

**Location** **18 Cotswold Gardens London NW2 1QU**

**Reference:** **21/5994/FUL** Received: 12th November 2021  
Accepted: 16th November 2021

Ward: Golders Green Expiry 11th January 2022

**Case Officer:** **Frances Haines**

Applicant: Mr Michael Brodtman

Proposal: Conversion of a single residential dwelling into 2no self-contained residential units with associated refuse and cycle storage. Reduction to built height of the front parapet of the side extension [amended description]

### **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:

T04072021-001  
T04072021-002  
T04072021-003V3  
T04072021-004V3  
T04072021-005V4  
T04072021-006V3

Reason: For the avoidance of doubt and in the interests of proper planning and so as to ensure that the development is carried out fully in accordance with the plans as assessed in accordance with Policies CS NPPF and CS1 of the Local Plan Core

Strategy DPD (adopted September 2012) and Policy DM01 of the Local Plan Development Management Policies DPD (adopted September 2012).

- 2 This development must be begun within three years from the date of this permission.

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

- 3 The materials to be used in the external surfaces of the building(s) shall match those used in the existing building(s).

Reason: To safeguard the visual amenities of the building and surrounding area in accordance with Policy DM01 of the Development Management Policies DPD (adopted September 2012) and Policies CS NPPF and CS1 of the Local Plan Core Strategy (adopted September 2012).

- 4 a) Before the development hereby permitted is first occupied, details of enclosures and screened facilities for the storage of recycling containers and wheeled refuse bins or other refuse storage containers where applicable, together with a satisfactory point of collection shall be submitted to and approved in writing by the Local Planning Authority.

b) The development shall be implemented in full accordance with the details as approved under this condition prior to the first occupation and retained as such thereafter.

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

- 5 Details of cycle parking including the type of stands, gaps between stands, location of cycle parking and type of store proposed shall be submitted to and approved in writing by the Local Authority. Thereafter, before the development hereby permitted is occupied, 4 long stay cycle parking spaces in accordance with the London Plan Cycle Parking Standards and London Cycle Design Standards shall be provided and shall not be used for any purpose other than parking of vehicles in connection with the approved development.

Reason: To ensure that adequate and satisfactory provision is made for the parking of vehicles in the interests of pedestrian and highway safety and the free flow of traffic in accordance with London Borough of Barnet's Local Plan Policy CS9 of Core Strategy (Adopted) September 2012 and Policy DM17 of Development Management Policies (Adopted) September 2012.

- 6 Prior to the first occupation of the development hereby approved it shall be constructed incorporating carbon dioxide emission reduction measures which

achieve an improvement of not less than 6% in carbon dioxide emissions when compared to a building constructed to comply with the minimum Target Emission Rate requirements of the 2010 Building Regulations. The development shall be maintained as such in perpetuity thereafter.

Reason: To ensure that the development is sustainable and minimises carbon dioxide emissions and to comply with the requirements of policies DM01 and DM02 of the Barnet Development Management Polices document (2012), Policies SI1 and SI13 of the London Plan 2021 and the 2016 Mayors Housing SPG.

- 7 Prior to the first occupation of the new dwellinghouse(s) (Use Class C3) hereby approved they shall all have been constructed to have 100% of the water supplied to them by the mains water infrastructure provided through a water meter or water meters and each new dwelling shall be constructed to include water saving and efficiency measures that comply with Regulation 36(2)(b) of Part G 2 of the Building Regulations to ensure that a maximum of 105 litres of water is consumed per person per day with a fittings based approach should be used to determine the water consumption of the proposed development. The development shall be maintained as such in perpetuity thereafter.

Reason: To encourage the efficient use of water in accordance with policy CS13 of the Barnet Core Strategy (2012) and Policy SI5 of the London Plan (2021).

### **Informative(s):**

- 1 In accordance with paragraphs 38-57 of the NPPF, the Local Planning Authority (LPA) takes a positive and proactive approach to development proposals, focused on solutions. The LPA has produced planning policies and written guidance to assist applicants when submitting applications. These are all available on the Council's website. A pre-application advice service is also offered. The LPA has negotiated with the applicant/agent where necessary during the application process to ensure that the proposed development is in accordance with the Development Plan.
- 2 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](mailto: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](http://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](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](http://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](mailto:street.naming@barnet.gov.uk) or by telephoning 0208 359 4500.

- 4 Refuse collection points should be located within 10 meters of the Public Highway. Alternatively, the dustbins will need to be brought to the edge of public highways on collection days. Any issues regarding refuse collection should be referred to the Cleansing Department.
- 5 For any proposal new crossovers or modification to the existing crossovers, a separate crossover application must be submitted for approval to the Highways Authority. Details of the construction and location of the new crossover are required to be agreed with the highway authority. Any street furniture, road markings or parking bays affected by the proposed works following site investigation would be relocated at the applicant's expense.

