

**Location**                                **Hamptons 12 Wykeham Road London NW4 2SU**

**Reference:**                            **20/0658/FUL**                                Received: 10th February 2020  
Accepted: 20th February 2020

Ward:                                        Hendon    Expiry 16th April 2020

Applicant:                                 Mr Joseph Abraham

Proposal:                                    Conversion of existing dwelling into 3no self-contained flats (Retrospective);  
Alterations to existing landscaping, facade and roof; Associated parking,  
refuse/ recycling store and cycle store

**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 conversion of the property into three self-contained flats would result in the loss of a single family unit in an area characterised by houses and would be out of character within its setting of established single family dwelling houses contrary to Policies CS NPPF, CS1 and CS5 of the Barnet's Adopted Core Strategy (2012), Policy DM01 and DM08 of the Adopted Development Management Policies DPD (2012) and the Adopted Residential Design Guidance SPD (2016).
- 2     The proposal would provide insufficient off-street parking provision and in the absence of a legal agreement to amend the traffic order or a parking survey to demonstrate that there is sufficient on street parking capacity for the potential parking overspill, the development would be to the detriment of highway and pedestrian safety and the free-flow of traffic, contrary to Policies CS9 and CS15 of the Local Plan Core Strategy (adopted September 2012), and Policy DM17 of the Local Plan Development Management Policies DPD (adopted September 2012)

**Informative(s):**

- 1 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. The LPA has discussed the proposal with the applicant/agent where necessary during the application process. Unfortunately the scheme is not considered to accord with the Development Plan. If the applicant wishes to submit a further application, the Council is willing to assist in identifying possible solutions through the pre-application advice service.

- 2 The plans accompanying this application are:

- PL01, PL06 A, PL07 A, PL08 A, PL09 A, PL10, PL11 A, PL 12 A, PL 13 A, PL15, 06.940.29 Rev A, 06.940.30 Rev A, 06.940.31 Rev A, 06.940.32 Rev A, 06.940.33 Rev A, 06.940.34 Rev A, 06.940.28, 06.942.24, 06.942.25, 06.942.26, 0.942.21, 06.942.20, 06.943.22, 06.942.23

## **Officer's Assessment**

This application has been called to the Committee at the request of Cllr Shooter

### **1. Site Description**

The application site contains a two storey, detached property of a contemporary design, set over four storeys (including lower ground floor level), with prominent two storey front bay and a mono-pitched roof

The property is located on the west side of Wykeham Road, close to the junction with Queens Road. The site is immediately adjacent to, but not included within, the designated Hendon Town Centre.

The junction with Queens Road is framed on both sides by mansion blocks of three storeys with additional units in the roof space. North of that, Wykeham Road itself is characterised by well-proportioned detached and semi-detached single family dwellings with driveways and hedged boundaries behind low brick walls.

The application site is the first property in the street on the western side. Properties on this side lead down to the cutting containing the Northern Line to the rear.

The building is not Listed, nor located on land designated as Article 2(3) (Conservation Area). There are no protected trees on, or adjacent to, the application site. The property benefits from a front driveway providing 1no parking space and benefits from a PTAL rating of 5 (out of 6).

### **2. Relevant Site History**

16/6556/CON

Reference: 16/6556/CON

Address: Hamptons, 12 Wykeham Road, London, NW4 2SU

Decision: Approved

Decision Date: 20 December 2016

Description: Submission of details of conditions 3 (materials) and 4 (Demolition and Construction Method Statement) pursuant to planning permission 16/0674/FUL dated 03/02/2016

Reference: 16/0674/FUL

Address: Hamptons, 12 Wykeham Road, London, NW4 2SU

Decision: Approved subject to conditions

Decision Date: 7 March 2016

Description: Demolition of existing detached single dwelling and erection of three storey dwelling including basement level and lightwell to front, with associated amenity space, soft landscaping, refuse storage, cycle storage and off-street parking

### **3. Proposal**

This application seeks retrospective planning permission for the conversion of existing dwelling into 3no self-contained flats.

The proposed units are comprised as:

Flat 1: 3 Bedroom 6 Person (3B6P) 248m<sup>2</sup>

Flat 2: 2 Bedroom 4 Person (2B4P) 96.48m<sup>2</sup>

Flat 3: 2 Bedroom 4 Person (2B4P) 62.49m<sup>2</sup>

The alterations to façade would involve minor alterations to the fenestration including size and design comparative to the approved and alterations to the glass balustrade at second floor level.

