

Location 1069 Finchley Road London NW11 0PU

Reference: 20/2709/S73 Received: 16th June 2020
Accepted: 16th June 2020

Ward: Garden Suburb Expiry 11th August 2020

Case Officer: Sinead Normoyle

Applicant: Alto Residential Limited

Proposal: Variation of condition 1 (Approved Plans) of planning permission 19/1911/FUL dated 25/07/19 for 'Partial demolition of existing building - erection of new rear extensions and refurbishment incorporating change of use to comprise of office space at ground floor level and 9no self-contained flats within upper floors (including existing roof space) and erection of balustrade for new roof terrace. Relocation of entrance, new fenestration at front and front rooflights. Provision of amenity space including communal roof terrace, cycle parking; refuse/recycling storage.' Variation to include, reconfiguration of the ground floor commercial unit, residential apartments above, fire stair, utilities storage, refuse, storage and bicycle parking. Provision of lower ground floor bicycle store. Changes to the roof terrace, windows and driveway access

OFFICER'S RECOMMENDATION

Approve subject to conditions

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

200203-PL-001-PL1

200203-PL-211-PL1

200203-PL-220-PL1

200203-PL-223-PL1

200203-PL-215-PL1

200203-PL-214-PL1

200203-PL-212-PL1

200203-PL-231-PL1

200203-PL-222-PL1

200203-PL-221-PL1

200203-PL-200-PL4

200203-PL-209-PL3

200203-PL-210-PL4

200203-PL-233-PL4

200203-PL-500-PL3

200203-PL-000-PL-000

Internal Daylight Assessment for Planning May 2020

Acoustic Technical Memorandum, prepared by Environmental Equipment Corporation Ltd. 21/11/2016

Transport statement July 2018

Design and Access Statement, Prepared by AGA Architects; Version 4

Lighting Assessment, prepared by T16 Design.

Revised Construction Management and Logistics Plan (Nov 2018)

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 08.07.2019.

Reason: To comply with Section 51 of the Planning and Compulsory Purchase Act 2004.

- 3 The development shall be implemented in accordance with the details of the retention of the front facade and mitigation measures to prevent damage to the front facade approved under application 17/3014/CON dated 01/06/2017.

Reason: To safeguard the character and visual amenities of the front of the site and wider area and to ensure that the building is constructed in accordance with Policies CS NPPF and CS1 of the Local Plan Core Strategy (adopted September 2012), Policy DM01 of the Development Management Policies DPD (adopted September 2012) and Policies 1.1, 7.4, 7.5 and 7.6 of the London Plan 2016.

- 4 The development shall be implemented in accordance with the materials, including the proposed brise-soleil and solid spandrel panels, approved under application 17/5588/CON dated 11/10/2017.

Reason: To safeguard the character and visual amenities of the site and wider area and to ensure that the building is constructed in accordance with Policies CS NPPF and CS1 of the Local Plan Core Strategy (adopted September 2012), Policy DM01 of the Development Management Policies DPD (adopted September 2012) and Policies 1.1, 7.4, 7.5 and 7.6 of the London Plan 2016.

- 5 The development shall be implemented in accordance with the levels details approved under application 17/3014/CON dated 01/06/2017 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.

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.

- 6 The development shall be implemented in full accordance with the refuse and recycling storage details as approved under this application prior to the first occupation and retained as such thereafter.

Reason: To ensure a satisfactory appearance for the development and satisfactory accessibility; and to protect the amenities of the area in accordance with policies DM01 of the Adopted Barnet Development Management Policies DPD (2012) and CS14 of the Adopted Barnet Core Strategy DPD (2012).

- 7 Before the building hereby permitted is first occupied the proposed windows in the rear elevation facing Temple Gardens shall be glazed with obscure glass only as indicated on hereby approved Drawing no. 200203-PL-223-PL1 and shall be permanently retained as such thereafter and shall be permanently fixed shut with only a fanlight opening. The 4 windows to the south west corner can be opened in accordance with the details shown on drawing 200203-PL-223-PL1.

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 October 2016).

- 8 The green roof and roof landscaping as indicated on hereby approved drawing no.200203-PL-214-PL1 , shall be implemented in accordance with the details approved under application 17/4772/CON prior to the first occupation of the development and retained as such thereafter. Should part of the approved green roof be removed, die, become severely damaged or diseased within five years of the completion of development, it shall be replaced in accordance with the details approved by this condition.

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

- 9 a) The site shall not be brought into use or first occupied until details of the means of enclosure, including boundary treatments and the gated access to the front elevation, have been submitted to and approved in writing by the Local Planning Authority.
- b) The development shall be implemented in accordance with the details approved as part of this condition before first occupation or the use is commenced and retained as such thereafter.

Reason: To ensure that the proposed development does not prejudice the appearance of the locality and/or the amenities of occupiers of adjoining residential properties and to confine access to the permitted points in the interest of the flow of traffic and conditions of general safety on the adjoining highway in accordance with Policies DM01, DM03, DM17 of the Development Management Policies DPD (adopted September 2012), and Policies CS NPPF and CS1 of the Local Plan Core Strategy (adopted September 2012).

- 10 The roof of the building hereby permitted including above second floor, other than in the area indicated as communal roof on Drawing no.200203-PL-214-PL1 ; 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).