In the case where a highway tree is present in the vicinity of the proposed access road or a crossover for the development the final approval would be subject to the detailed assessment carried out by the Highways Crossover Team in conjunction with the highway tree section as part of the crossover application. The outcome of this assessment cannot be prejudged.

Please Note: A maximum width of a crossover allowed from a public highway is 4.2 metres.

Information on application for a crossover could be obtained from London Borough of Barnet, Crossover Team, Development and Regulatory Services, 2 Bristol Avenue, Colindale, NW9 4EW.

Works on public highway shall be carried out by the Council's contractors. An estimate for this work could be obtained from London Borough of Barnet, Development and Regulatory Services, 2 Bristol Avenue, Colindale, NW9 4EW.

## **OFFICER'S ASSESSMENT**

### **1. Site Description**

The application site is located at 18 Cotswold Gardens consisting of a two-storey semi-detached dwellinghouse with front and rear amenity space. The area surrounding proposed site is mainly residential consisting of similar two-storey semi-detached properties with front and rear amenity spaces. The site is located within the Golders Green ward.

### **2. Site History**

Reference: 21/0713/HSE

Address: 18 Cotswold Gardens, London, NW2 1QU

Decision: Approved subject to conditions

Decision Date: 23.07.2021

Description: Part single, part two storey rear extension. New pitched roof over existing first floor flat roof. New front porch (Amended Plans)

### **3. Proposal**

The proposal is to convert the existing single family dwelling into 2no self-contained flats, with associated refuse and cycle storage.

Flat 1 will be located on the ground floor and will be a 3 bedroom, 4 person flat. Occupants will have access to 105sqm of private amenity space.

Flat 2 will be located across the first floor and loft space and will be a 3 bedroom, 4 person flat. Occupants will have no access to private amenity space.

### **4. Public Consultation**

Consultation letters were sent to 33 neighbouring properties. 14 objections have been received. The objections can be summarised as follows:

- Too many houses being turned in to flats
- More likely to be 3 flats rather than 2
- Overdevelopment and densification
- Overcrowding
- Tenants won't engage with the community as one family would
- Multiple cars are against the original ethos of the garden estate
- Traffic and lack of parking consideration
- Intensification will increase the risk of this junction
- Flat conversions have had a noticeable negative cumulative impact on our area
- Numerous refuse bins have adversely affected and cluttered the character of our area at the expense of biodiversity.
- Poor design
- Potential access to a second floor flat
- These homes were built as family homes
- Many houses with ugly loft and rear extensions
- Pressure put on to services and schools
- Goes against local authority guidance on SUDs drainage

#### **4.1 Internal consultation:**

Highways: The LPA's Highways department were consulted regarding the proposal. No objections were raised subject to 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 National Planning Policy Framework (NPPF) was amended 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 NPPF states that 'good design is a key aspect of sustainable development, is indivisible from good planning, and should contribute positively to making places better for people'. The NPPF retains a presumption in favour of sustainable development. This applies unless any adverse impacts of a development would 'significantly and demonstrably' outweigh the benefits.

##### The Mayor's London Plan 2021

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. 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 new London Plan which sets out the Mayor's overarching strategic planning framework for the next 20 to 25 years was adopted on the 2nd March 2021 and supersedes the previous 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, DM03, DM08, DM17.

The Council's approach to development as set out in Policy DM01 is to minimise the impact on the local environment and to ensure that occupiers of new developments as well as neighbouring occupiers enjoy a high standard of amenity. Policy DM01 states that all development should represent high quality design and should be designed to allow for adequate daylight, sunlight, privacy and outlook for adjoining occupiers. Policy DM02

states that where appropriate, development will be expected to demonstrate compliance to minimum amenity standards and make a positive contribution to the Borough. The development standards set out in Policy DM02 are regarded as key for Barnet to deliver the highest standards of urban design.

### Barnet's Local Plan (Reg 22) 2021

Barnet's Draft Local Plan -Reg 22 - Submission was approved by the Council on 19th October 2021 for submission to the Secretary of State. Following submission, the Local Plan will now undergo an Examination in Public. The Reg 22 document sets out the Council's draft planning policy framework together with draft development proposals for 65 sites. It represents Barnet's draft 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 the policies and site proposals in the draft Local Plan and the stage that it has reached.

### Supplementary Planning Documents

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:

- o Principle of the development
- o Whether the proposal provides satisfactory living accommodation for future occupiers
- o Whether harm would be caused to the character and appearance of the existing building, the street scene and the wider locality;
- o Whether harm would be caused to the living conditions of neighbouring residents
- o Impact on trees and landscaping
- o Impact on highways;
- o Refuse Storage;
- o Cycle Storage.

