Policies.

In respect of carbon dioxide emission reduction, the scheme should 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 of an approval to ensure compliance with these Policies.

In terms of water consumption, a condition would be attached in the event planning permission is granted 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).

The proposed development therefore would meet the necessary sustainability and efficiency requirements of the London Plan.

5.4 Response to Public Consultation

The letters of objection can be summarised as follows;

- Concerns regarding potential privacy issues to neighbouring properties resulting from proposed fenestration to flank elevations and Juliette balcony to rear elevation; this has been addressed within the main body of the report.
- Concerns regarding noise and disruption associated with construction of proposal and request this is limited to weekdays; this has been addressed within the main body of the report.
- Concerns reading method of pilin to be used and suggestions of let disruptive methods to be used; this is not a material planning consideration.

- Concerns regarding privacy if alterations to planting are undertaken; there are no alterations sought to the existing boundary treatment within this application and as such no assessment has been made.
- Concerns regarding loss of light and requests sunlight assessment using computer modelling to be undertaken accurately show any potential overshadowing; officers do not have concerns regarding the levels of light given that the agents are north facing and the proposed footprint of the property compared to the neighbouring occupier. As such, a request for such detail would not be justifiable nor appropriate.
- Concerns regarding the overall mass; this has been addressed within the main body of the report.
- Totally out of keeping with area and design of houses along Wise Lane; this has been addressed within the main body of the report.
- Will increase density of housing on Wise Lane; this has been addressed within the main body of the report.

The letters of representation can be summarised as follows;

- Suggestion for all side windows including rooflights to be both permanently obscure glazed and fixed (non-opening); officers do not consider that the proposed windows are of such a harm that such a condition would be justified in the event of an approval.
- Suggestion for removal of permitted development rights for the creation/insertion of new openings/windows/rooflights into the side elevation/roof; permitted development rights would be removed by way of condition in event of an approval.

The letters of support are noted and have been considered, however officers do not consider that the potential harm overcomes the benefits in the case of this application

6. Equality and Diversity Issues

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

7. Conclusion

Having taken all material considerations into account, it is considered that the proposed development would have an unacceptable impact on the character and appearance of the street scene and would have a detrimental impact on the amenity of neighbouring occupiers contrary to Policies DM01 of Barnet's Development Management Policies DPD. This application is therefore recommended for REFUSAL.