- 11 a) Before the development hereby permitted is first occupied, details of privacy screens to be installed shall be submitted to and approved in writing by the Local Planning Authority.
- b) The screens shall be installed 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), the Residential Design Guidance SPD (adopted October 2016) and the Sustainable Design and Construction SPD (adopted October 2016).

- 12 The development shall be carried out in accordance with the desktop study (Preliminary Risk Assessment) and Conceptual Model approved under application 17/2934/CON dated 30/05/2017. Should any evidence of contamination be identified in the soil, then further advice should be sought from an appropriately qualified consultant.

Reason: To ensure the development can be implemented and occupied with adequate regard for environmental and public safety in accordance with Policy CS NPPF of the Local Plan Core Strategy DPD (adopted September 2012), DM04 of the Development Management Policies DPD (adopted September 2012), the Sustainable Design and Construction SPD (adopted October 2016) and 5.21 of the London Plan 2016.

- 13 a) Notwithstanding the details shown on the plans submitted and otherwise hereby approved, the development hereby approved shall not be first occupied or brought into use until details of all acoustic walls, fencing and other acoustic barriers to be erected on the site have been submitted to the Local Planning Authority and approved in writing.
- b) The details approved by this condition shall be implemented in their entirety prior to the commencement of the use or first occupation of the development and retained as such thereafter.

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

- 14 The development shall be carried out in accordance with the noise assessment details approved under application 17/3408/CON dated 05/07/2017. The measures approved under this condition shall be implemented in their entirety prior to the first occupation of the development and retained as such thereafter.

Reason: To ensure that the amenities of occupiers are not prejudiced by rail and/or road traffic and/or mixed use noise in the immediate surroundings in accordance with Policy DM04 of the Development Management Policies DPD (adopted September 2012), the Sustainable Design and Construction SPD (adopted October 2016) and 7.15 of the London Plan 2016.

- 15 The approved air pollution mitigation scheme as detailed under application 17/3408/CON dated 05/07/2017, shall be implemented in its entirety in accordance with details approved under this condition before any of the development is first

occupied and retained as such thereafter.

Reason: To ensure that the amenities of occupiers are protected from the poor air quality in the vicinity in accordance with Policy DM04 of the Development Management Policies DPD (adopted September 2012), the Sustainable Design and Construction SPD (October 2016), and Policy 5.3 of the London Plan 2016.

- 16 The noise mitigation measures, including acoustic ventilators at the front and rear façades to protect against externally generated traffic noise and noise from the adjacent residential development at 1069 Finchley Road, detailed under application 17/3408/CON dated 05/07/2017 shall be implemented in their entirety prior to the first occupation of the development and retained as such thereafter.

Reason: To ensure the amenities of occupiers are not prejudiced by noise from traffic and adjacent residential use in the immediate surroundings, in accordance with Policies DM04 of the Development Management Policies DPD (adopted September 2012), the Sustainable Design and Construction SPD (2016) and 7.15 of the London Plan (2016).

- 17 Prior to the first occupation of the units, copies of Pre-completion Sound Insulation Test Certificates shall be submitted to the Local Planning Authority, confirming compliance with Requirement E of the Building Regulations 2010 (or any subsequent amendment in force at the time of implementation of the permission).

Reason: To protect the amenities of future and neighbouring residential occupiers in accordance with Policies DM02 and DM04 of the Development Management Policies DPD (adopted September 2012) and the Sustainable Design and Construction SPD (October 2016).

- 18 The development shall be implemented in accordance with the measures detailed within the hereby approved document titled "Revised Construction Management and Logistics Plan".

Reason: In the interests of highway safety and good air quality in accordance with Policies DM04 and DM17 of the Development Management Policies DPD (adopted September 2012), the Sustainable Design and Construction SPD (adopted October 2016) and Policies 5.3, 5.18, 7.14 and 7.15 of the London Plan (2016).

- 19 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.

- 20 Before the development hereby permitted is first occupied, the cycle parking spaces and cycle storage facilities as indicated on the hereby approved Drawing no. 200203-PL-200-PL4 and in the revised D and A Statement version P4 shall be

implemented and the spaces shall be permanently retained thereafter.

Reason: To ensure that cycle parking facilities are provided in accordance with the minimum standards set out in Policy 6.9 and Table 6.3 of The London Plan (2016) and in the interests of promoting cycling as a mode of transport in accordance with London Borough of Barnet's Local Plan Policy CS9 of Core Strategy (Adopted) September 2012 and Policy DM17 of Development Management Policies (Adopted) September 2012.

- 21 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 35 % 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 (2016) and the 2016 Mayors Housing SPG.

- 22 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), in all regards other than the sections detailed in the hereby approved document Design and Access Statement by Norton Mayfield Architects. 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.

- 23 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.

- 24 No amplified music or other amplified sound shall be relayed/ transmitted on the roof terrace.

Reason: To protect the amenities of the occupiers of the development and nearby properties and to ensure that they are not prejudiced by the use of the communal roof terrace as amenity space for the future occupiers of the development in accordance with Policy DM04 of the Development Management Policies DPD (adopted September 2012), the Sustainable Design and Construction SPD (adopted October 2016) and 7.15 of the London Plan 2016.

- 25 The roof terrace hereby approved shall not be used before 07:00 hours or after 23:00 hours Mondays-Sundays and Bank Holidays. The roof terrace shall be limited to 24 people at any one time as detailed in the hereby approved document Rooftop Terrace Noise Assessment rev3 Technical Memorandum by Environmental Equipment Corporation Ltd ref EC14746-008 dated 10th December 2018.