### **5.3 Assessment of proposals**

#### Principle of conversion into flats

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 Paragraph 2.8.1 of the Development Management Document 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 flatted 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 2012 (LP) 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.

It is recognised that it is not always appropriate to allow the conversion of a single-family dwelling house into flatted accommodation. However, in the case of this application it is acceptable.

Cotswold Gardens is predominantly residential. An examination of planning history and council tax records shows that some properties on Cotswold Gardens have been converted to self-contained flats. This includes the nearby properties at Nos 44 and 56 Cotswold Gardens and Nos 22 and 54 Grampian Gardens, along with other properties on Cotswold Gardens and within the Golders Green Estate.

Upon a review of planning history in Cotswold Gardens the principle of flats has been established in the following applications: application 44 (15/04606/FUL), 56 (F/00284/09) 94 (19/1940/FUL), 100 (18/7314/FUL) 103 (20/2718/FUL) and 147 (F/00299/14). Weight is given to the prevalence of existing flat conversions in the area. In addition, the VOA Council Tax records confirm a number of flat conversions in situ along Cotswold Gardens. Overall, officers also conclude in this instance that the proposed conversion would be acceptable in this location and would not be contrary to local planning policy including Policy DM01(h).

The conversion of a single family dwelling into flats in this location is therefore considered to be acceptable in principle.

#### Whether the proposal provides satisfactory living accommodation for future occupiers:

Policy DM02 states that where appropriate, development will be expected to demonstrate compliance to minimum amenity standards and that development makes a positive contribution to the borough.

The London Plan (2021), Barnet's policies and Sustainable Design SPD (Oct 2016) set out the minimum space requirements for residential units and bedrooms.

- The minimum requirements for Gross Internal floor Area (GIA) for 3 bedroom 4 persons, one storey dwellings is 74sq metres

- The requirements for Gross Internal floor Area (GIA) for 3 bedroom 4 persons, two storey dwellings is 84sq metres

The proposed flats would all exceed these requirements, therefore offering a good level of amenity for future occupiers.

Table 2.2: Internal layout and design requirements of Barnet's Sustainable Design SPD (Oct 2016) states that bedrooms should meet the following requirements.

- Single bedroom: minimum area should be 7.5 m<sup>2</sup> and should be at least 2.15m wide;
- Double/twin bedroom: minimum area should be 11.5 m<sup>2</sup> and should be at least 2.75m wide and every other double (or twin) bedroom and at least 2.55m wide.

The bedrooms in the proposed flats meet these requirements.

#### *Room Stacking:*

The Residential Design Guidance SPD (October 2016) requires that the vertical stacking of rooms between flats should as far as practical ensure that bedrooms do not overlap living rooms, kitchens and bathrooms on other floors. The proposed layout provides reasonable stacking provision.

#### *Glazing:*

Barnet's Sustainable Design SPD (Oct 2016) section 2.4 states that glazing to all habitable rooms should not normally be less than 20% of the internal floor area of the room. Bedrooms and living rooms/kitchens should have a reasonable outlook with clear glazed windows. The bedrooms and living spaces in both flats all have good outlook, therefore providing good amenity for future occupiers.

#### *Amenity Space*

Barnet's Local Plan expects that sufficient and functional amenity space should be provided for all new houses and flats wherever possible. Table 2.3 within the Sustainable Design and Construction SPD indicates that for flats, outdoor amenity space should be 5 m<sup>2</sup> per habitable room.

The ground floor flat will have sole access to the rear garden which is 105sqm. This exceeds the minimum requirement in terms of space and therefore will offer a good level of amenity for future occupiers.

Paragraph 2.3.312 of the Mayor's Housing SPG (March 2016) states that: 'In exceptional circumstances, where site constraints make it impossible to provide private open space for all dwellings, a proportion of dwellings may instead be provided with additional internal living space equivalent to the area of the private open space requirement. This area must be added to the minimum GIA.'

The first floor/loft flat does not have access to any outdoor space. The flat comprises of 6no habitable rooms. Therefore, an excess of 30sqm of internal space would need to be provided to make up for the shortfall of outdoor space. The minimum GIA for this size flat is 84sqm. 111sqm of floor space has been provided, therefore an excess of 27sqm is provided. Although this is a 3sqm shortfall, given the proximity of the property to Clitterhouse Playing fields (located behind the site and within a 5 minute walk), on balance, the proposed flat is considered to offer a good level of amenity for future occupants.

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

Any scheme for the site will need to respect the character and appearance of the local area, relate appropriately to the sites context and comply with development plan policies in these respects. This will include suitably addressing the requirements of development plan policies such as DM01, CS05 (both of the Barnet Local Plan), D1 and D4 (both of the London Plan).