In addition, the proposed development also involves alterations to existing landscaping. Associated parking, refuse/ recycling store and cycle store.

#### **4. Public Consultation**

The consultation was undertaken including a site notice and letters to 81no neighbouring properties.

No objections were received.

This application has been called in by Cllr Shooter for the following reason: " I believe it would be better for committee to consider this application due to the appearance of the current property to resemble flats already and the flats next door and opposite being a consideration."

#### **5. Planning Considerations**

##### **5.1 Policy Context**

###### Revised 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 Revised National Planning Policy Framework (NPPF) was published on 19 February 2019. 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 Revised 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 Revised NPPF retains a presumption in favour of sustainable development. This applies unless any adverse impacts of a development would 'significantly and demonstrably' outweigh the benefits.

###### The Mayor's London Plan 2016

The London Development Plan is the overall strategic plan for London, and it sets out a fully integrated economic, environmental, transport and social framework for the development of the capital to 2050. It forms part of the development plan for Greater London and is recognised in the NPPF as part of the development plan.

The London Plan provides a unified framework for strategies that are designed to ensure that all Londoners benefit from sustainable improvements to their quality of life.

### The 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, DM08, 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:

- Principle of flats in this location;
- 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 satisfactory living standards would be provided for future occupiers; and
- Whether harm would be caused to highway safety.

## 5.3 Assessment of proposals

### Background

The existing detached dwellinghouse was granted planning permission under Reference no.: 16/0674/FUL. Then, the host property converted into three self-contained flats without planning permission. The existing external appearance and landscape are very similar to the approved scheme.

### Principle of flats in this location

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.

The Council recognises that flat developments can make an important contribution to housing provision, in particular smaller units and that they can make more efficient use of urban land, however they normally involve an intensification of use creating more activity and can adversely affect the appearance of a street through, for example, the provision of car parking and refuse facilities, that can have an unacceptable impact on the established character of an area.

Within Chapter 2 of the Core Strategy, which is a material consideration in the determination of this application, the Council state the following: "The conversion of existing dwellings into flats can have a cumulative effect that damages the quality of the environment and detracts from the character of established residential areas. Conversions may be appropriate in certain types of property or street but can harm the character by changing the function of a neighbourhood through more activity which increases noise and disturbance and thus impacts on amenity. This intensification of use can often involve more people movements, increased car movements, more rubbish to be collected and more deliveries. Flat conversions must therefore be situated in appropriate locations characterised by housing that has already undergone significant conversions or redevelopment to small flat accommodation. Conversions in roads characterised by unconverted houses will not normally be considered appropriate."

Policy DM01 of Barnet's Local Plan Development Management Policies DPD states that proposals should be based on an understanding of local characteristics. Criterion (h) of the same policy states that the conversion of dwellings into flats in roads "characterised by houses" will not normally be appropriate. This is because the loss of houses would change the character of the area. The policy states that the ' conversion of dwellings into flats in

roads characterised by houses will not normally be appropriate' and it is considered that the principle behind this policy is also relevant to the current proposal.

The supporting text to Policy DM01 sets out the rationale behind this, which results in part from the characterisation study undertaken as part of the production of the Local Plan. This sets out the character of different parts of the borough and how this character changes and evolves over time. The supporting text states that protecting the character helps to maintain Barnet's heritage, and that development proposals which are out of keeping with the character of an area will be refused.

In particular, DM01(i) states that:

'Loss of houses in roads characterised by houses will not normally be appropriate.'

The submitted planning statement stated Nos. 20 Queens Road (Planning reference nos.: 19/6611/191, 15/05486/FUL) and 24 Sydney Grove Lane (Planning reference no.: 19/4683/FUL) are examples of converted self-contained flats in the vicinity.

Firstly, 19/6611/191 is a lawful development certificate for existing use, so the assessment was against General Permitted Development Order rather than the council's local planning policy, so it is not considered as a material consideration. Secondly, the submission of planning application reference no.: 15/05386/FUL followed a dismissed appeal at the site made under an appeal reference no.: APP/N5090/D/15/3003892. However, the Planning Inspector considered the principle of flat development on No. 20 Queens Road acceptable.