Reason: To protect the amenities of the occupiers of the development and nearby properties and to ensure that they are not prejudiced by the use of the communal roof terrace as amenity space for the future occupiers of the development in accordance with Policy DM04 of the Development Management Policies DPD (adopted September 2012), the Sustainable Design and Construction SPD (adopted October 2016) and 7.15 of the London Plan (2016).

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. 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 £135 per sq m on all forms of development in Barnet except for education and health developments which are exempt from this charge. Your planning application has been assessed at this time as liable for a payment under Mayoral CIL.

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. Your planning application has therefore been assessed at this time as liable for a payment under Barnet CIL.

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 Any highway approval as part of the planning process for the reinstatement or alteration to the existing access/crossovers or provision of a new access/crossovers will be subject to detailed survey by the Crossover Team in Development and Regulatory Services as part of the application for access/crossover under Highways

Act 1980 and would be carried out at the applicant's expense including any relocation of street furniture, lighting columns or amendments to parking bays affected by the proposed works. An estimate for this work could be obtained from London Borough of Barnet, Development and Regulatory Services, 2 Bristol Avenue, Colindale, London, NW9 4EW.

- 5 The Highway Authority will require the applicant to give an undertaking to pay additional costs of repair or maintenance of the public highway in the vicinity of the site should the highway be damaged as a result of the construction traffic. The construction traffic will be deemed "extraordinary traffic" for the purposes of Section 59 of the Highways Act 1980. Under this section, the Highway Authority can recover the cost of excess expenses for maintenance of the highway resulting from excessive weight or extraordinary traffic passing along the highway. It is to be understood that any remedial works for such damage will be included in the estimate for highway works.
- 6 The applicant is advised that for construction works adjacent or affecting the public highways, the council's First Contact should be contacted on 0208 359 2000 for any necessary Highways Licenses or any highway approvals deemed necessary.
- 7 The applicant should apply for a Habitual Crossing License for construction vehicles to use the existing crossover. An application for this license could be obtained from London Borough of Barnet, Development and Regulatory Services, 2 Bristol Avenue, Colindale, London, NW9 4EW.
- 8 The applicant is advised that Finchley Road is part of a Strategic Road Network (SRN). Transport for London (TfL) is the Traffic Authority for this road. If the proposed development is likely to cause any disruption to traffic, then the Traffic Management Act (2004) requires the Council to notify Transport for London (TfL) for implementation of construction works. The developer is expected to work with the Council to mitigate any adverse impact on public highway and would require TfL's approval before works can commence.
- 9 The applicant is advised that Finchley Road is Traffic Sensitive Road; deliveries during the construction period should not take place between Monday to Friday from 8.00am-9.30am and 4.30pm-6.30pm and from 9.00am to 4.30pm on Saturday. Careful consideration must also be given to the optimum route(s) for construction traffic and the Development and Regulatory Services should be consulted in this respect.

OFFICER'S ASSESSMENT

1. Site Description

The site is a terraced building on the west side of Finchley Road, previously accommodating the Police Station, within the Garden Suburb Ward. The building is two storeys with additional roof accommodation within a large mansard roof at two more storeys. The building features large parapet walls to either side. To the rear, the building steps down to three storeys with basement. There was also a detached two storey block to the rear close to dwellings on Temple Gardens.

At the rear of the site, consent has been granted for a five-storey building to facilitate 9no self-contained flats under planning reference 15/07709/FUL. This scheme has had variations approved through S73 application and conditions pursuant to the development have been discharged.

The subject application related to planning permission 19/1911/FUL for "Partial demolition of existing building - erection of new rear extensions and refurbishment incorporating change of use to comprise of office space at ground floor level and 9no self-contained flats within upper floors (including existing roof space) and erection of balustrade for new roof terrace. Relocation of entrance, new fenestration at front and front rooflights. Provision of amenity space including communal roof terrace, cycle parking; refuse/recycling storage".

The building is not listed nor does it lie within a conservation area, however the building does make a positive contribution to this section of the Town Centre and is adjacent to the Hampstead Garden Suburb Conservation Area.

2. Site History

Reference: 16/7565/FUL

Address: 1069 Finchley Road, London, NW11 0PU

Decision: Approved following legal agreement

Decision Date: 4 May 2017

Description: Partial demolition of the existing building, erection of new rear extensions and refurbishment incorporating change of use to comprise office space at ground floor level and 6no. self-contained flats on the upper levels. Associated 10no. cycle parking spaces, refuse/recycling provision and amenity space. Relocation of entrance, new fenestration at front and front rooflights

Reference: 17/2723/S73

Address: 1069 Finchley Road, London, NW11 0PU

Decision: Approved subject to conditions

Decision Date: 18 July 2017

Description: Variation of condition 2 (Plans) pursuant to planning permission 15/01377/FUL allowed by appeal (ref. APP/N5090/W/15/3136451) for 'Erection of a new building up to five storey including 11no. off street parking spaces, solar panels to roof, refuse/recycling facilities and cycle storage to create 9no. self-contained flats, following demolition of existing buildings'. , , Variations include changes to the entrance foyer and associated small amendments to the northern elevation and internal alterations. Layout changes to flats on first to fourth floor. Changes to the window configuration on each elevation, siting of the third floor balcony on the western elevation and small extension to the fourth floor roof terrace. Alteration to the layout of the pathway between parking spaces 7 and 8, , Variation of conditions 5 (Bin Stores), 9 (Cycle Parking) and 10 (parking

spaces) to reword and reflect changes to drawing numbers. , , Variation of condition 8 (obscure glazing to Unit 8) to reflect re-numbering of the second floor unit to the west to read Unit 6 and associated changes to drawing number

Reference: 17/2923/CON

Address: 1069 Finchley Road, London, NW11 0PU

Decision: Application Returned

Decision Date: No Decision Made.