The front parapet wall of the existing two-storey side extension has been increased in height without planning consent. It is considered that this element appears dominant within the street scene. As such, amendments were requested and received during the application process which reduced the height by approx. 0.3 metres. This would be 0.5 metres taller than the pre-existing height and would now sit above the eaves of the main building. On balance, it is not considered that this increase in height would have a detrimental impact on the character and appearance of the property and street scene. The flat roof appearance was an established part of the property; therefore this continuation is not considered to have any further significant impact.

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

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

The existing property serves a 5no. bed family dwelling capable of accommodating up to 8.no persons. The existing front entrance would provide common resident access whilst internal doors would provide separate access to respective units. The 2no self-contained flats would cumulatively accommodate up to 8no persons across the site. The occupancy level therefore would be the same as existing levels, however a change in tenure from single family to flatted development thereby accommodating 2no. unrelated groups across the site is apparent. Given site circumstances which includes the same occupancy and established residential use of the site and local area, the conversion is not considered to result in an intensity of use that would be harmful to the neighbouring residential occupiers by way of noise and disturbance and comings and goings.

Given the above reasons, the scheme is considered acceptable on the grounds of residential amenity.

Impact on highways:

The LPA's Highways department were consulted regarding the proposal.

The site lies within a PTAL 2 zone, which means that there is poor public transport accessibility to and from the site.

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 2 and 3 off-street parking space. The applicant has proposed 2 car parking spaces to be accommodated off-street which is acceptable on highways grounds.

### Refuse and Recycling Storage:

Proposals for residential conversions must include suitably enclosed refuse areas at the rear of the property. If it is not practical, storage areas at the front or side of the property should be adequately screened so as not to become a dominant feature, and to avoid loss of amenity. The application shows that the refuse area will be situated in the front garden. This is considered to be an acceptable location for the bin store. A condition has been proposed regarding the detailed design and size of the bins stores.

### Cycle Storage:

Cycle parking and cycle storage facilities should be provided in accordance with the London Borough of Barnet's Local Plan, in the interests of promoting cycling as a mode of transport. A minimum of 4x cycle parking spaces are required for this proposal (2x for each of the units).

2 x cycle spaces have been proposed for both flats, therefore meeting the minimum requirement. Highways have requested further details by way of condition to ensure enclosed and lockable.

## **5.4 Response to Public Consultation**

'Too many houses being turned in to flats'

- Flatted development is a characteristic of properties along Cotswold Gardens and within the Golders Green estate. Whether these were granted consent of converted without, it is evidence that these contribute towards the character. Therefore, the LPA have no grounds to refuse the principle of flats as it would not be contrary to the mixed character of the area.

'More likely to be 3 flats rather than 2'

- This application is only for 2 flats and this is clear on the floor plans. 3 flats would require planning permission and would need to meet relevant space standards.

'Overdevelopment and densification' / 'Overcrowding'

- The occupancy levels will remain the same as the existing property. Therefore, the site will not increase in density. The extensions were previously approved.

'Tenants won't engage with the community as one family would'

- This is not a material planning consideration

'Multiple cars are against the original ethos of the garden estate'

- The flat sizes will not result in a large amount of cars

'Traffic and lack of parking consideration'

- Parking has been provided. An increase of 1 unit will not result in traffic.

'Intensification will increase the risk of this junction'

- The site will not be intensely occupied, with the same occupancy level as existing. Highways have raised no objection to flatted development on this junction.

'Flat conversions have had a noticeable negative cumulative impact on our area'

- It is not considered that this conversion will negatively impact the surrounding area as flatted development forms part of the established character.

'Numerous refuse bins have adversely affected and cluttered the character of our area at the expense of biodiversity.'

- The applicant will be required to provide details of the bin storage facilities prior to the flats being occupied. This is so that officers can ensure the storage facility is acceptable in terms of appearance and impact on the street scene

'Poor design'

- The extensions are not a consideration as these have already been approved. The flats are considered to be of a good design, offering a good level of amenity for future occupants (assessed in more detail in the main body of the report)

'Potential access to a second floor flat'

- This application is only for 2 flats and this is clear on the floor plans. 3 flats would require planning permission and would need to meet relevant space standards.

'Many houses with ugly loft and rear extensions'

- The extensions are not a consideration as these have already been approved.

'Pressure put on to services and schools'

- As an additional unit has been created, the owner will be subject to paying Community Infrastructure Levy.

'Goes against local authority guidance on SUDs drainage'

- This is not a material consideration of this application

## **6. Equality and Diversity Issues**

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

## **7. Conclusion**

Having taken all material considerations into account, it is considered that the proposed development would have an acceptable impact on the character and appearance of the application site and the general locality. The development is not considered to have an adverse impact on the amenities of neighbouring occupiers. This application is therefore recommended for approval.