In the case of No.24 Sydney Grove, the principle of flats was considered acceptable on No.24 due to the mixed character on Sydney Grove. The delegated report (19/4683/FUL) stated the following:

" The character of the street is considered to be a mixture of both flats and single family dwellinghouse suggesting the introduction of one additional conversion in this location would indeed preserve the character of the area. Given the mixed character of the street it is not considered the conversion of the property to flat would be acceptable in accordance with Policy Dm01 of the Development Management Policies DPD."

Therefore, it is evidenced that those applications were considered on an individual basis and the circumstances are relatively different from this application including the street character and planning history. As such, they are not considered as a material consideration in this case.

It is acknowledged Wykeham Road is predominately single family dwellings, there are two blocks of converted developments - Wykeham Court and Hendon Park Mansions located on the southern end of Wykeham Road and at the junction of Queens Road. It is noted that Wykeham Court and Hendon Park Mansions are adjacent to Hendon Park which forms part of this cluster of buildings running alongside Queens Road, which is of hotels, parks, synagogue, flats and dwellinghouse. Therefore, these prominent corner locations to the southern side of the street are of a different character than the application site further north along Wykeham Road which benefits from a more traditional suburban character.

Notwithstanding, the existing contemporary design of the host property constitutes a significant contrast from the other houses, the appearance of the existing house is not a material planning consideration as it was considered acceptable on character grounds on planning application reference no.: 16/0674/FUL. The delegated report under planning reference no.:16/0674/FUL stated:

'The proposed replacement dwelling, although contemporary in its design, is considered to reflect the nature of residential development within this area which is dominated by large detached single dwelling houses with mixed character and appearance.'

Hence, the existing detached dwelling house under planning application reference no.: 16/0674/FUL was built to replace the original detached single dwellinghouse on the application site. As such, the planning assessment concluded that the principle of a single dwelling house was considered acceptable and matched with the prevailing character of Wykeham Road. But the principle of converting the existing detached house into flats would be significantly different with a single family detached dwellinghouse.

The street character of Wykeham Road has not materially changed since 2016 and the location of the application site forms part of the cluster of the single family houses. Despite Wykeham Road has a mixed character, the typology map in the Barnet's Local Plan Development Management Policies (sourced by the Characterisation Study 2010) shows that the Wykeham Road falls with the category of 'Suburban' which is sufficient to consider that Wykeham Road is generally characterised by single family dwellinghouses. Hence, after research was carried out on council tax records which shows that there are no properties on Wykeham Road have been converted to flats.

There is an Appeal Decision (Under reference no.: APP/N5090/W/15/3139738 on Nos. 21 - 23 Wickliffe Avenue, Barnet N3 3EL) stated:

'Whilst precedent is not an argument I can see that an incursion on the appeal site into the family dwelling area up this road might make it more difficult to prevent replication which in turn would be additionally harmful and changing to the character of the area.'

In this case, the current proposal does not match with the prevailing street character and the introduction of converted flats would certainly be at odds with the character of this section of the Wykeham Road. Therefore, it is deemed that the principle of conversion of a single family dwellinghouse into flats in Wykeham Road would be contrary to policy DM01 on character grounds, in that it would result in the loss of a house in a street predominantly characterised by houses.

It is therefore deemed that the proposed conversion at Wykeham Road would be unacceptable and consequently this element of the proposal is recommended for refusal.

#### Impact of the proposal on the character and appearance of the building, the street scene and the wider area

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'.

It is noted that the majority of the built form of existing property benefit from planning permission (Reference no.:16/0674/FUL).

There are some minor differences between what was previously approved and present and these include alterations to the size of the rear and front fenestration and minor alterations at roof level in regards to fenestration and balustrades. These changes are subtle and do not

materially alter the design or aesthetic of the built form of the development. It is considered that in light of the previous approval and the minor alterations are acceptable. Therefore, it is considered that the proposed conversion would respect the appearance, scale, mass, height and pattern of surrounding buildings, spaces and streets.

Officers should note the palette of materials were agreed as part of a condition application (16/6556/CON) pursuant to planning permission 16/0674/FUL dated 03/02/2016. The palette of materials remains unchanged and is therefore acceptable.