Description: Submission of details of condition , pursuant to planning permission 16/7565/FUL dated 04/05/17

Reference: 17/2924/CON

Address: 1069 Finchley Road, London, NW11 0PU

Decision: Approved

Decision Date: 2 August 2017

Description: Submission of details of condition 19 (Construction Management and Logistics Plan) pursuant to planning permission 16/7565/FUL dated 04/05/17

Reference: 17/2934/CON

Address: 1069 Finchley Road, London, NW11 0PU

Decision: Approved

Decision Date: 30 May 2017

Description: Submission of details of condition 12 (Contaminated land- Desktop Study) pursuant to planning permission 16/7565/FUL dated 04/05/17

Reference: 17/3014/CON

Address: 1069 Finchley Road, London, NW11 0PU

Decision: Approved

Decision Date: 1 June 2017

Description: Submission of details of condition 3 (Retention of Front Facade) and condition 5 (Levels) pursuant to planning permission 16/7565/FUL dated 04/05/17

Reference: 17/3408/CON

Address: 1069 Finchley Road, London, NW11 0PU

Decision: Approved

Decision Date: 5 July 2017

Description: Submission of details of condition 14, (Impact of Noise), 15, (Air Quality for Small Developments) and 16, (Noise Report for Site Plant) pursuant to planning permission 16/7565/FUL dated 04/05/2017

Reference: 17/4772/CON

Address: 1069 Finchley Road, London, NW11 0PU

Decision: Approved

Decision Date: 29 August 2017

Description: Submission of details of condition 8 (Green Roof) pursuant to planning permission 16/7565/FUL dated 04/05/17

Reference: 17/5588/CON

Address: 1069 Finchley Road, London, NW11 0PU

Decision: Approved

Decision Date: 11 October 2017

Description: Submission of details of condition 4 (Materials) pursuant to planning permission 16/7565/FUL dated 04/05/17

Reference: 17/6552/S73

Address: 1069 Finchley Road, London, NW11 0PU

Decision: Withdrawn

Decision Date: 11 December 2017

Description: Variation of condition 2 (Approved Plans) and 13 (Demolition and Construction Management and Logistics Plan) and Removal of condition 8 (Obscure Glazing of Unit 6) of planning permission 17/2723/S73 dated 18/07/2017 which varied planning permission 15/01377/FUL for "Erection of a new building up to five storey including 11no. off street parking spaces, solar panels to roof, refuse/recycling facilities and cycle storage to create 9no. self-contained flats, following demolition of existing buildings". Variation to include addition of a roof terrace and associated changes to fenestration

Reference: 17/7490/FUL

Address: 1069 Finchley Road, London, NW11 0PU

Decision: Refused

Decision Date: 9 March 2018

Description: Partial demolition of the existing building, erection of new rear extensions and refurbishment incorporating change of use to comprise office space at ground floor level and 6no. self-contained flats on the upper levels . Associated 12no. cycle parking spaces, refuse/recycling provision and amenity space. Relocation of entrance, new fenestration at front and front rooflights

Reference: 18/1947/S73

Address: 1069 Finchley Road, London, NW11 0PU

Decision: Approved following legal agreement

Date: 1 October 2018

Description: Variation of condition 1 (Plan Numbers) pursuant to planning permission 16/7565/FUL dated 04/05/2017 for 'Partial demolition of the existing building, erection of new rear extensions and refurbishment incorporating change of use to comprise office space at ground floor level and 6no. self-contained flats on the upper levels . Associated 10no. cycle parking spaces, refuse/recycling provision and amenity space. Relocation of entrance, new fenestration at front and front rooflights.', Amendments include changes to third floor layout to both flats to add an additional bedroom per flat (from 1no bed flats to 2no bed flats), 2no additional cycle parking spaces, additional of balcony to third floor level, increase to size of flat rooflights and front rooflights and replacement of brise soleil on the rear elevation with solid brickwork

Reference: 18/2056/S73

Address: 1069 Finchley Road, London, NW11 0PU

Decision: Approved subject to conditions

Decision Date: 29 June 2018

Description: Variation of condition 2 (Approved Plans) and removal of condition 8 (Unit 6 Obscure Glazing) of planning permission 17/2723/S73 dated 18/07/2017 pursuant to planning permission 15/01377/FUL allowed by appeal (ref. APP/N5090/W/15/3136451) for 'Erection of a new building up to five storey including 11no. off street parking spaces, solar panels to roof, refuse/recycling facilities and cycle storage to create 9no. self-contained flats, following demolition of existing buildings.' Variation to include installation of roof terrace and opaque glazing to Unit 6

Reference: 18/3599/FUL

Address: 1069 Finchley Road, London, NW11 0PU

Decision: Refused

Decision Date: 18 September 2018

Description: Partial demolition of existing building - erection of new rear extensions and refurbishment incorporating change of use to comprise of office space at ground floor level and 9no self-contained flats within upper floors (including existing roof space) and erection of balustrade for new roof terrace. Relocation of entrance, new fenestration at front and front rooflights. Provision of amenity space, cycle parking; refuse/recycling storage

Reference: 18/5296/S73

Address: 1069 Finchley Road, London, NW11 0PU

Decision: Approved subject to conditions

Decision Date: 14 December 2018

Description: Variation of condition 2 (Approved Plans) and 11 (Access Arrangement) of planning permission 18/2056/S73 dated 29/06/2018 pursuant to planning permission 15/01377/FUL allowed by appeal (ref. APP/N5090/W/15/3136451) for "Erection of a new building up to five storey including 11no. off street parking spaces, solar panels to roof, refuse/recycling facilities and cycle storage to create 9no. self-contained flats, following demolition of existing buildings." Variation to include entering the site from Finchley Road and exiting from Temple Gardens (a reversal of approved access), change the layout of the parking spaces to allow access into parking bays in the same direction as the flow of traffic, and associated changes in the wording of condition 2 and 11

Reference: 18/6035/FUL

Address: 1069 Finchley Road, London, NW11 0PU

Decision: Withdrawn

Decision Date: 31 July 2019

Description: Partial demolition of existing building - erection of new rear extensions and refurbishment incorporating change of use to comprise of office space at ground floor level and 9no self-contained flats within upper floors (including existing roof space) and erection of balustrade for new roof terrace. Relocation of entrance, new fenestration at front and front rooflights. Provision of amenity space, cycle parking, refuse/recycling storage

Reference: 18/6079/CON

Address: 1069 Finchley Road, London, NW11 0PU

Decision: Approved

Decision Date: 21 January 2019

Description: Submission of details of condition 19 (Construction Management and Logistics Plan), pursuant to planning permission 16/7565/FUL dated 04/05/2017

Reference: 18/6913/CON

Address: 1069 Finchley Road, London, NW11 0PU

Decision: Approved

Decision Date: 12 December 2018

Description: Submission of details of condition 12 (Electric vehicle charging points) pursuant to planning permission 18/2056/S73 dated 29/06/18

Reference: 19/1654/S73

Address: 1069 Finchley Road, London, NW11 0PU

Decision: Withdrawn

Decision Date: 1 April 2019

Description: Variation of condition 2 (Approved Plans) pursuant to appeal APP/N5090/W/18/3204878 dated 05/02/2019 planning reference 17/7490/FUL for 'partial demolition of existing building, extension and refurbishment incorporating change of use to

comprise office space at ground floor level and six self-contained flats (4 x 2 bed/4 person and 2 x 2 bed/3 person) within the upper floors (including existing roof space), cycle parking, refuse/recycling storage and erection of balustrade on roof in connection with use as terrace'. Variation to include increase in self-contained residential units from 6no to 9no

Reference: 19/1911/FUL

Address: 1069 Finchley Road, London, NW11 0PU

Decision: Approved subject to conditions

Decision Date: 25 July 2019

Description: Partial demolition of existing building - erection of new rear extensions and refurbishment incorporating change of use to comprise of office space at ground floor level and 9no self-contained flats within upper floors (including existing roof space) and erection of balustrade for new roof terrace. Relocation of entrance, new fenestration at front and front rooflights. Provision of amenity space including communal roof terrace, cycle parking; refuse/recycling storage

Reference: 19/3146/CON

Address: 1069 Finchley Road, London, NW11 0PU

Decision: Approved

Decision Date: 28 June 2019

Description: Submission of details of conditions 5 (Refuse) 12 (Vehicle charging points) pursuant to planning permission 18/5296/S73 dated 14/12/18

3. Proposal

Variation of condition 1 (Approved Plans) of planning permission 19/1911/FUL dated 25/07/19 for 'Partial demolition of existing building - erection of new rear extensions and refurbishment incorporating change of use to comprise of office space at ground floor level and 9no self-contained flats within upper floors (including existing roof space) and erection of balustrade for new roof terrace. Relocation of entrance, new fenestration at front and front rooflights. Provision of amenity space including communal roof terrace, cycle parking; refuse/recycling storage.' Variation to include, reconfiguration of the ground floor commercial unit, residential apartments above, fire stair, utilities storage, refuse, storage and bicycle parking. Provision of lower ground floor bicycle store. Changes to the roof terrace, windows and driveway access

4. Public Consultation

Consultation letters were sent to 56 neighbouring properties.

12 responses have been received, comprising 12 letters of objection.

The objections received can be summarised as follows:

- The Design & Access statement is misleading, suggesting there will be an additional 2 occupants, however with the increase by 2 x 2 person and 1 x 1 person bedrooms, the increase will be 5.
- It has been suggested that flat 8 will become a 1 person flat yet the plans to be approved show this as a 2-person flat despite being only 44 sqm, which it will undoubtedly be marketed as.
- Through a series of variations, the developers have sought to increase this

development from the original 6 flats and 12 people to 9 flats and 29 people. The amenity space has only increased by 7m and it is unclear how this additional 5m has been found, having already increased this once.