#### Whether the proposal provides a satisfactory living environment for future occupiers

The scheme proposes the following internal space standards:

Lower ground floor and ground floor:

Flat 1: 3 Bedroom 6 Person (3B6P) 248m<sup>2</sup>

First floor:

Flat 2: 2 Bedroom 4 Person (2B4P) 96.48m<sup>2</sup>

Second floor:

Flat 3: 2 Bedroom 4 Person (2B4P) 62.49m<sup>2</sup>

Lower ground floor and ground Floor:

The proposed ground floor unit provides sufficient Gross Internal Area (GIA) for a single storey 3 Bedroom, 6 Person unit, which has sufficient bedroom spaces for the number of potential inhabitants, and they are under the standards prescribed in the Council's adopted Sustainable Design and Construction SPD (October 2016) and the Mayor's London Plan (2016). The unit benefits from a dual aspect, providing a reasonable standard of natural light access and visual outlook.

First floor:

Flat 2 would also provide sufficient GIA and a 2 Bedroom 4 Person unit. The unit benefit from dual aspect windows. The London Plan sets a requirement of 75% of a new dwelling to be above 2.3 metres in head height.

Second Floor:

Flat 3 would be a 2 Bedroom, 4 Person unit which would meet the minimum GIA standards prescribed in the Council's adopted Sustainable Design and Construction SPD (October 2016) and the Mayor's London Plan (2016). The sustainable design and construction SPD also states that a minimum ceiling height of 2.5 metres for at least 75% of the dwelling area is strongly encouraged. It would have 3m headroom height which would comply with the minimum standards of London Plan.

Amenity space:

Flat 1 would have a balcony with an area of 19.13m<sup>2</sup> at ground floor level facing at their rear garden area with a direct access from the master bedroom. At lower ground floor level, there would be a direct access to the rear garden area at lower ground floor level. Flat 2 would have a balcony with an area of 13.79m<sup>2</sup> at first floor level facing at their rear garden area with a direct access from the bedrooms. Flat 3 would have a balcony with an area of 25.9m<sup>2</sup> and it wraps around the rear, front and southern elevations of the house.

The Mayor's Housing Supplementary Planning Guidance (March 2016) Standard 27 stated that the minimum depth and width for all balconies and other private external spaces should be 1500m.

Although the balconies do not fully comply with the minimum standard under the Mayor's Housing Supplementary Planning Guidance (Standard 27), the provision of outdoor amenity space was considered acceptable under the previously approved scheme under Reference no.: 16/0674/FUL. It is acknowledged that there are no changes in the size or location of the balconies under the current proposal. Moreover, the rear garden area is accessible via the side gate of the site and was considered providing sufficient amenity space for the future occupiers of the unit under the previously approved planning application.

On balance, the proposal would provide sufficient private outdoor amenity space for the occupiers from each unit. Besides, it would provide adequate outlook from each habitable room window. As such, the proposal is considered to form a quality standard of accommodation for the future occupiers of the unit.

No details were submitted on the arrangement of the rear garden for the occupiers under the current proposal. The planning statement stated that the rear garden area would be made available for all the occupiers from the units, this would be acceptable.

Privacy:

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

Each of the units has a private terrace and they have all comprise privacy screening to prevent significant overlooking to neighbouring amenity areas and the terrace at first floor level would be set away from the boundary with No. 14 by over 4 metres. As such, the proposal is not considered to result in a significant loss of privacy and overlooking the neighbouring.

The proposed layout is acceptable in terms of the privacy of adjoining and potential occupiers. There are no identifiable issues of overlooking. As such, the proposal is found to comply with Policy DM01 in this regard.

Stacking:

Sound insulation between units should be incorporated into the scheme which should be in compliance with Requirement E of the Building Regulations 2010 (or any subsequent amendment in force at the time of implementation of the permission). This is due to its relationship both horizontally and vertically to neighbouring residential units. The applicant should achieve the required sound insulation levels. In the event of an appeal, the sound insulation level will be enforced by an appropriate condition.

The proposed internal stacking shows the siting of the proposed dining room for Flat 2 sited above the bedroom for Flat 1. Furthermore, the siting of the proposed dining room for Flat 3 would also sit partially above the dining room for Flat 2.

On balance with the introduction of appropriate sound insulation the internal stacking is considered acceptable, helping to ensure a minimum of noise disturbance between the units.