- The submitted plans do not clearly show the changes between the previous applications and this one, so it is unclear what affect changes to the driveway will have. It is also unclear why windows which were previously required to be sealed should be allowed to open.
- The parking survey and noise assessment are not only very out of date but make no provisions for the additional occupants.
- previous comments on the inaccuracies of the parking survey still stand.
- Additional occupants will further increase the parking stress, which due to the decision to reverse the flow of traffic for the development will fall on Temple Gardens.
- The decision to reverse the flow of traffic was made on the basis that the front would be car free, which is no longer the case.
- This proposed increase in occupant is likely to increase the car ownership and through traffic yet further, increasing the danger to pedestrians in Temple Gardens, and causing yet more traffic chaos.
- This proposal provides a high density of occupants exceeding the recommended number of habitable rooms per hectare, with little amenity space.
- Surely Covid-19 has taught us the importance of amenity space and dangers of overcrowding.
- Overdevelopment
- The developers keep changing the plans, adding more and more people into this small building.
- This proposal provides a high density of occupants exceeding the recommended number of habitable rooms per hectare, with little amenity space.
- The submitted parking and noise surveys are out of date and do not take into account the increase in noise and traffic which will be created by this high density increased population.
- We have an existing parking problem in Temple Gardens with an extremely dangerous acute right angled bend where cars will exit the development - although the currently inhabited flat on site is using this gate for both exit AND entrance, contravening planning conditions

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 revised National Planning Policy Framework (NPPF) was published on 19th 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 NPPF states that 'good design is a key aspect of sustainable development, creates better places in which to live and work and helps make development acceptable to communities.... being clear about design expectations, and how these will be tested, is essential for achieving this'. The NPPF retains a presumption in favour of sustainable development. This applies unless any adverse impacts of a development would 'significantly and demonstrably' outweigh the benefits.

The Mayor's London Plan 2016

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

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

The draft New London Plan is at an advanced stage. In December 2019, the Mayor issued the "Intend to Publish" version of the emerging New London Plan. After considering that Plan, on 13 March 2020 the Secretary of State for Housing, Communities and Local Government wrote to the Mayor making a series of eleven Directions to the Plan. The Mayor cannot publish the New London Plan until the Directions have been incorporated, or until alternative changes to policy to address identified concerns have been agreed. Those policies affected by the Directions carry moderate weight, whilst those with no modifications can carry significant weight.

Barnet's Local Plan (2012)

Barnet's Local Plan is made up of a suite of documents including the Core Strategy and Development Management Policies Development Plan Documents. Both were adopted in September 2012.

Relevant Core Strategy Policies: CS NPPF, CS1, CS4, CS5, Relevant Development Management Policies: DM01, DM02, DM03, DM08, DM09.

Barnet's Local Plan (Reg 18) 2020

Barnet's Local Plan -Reg 18 Preferred Approach was approved for consultation on 6th January 2020. The Reg 18 document sets out the Council's preferred policy approach together with draft development proposals for 67 sites. It is Barnet's emerging Local Plan.

The Local Plan 2012 remains the statutory development plan for Barnet until such stage

as the replacement plan is adopted and as such applications should continue to be determined in accordance with the 2012 Local Plan, while noting that account needs to be taken of emerging policies and draft site proposals.

Supplementary Planning Documents

Residential Design Guidance SPD (adopted October 2016)

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.

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:

- Background History;
- The impact on the appearance and character of the area;
- The impact on the amenities of neighbouring and future occupiers.

5.3 Assessment of proposals

Any scheme for the site will need to respect the character and appearance of the local area, related appropriately to the sites context, and ensure protection of the amenities of neighbouring occupiers and the amenities of future occupiers. This will include taking full account of all neighbouring sites and will suitably address the requirements of the development plan policies such as DM01, CS05 (both of the Barnet Local Plan), 7.4 and 7.6 (both of the London Plan).

Background History

The host site benefits from multiple planning permissions.

Planning permission was granted under reference number 16/7565/FUL for the following development:

"Partial demolition of the existing building, erection of new rear extensions and refurbishment incorporating change of use to comprise office space at ground floor level and 6no. self-contained flats on the upper levels".

Planning consent was granted subject to a legal agreement by the Area Planning Committee on the 30th January 2017; pending a legal agreement.

Subsequently Planning application 18/6035/FUL was approved for the following:

"Partial demolition of existing building - erection of new rear extensions and refurbishment incorporating change of use to comprise of office space at ground floor level and 9no self-contained flats within upper floors (including existing roof space) and erection of balustrade for new roof terrace. Relocation of entrance, new fenestration at front and front rooflights. Provision of amenity space, cycle parking; refuse/recycling storage"

In 2019 another grant of permission under application 19/1911/FUL for the following:

"Partial demolition of existing building - erection of new rear extensions and refurbishment incorporating change of use to comprise of office space at ground floor level and 9no self-contained flats within upper floors (including existing roof space) and erection of balustrade for new roof terrace. Relocation of entrance, new fenestration at front and front rooflights. Provision of amenity space including communal roof terrace, cycle parking; refuse/recycling storage"

The subject application wishes to vary 19/1911/FUL consent.

5.3 The impact on the appearance and character of the area

The NPPF attaches great importance to the design of the built environment, stating that, "good design is a key aspect of sustainable development, creates better places in which to live and work and helps make development acceptable to communities" (para.124).

Policy DM01 states, 'development proposals should be based on an understanding of local characteristics and should respect the appearance, scale, mass, height and pattern of surrounding buildings, spaces and streets'.

This application is a variation of condition 1 (Approved Plans) of planning permission 19/1911/FUL dated 25/07/19.

During the application process officer recommended the applicant to omit the proposed alteration to the front entrance and amend the location of the refuse storage so it is to remain as previously consented and the bike storage lockers have also been relocated.

The variations under the subject application, as amended, comprise of the following:

Lower ground floor:

Provision for lower ground floor/undercroft storage to provide bicycle storage for residential dwellings.

Ground floor:

Reconfiguration of the ground floor commercial tenancy amenities (including lobby and addition of a WC) resulting in a small reduction of commercial floorspace;

Reconfiguration of fire stair arrangement,

Reconfiguration of building services located to the rear (west) of the ground floor,

Relocation of bike storage; this development proposed 16 bicycle storage spaces in secure area (access in and out is security controlled, covered from rain (located in

carport),

Minor realignment of driveway access through the site.

First Floor:

Internal reconfiguration of Flat 01. No change in apartment type;

Internal reconfiguration of Flat 02. No change in apartment type;

Internal reconfiguration of Flat 03, including a change from a 1B2P layout to a 2B4P layout.

Second Floor:

Internal reconfiguration of Flat 04. No change in apartment type;

Internal reconfiguration of Flat 05. No change in apartment type;

Internal reconfiguration of Flat 06, including a change from a 1B2P layout to a 2B4P layout.

Third Floor:

Internal reconfiguration of Flat 07. No change in apartment type;

Internal reconfiguration of Flat 08, including a change from a 1B2P layout a Studio Flat.

Internal reconfiguration of Flat 09, including a change from a 1B2P layout to a 2B3P layout.

Fourth Floor/Roof Level:

Minor changes to general arrangement, including a minor increase in size of the communal roof terrace (by 7.35sqm);

Provision for an additional rooflight servicing Flat 09 below.

External Alterations:

Provision for an enlarged opening to the western (rear) elevation at ground level, adjacent to the approved driveway access,

Provision for an additional window to the western (rear) elevation at ground floor, providing natural light to the fire stair core;

Minor reconfiguration of window arrangement to the western (rear) elevation, including provision for openable windows to flats at the south western corner of each floor.

The proposal seeks to maintain same amenity area as consented under application 19/1911/FUL on the roof that will be access via lift or stairs. The proposal increases amenity space on the roof to 139m² compared to 132m² approved under 19/1911/FUL.

The proposal seeks to maintain level access from the street to main entrance as approved under 19/1911/FUL.

There is no change in scale between consented scheme and the subject proposal. No alterations are proposed to the front façade.

The proposed alterations to the internal layout will not impact on the appearance and character of the area.

Overall, much of the alteration/variations pertain to the internal layout of the previously approved development. As such it is not considered that the subject application would negatively impact on the character of appearance of the building or surrounding area.

Impact on the amenities of neighbours

Barnet policy DM01 requires new development to have due regard to the amenity of existing occupiers in neighbouring buildings.

The proposed scheme increases the number of habitable rooms from 20 to 24. Proposed 6 x 2-bedroom flats have east and south facing windows, whereas all windows of 2 x 1 bedroom flats and 1 x Studio flat face eastern (street) side.

It is considered that the proposal will not negatively impact the residential amenities of the building or the surrounding residents.

Provision of adequate accommodation for future occupiers

In terms of the amenity for future occupiers, the Planning Authority expects a high standard of internal design and layout in new residential development to provide an adequate standard of accommodation. The London Plan and Barnet's Sustainable Design and Construction SPD sets out the minimum space requirements for residential units.

The London Plan (2016) and the Sustainable Design and Construction SPD (2016) set out the minimum space requirements for residential units and bedrooms.

Ground Floor:

Commercial unit - 132.34m²

Atrium - 28.09m²

Staircase - 13.2m²

Refuse Storage - 9.24m²

Lobby - 2.47

Under stair WC - 1.98

First Floor:

Flat 1 2bx4p

Kitchen / Living / Dining - 41.4m² (approved application 19/1911/FUL) proposed 34.05m²

Bedroom 1 - 14.3m² (approved application 19/1911/FUL) proposed 13.42m²

En-suite 4.95m² (approved application 19/1911/FUL) proposed 4.84m²

Bedroom 2 - 13.09m² (approved application 19/1911/FUL) proposed 13.7

Bathroom - 3.89m² (approved application 19/1911/FUL) proposed 4.21m²

Hall - 4.77m² (approved application 19/1911/FUL) proposed 7.17m²

Storage - 1.63m² (approved application 19/1911/FUL) proposed 7.7m²

Private Amenity - 6.25m² (approved application 19/1911/FUL) 6.72m²

Flat 2 1bx2p

Kitchen / Living / Dining - 28.03m² (approved application 19/1911/FUL) proposed 23.9m²