The impact on the amenities of neighbouring occupiers

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.

The principle of development in the current application is the same as the previously refused application (Under reference no.: 16/0674/FUL), which was not considered to cause any adverse amenity impacts to the neighbouring occupiers. As such, the proposed development would not consider resulting in an unacceptable impact on the amenities of neighbouring occupiers and the scale and size of the development are very similar.

The proposed rear terraces have all comprise privacy screening to prevent significant overlooking to neighbouring amenity areas and the terrace at first floor level would be set away from the boundary with No. 14 by over 4 metres. As such, the proposal is not considered to result in a significant loss of privacy and overlooking to the neighbouring.

The uplift of the proposed comparative to what was approved would be approximately an additional 1 person. This is not considered to result in any additional levels of noise and disturbance that would warrant refusal.

Taking all material considerations into account, it is found that the proposed development would protect the amenities of neighbouring occupiers, in accordance with Policy DM01 of Barnet's Local Plan.

#### Parking and cycle stores

The site has a PTAL value of 3 (Average). According to the Parking Standards as set out in Barnet Council's Local Plan Development Management Policy DM17, the range of vehicular parking spaces which would need to be provided as part of the proposed development is between 3 and 4.5 spaces. The Council's Highways' Department considered no objection to the proposal subject to a Section 106 Legal Agreement to deny future occupants of the right to purchase Control Parking Zone permits and submit evidence of availability of on-street spaces at night.

The applicant did submit an amended Site Plan (PL06-A) illustrating two spaces to the front of the property on the existing hard standing. Highways have assessed this plan and consider that this is not a workable layout and as one space would block the pedestrian access to the site.

As such the proposal has been assessed on the circumstance of one accessible parking space. As such the proposal results in a shortfall of parking spaces of between 2 and 3.5 spaces.

The Council's Highways' Department considered no objection to the proposal subject to a Section 106 Legal Agreement to deny future occupants of the right to purchase Control Parking Zone permits or following submission evidence which illustrate sufficient availability of on-street spaces for any potential overspill

The applicant has not agreed to enter into a section 106 nor have they provided a parking survey to indicate there is sufficient on-street spaces for any potential overspill.

As such the proposal fails to comply with the requirements of Policy DM17 of the Development Management Policies DPD.

## Refuse

A minimum of 5 cycle parking spaces are required accordance with London Plan standards. However, the location of the cycle store shown on the proposed ground floor plan indicate 2 Sheffield stands providing 4 cycle parking spaces which falls short of the minimum requirement.

Furthermore, in accordance with the London Plan any long stay cycle parking should be provided in a covered, sheltered, secure, lockable and enclosed compound. Details of cycle parking would therefore request by way of a planning condition in the event of an approval.

## Refuse

Supplementary Planning Document: Residential Design Guidance (2016) states that waste and recycling can be visually intrusive within the street scene. It goes onto state that waste and recycling storage areas should be integrated within the building or provided on-site and screened within an enclosure or by landscaping avoiding area in front of dwellings.

Refuse storage proposals are acceptable and it is assumed existing refuse collection and servicing arrangements will continue. Details of refuse storage are requested and this should include elevations of the proposed refuse store which should ideally be in a covered enclosure. In the event of an appeal, a condition would be attached to ensure this provision.

## Accessibility and Sustainability

In respect of carbon dioxide emission reduction, the scheme should have been designed to achieve a 6% CO<sub>2</sub> reduction over Part L of the 2013 building regulations. This level of reduction is 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 to any permission to ensure compliance with this Policy.

In terms of water consumption, a condition would be attached to any permission 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 could be conditioned to meet the necessary sustainability and efficiency requirements of the London Plan in the event of approval.