Bedroom - 17.9m² (approved application 19/1911/FUL) proposed 15.36m²

En-suite - 4.17m²

Bathroom - 4.00m² (approved application 19/1911/FUL) proposed 4.15m²

Hall - 6.57m² (approved application 19/1911/FUL) proposed 4.35m²

Storage - 1.74m² (approved application 19/1911/FUL) proposed 0.39m²

Flat 3 changing from 1bx2p to 2bx4p

Kitchen / Living / Dining - 33.51m² 31.56m²

Bedroom 1 - 14.53m² (approved application 19/1911/FUL) proposed 12.33m²

En-suite - 4.08m² (approved application 19/1911/FUL) proposed 3.79m²

WC - 2.43m²

Bedroom 2 - 15.5m²

Bathroom - 4.22m²

Hall - 7.47m² (approved application 19/1911/FUL) proposed 6.06m²

Storage - 7.45m² (approved application 19/1911/FUL) proposed 4.48m²

Second Floor:

Flat 4 2b4p

Kitchen / Living / Dining - 42.42m² (approved application 19/1911/FUL) proposed 33.97m²

Bedroom 1 - 14.3m² (approved application 19/1911/FUL) proposed 13.41m²

En-suite - 4.95m² (approved application 19/1911/FUL) proposed 4.85m²

Bedroom 2 - 11.79m² (approved application 19/1911/FUL) proposed 15.9m²

Bathroom - 3.92m² (approved application 19/1911/FUL) proposed 4.21m²

Hall - 4.93m² (approved application 19/1911/FUL) proposed 7.19m²

Storage 1.63m² (approved application 19/1911/FUL) proposed 7.12m²

Utility Cupboard - 0.93m²

Private Amenity - 6.25m² (approved application 19/1911/FUL) proposed 6.71m²

Flat 5 1xb2p

Kitchen / Living / Dining 28.07m² (approved application 19/1911/FUL) proposed 22.38m²

Bedroom 19.66m² (approved application 19/1911/FUL) proposed 15.93m²

Bathroom 3.73m² (approved application 19/1911/FUL) proposed 4.02m²

Hall 6.57m² (approved application 19/1911/FUL) proposed 4.37m²

Storage 1.74m² (approved application 19/1911/FUL) proposed 0.40m²

Flat 6 Change from 1bx2p to 2bx4p

Kitchen / Living / Dining 33.11m² (approved application 19/1911/FUL) proposed 31.09m²

Bedroom 1 - 15.13m² (approved application 19/1911/FUL) proposed 12.33m²

En-suite 4.08m² (approved application 19/1911/FUL) proposed 3.79m²

WC 2.4m²

Bedroom 2 15.51m²

Bathroom 4.21m²

Hall 7.51m² (approved application 19/1911/FUL) proposed 6.06m²

Storage 7.45m² (approved application 19/1911/FUL) proposed 4.48m²

Flat 7 2bx4p

Kitchen / Living / Dining 27.9m² (approved application 19/1911/FUL) proposed 28.26m²

Bedroom 1 - 13.09m² (approved application 19/1911/FUL) proposed 13.41m²

En-suite - 4.02m² (approved application 19/1911/FUL) proposed 4.83m²

Bedroom 2 - 12.13m² (approved application 19/1911/FUL) proposed 13.14m²

Bathroom 3 - 89m² (approved application 19/1911/FUL) proposed 4.2m²

Hall - 4.67m² (approved application 19/1911/FUL) proposed 6.88m²

Store - 2.02m² (approved application 19/1911/FUL) proposed 3.66m²

Utility Cupboard - 0.92m²

Private Amenity - 6.25m² 6.72m²

Flat 8 1bx2p Studio

Kitchen / Living / Dining 30.31m² (approved application 19/1911/FUL) proposed 35.16m²

Bedroom 17.22m²

Bathroom 4.02m² (approved application 19/1911/FUL) proposed 4.15m²

Hall 5.37m²

Store 1.49m²

Roof:

Communal Roof Terrace - 139.35m²

Plantroom - 2.91m²

Staircase - 15.34m²

Provision of adequate outdoor amenity space for future occupiers

In terms of outdoor amenity space, Barnet's Sustainable Design and Construction SPD sets out the minimum standards for outdoor amenity space provision in new residential developments. For flats 5m² of space per habitable room.

The proposal provides amenity space in the form of a roof terrace which has been increased in size from previously approved 132m² to 139.35m².

As previously, 3 of the flats have a private balcony.

The proposal is considered to provide an acceptable level of private amenity space for future occupiers.

The approved development under 19/1911/FUL included provision for a 6x1-bed and 3x2-bed arrangement, with a total of 12 habitable rooms and a cumulative 24 residents overall. The proposed modification delivers an internal reconfiguration to provide for a revised 3x1-bed and 6x2-bed arrangement, with a total of 15 habitable rooms and a cumulative 28 persons overall. This is an increase of three (3) habitable rooms and up to four (4)

additional residents within the building.

The proposal increases the total amenity space from 151m² (under planning application 19/1911/FUL) to 160m² and exceeds 5m² per habitable room Amenity Space Standards of Barnet Unitary Development Plan Policy H18 – Residential Development.

Highways and Parking Provision

Barnet policy DM17 states that the Council will expect development to provide parking in accordance with the London Plan standards.

Council's highways team have been consulted and advised that the originally proposed refuse and cycle storage was unacceptable. The proposals were therefore amended.

Highways has no objection subject to conditions and informatives.

5.4 Response to Public Consultation

All planning related matters are considered to be covered in the above report.

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 subject to compliance with the attached conditions, the proposed development would have an acceptable impact on the character and appearance of the application site, the street scene and the locality. The development is not considered to have an adverse impact on the amenities of neighbouring occupiers. This application is therefore recommended for approval.



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