## **5.4 Response to Public Consultation**

N/A

## **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**

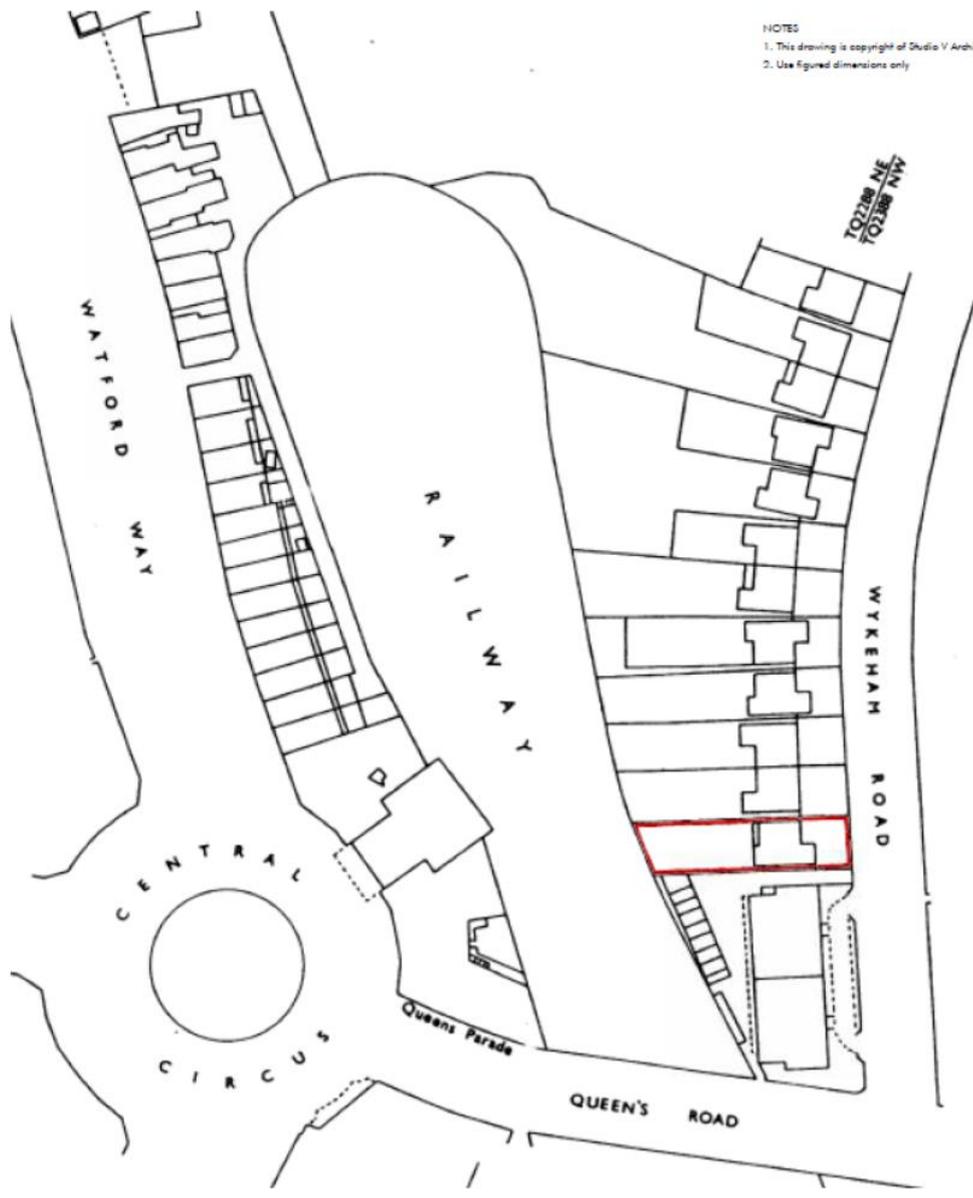
Having taken all material considerations into account, it is considered that the proposed subdivision of the existing large detached single family dwellinghouse, into three smaller dwelling units, would be out of character with the surrounding area, contrary to the character of the street and causing the loss of a house in a street predominantly characterised by houses.

The proposal would provide insufficient off-street parking provision and in the absence of a legal agreement to amend the traffic order or a parking survey to demonstrate that there is sufficient on street parking capacity for the potential parking overspill, the development would be to the detriment of highway and pedestrian safety and the free-flow of traffic.

As a result, the proposal would be contrary to Policy DM01, DM08 and DM17 of the Barnet Development Management Policies DPD (2012), Policies CS1, CS5 CS9 and CS15 of the Barnet Core Strategy (2012), Policy 7.6 of the London Plan (2016) and the guidance contained within the Barnet Residential Design Guidance Supplementary Planning Document (2016).

This application is recommended for Refusal.

NOTES  
1. This drawing is copyright of Studio V Architects Ltd  
2. Use figured dimensions only



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