

**Location** 131 Friern Barnet Road London N11 3DY

**Reference:** 21/0891/FUL Received: 18th February 2021  
Accepted: 18th February 2021

Ward: Coppetts Expiry 15th April 2021

**Case Officer:** Zakera Matin

Applicant: CGV Holdings LLP

Proposal: Conversion of the existing dwelling into 3no self-contained flats including part single, part two storey rear extensions following demolition of existing extensions. Associated refuse/recycle area and cycle store

### **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:

163/20 1  
163/20 3  
163/20 4  
Planning Statement  
Parking Survey

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

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

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

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

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

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

- 4 The roof of the extension hereby permitted shall only be used in connection with the repair and maintenance of the building and shall at no time be converted to or used as a balcony, roof garden or similar amenity or sitting out area.

Reason: To ensure that the amenities of the occupiers of adjoining properties are not prejudiced by overlooking in accordance with policy DM01 of the Development Management Policies DPD (adopted September 2012).

- 5 Notwithstanding the provisions of any development order made under Section 59 of the Town and Country Planning Act 1990 (or any Order revoking and re-enacting that Order) no windows or doors, other than those expressly authorised by this permission, shall be placed at any time in the flank elevation(s), of the extension(s) hereby approved, facing no.133 and 129.

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).

- 6 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).

7 a) Before the development hereby permitted is first occupied cycle parking spaces and cycle storage facilities shall be provided in accordance with a scheme to be submitted to and approved in writing by the Local Planning Authority.

b) The development shall thereafter be implemented in accordance with the details as approved under this condition and 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.

8 a) No site works or development (including any temporary enabling works, site clearance and demolition) shall take place until a dimensioned tree protection plan in accordance with Section 5.5 and a method statement detailing precautions to minimise damage to trees in accordance with Section 6.1 of British Standard BS5837: 2012 (Trees in relation to design, demolition and construction - Recommendations) have been submitted to and approved in writing by the Local Planning Authority.

b) No site works (including any temporary enabling works, site clearance and demolition) or development shall take place until the temporary tree protection shown on the tree protection plan approved under this condition has been erected around existing trees on site. This protection shall remain in position until after the development works are completed and no material or soil shall be stored within these fenced areas at any time. The development shall be implemented in accordance with the protection plan and method statement as approved under this condition.

Reason: To safeguard the health of existing trees which represent an important amenity feature in accordance with Policy DM01 of the Development Management Policies DPD (adopted September 2012), Policies CS5 and CS7 of the Local Plan Core Strategy DPD (adopted September 2012) and Policy 7.21 of the London Plan 2016.

9 a) A scheme of hard and soft landscaping, including details of existing trees to be retained and size, species, planting heights, densities and positions of any soft landscaping for the forecourt, shall be submitted to and agreed in writing by the Local Planning Authority prior to the occupation of the hereby approved development.

b) All work comprised in the approved scheme of landscaping shall be carried out before the end of the first planting and seeding season following occupation of any part of the buildings or completion of the development, whichever is sooner, or commencement of the use.

c) Any existing tree shown to be retained or trees or shrubs to be planted as part of the approved landscaping scheme which are removed, die, become severely damaged or diseased within five years of the completion of development shall be replaced with trees or shrubs of appropriate size and species in the next planting season.

Reason: To ensure a satisfactory appearance to the development in accordance with Policies CS5 and CS7 of the Local Plan Core Strategy DPD (adopted September 2012), Policy DM01 of the Development Management Policies DPD (adopted September 2012), the Sustainable Design and Construction SPD (adopted October 2016) and 7.21 of the London Plan 2016.

- 10 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 (adopted April 2013).

- 11 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 of the London Plan and the 2016 Mayors Housing SPG.

- 12 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 10 % 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 of the London Plan (2021) and the 2016 Mayors Housing SPG.

## Informative(s):

- 1 In accordance with paragraphs 38-57 of the NPPF, the Local Planning Authority (LPA) takes a positive and proactive approach to development proposals, focused on solutions. The LPA has produced planning policies and written guidance to assist applicants when submitting applications. These are all available on the Council's website. A pre-application advice service is also offered. The LPA has negotiated with the applicant/agent where necessary during the application process to ensure that the proposed development is in accordance with the Development Plan.
- 2 The Community Infrastructure Levy (CIL) applies to all 'chargeable development'. This is defined as development of one or more additional units, and / or an increase to existing floor space of more than 100 sq m. Details of how the calculations work are provided in guidance documents on the Planning Portal at [www.planningportal.gov.uk/cil](http://www.planningportal.gov.uk/cil).

The Mayor of London adopted a CIL charge on 1st April 2012 setting a rate of £60 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](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 If a concrete pump lorry is operated from the public highway, the surface of the highway and any gullies or drains nearby must be protected with plastic sheeting. Residue must never be washed into nearby gullies or drains. During the development works, any gullies or drains adjacent to the building site must be maintained to the satisfaction of the Local Highways Authority. If any gully is damaged or blocked, the applicant will be liable for all costs incurred. The Applicant shall ensure that all watercourses, drains, ditches, etc. are kept clear of any spoil, mud, slurry or other material likely to impede the free flow of water therein.
- 6 The Highway Authority will require the applicant to give an undertaking to pay additional costs of repair or maintenance towards any damage to the public highway in the vicinity of the site should the highway be damaged as a result of the construction traffic related to the proposed development. 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.

## **OFFICER'S ASSESSMENT**

The application is referred to committee because of number of objections received.

## 1. Site Description

The application site is an end of terrace dwelling located on the northern side of Friern Barnet Road. The property features single storey rear, first floor rear projection, loft conversion. The property is a 4 bed 8 person dwelling.

The application site and neighbouring properties are characterised by front gable roofs. Surrounding properties include terraced, semi-detached and detached dwellings predominantly with 2 to 3 storeys in height. Neighbouring properties are extensively extended at the rear.

There is a side garage which has been recently given permission under ref: 20/5766/FUL to demolish and construct a two storey dwelling with rooms in the roofspace. This existing garage is not part of the application site. A recent site visit shows that no work has started, and the existing garage remains as existing.

The surrounding area is predominantly residential in character consisting of single-family dwellings, flatted conversions and developments.

The proposal property is not listed and does not fall within a conservation area.

## 2. Site History

Reference: 20/3541/FUL

Address: 131 Friern Barnet Road N11 3DY

Description: Conversion of property into 3 no self-contained units. Part single, part two storey side and rear extension. Alterations and extension to existing roof. Associated refuse/recycling area and cycle store

Decision: Refused

Date: 22.10.2020

Reasons:

The proposed development would by reason of its size, bulk, design including its awkward form amount to a poor form of design, to the detriment of the character of the existing dwelling and wider locality contrary to Policies 3.5, 7.4 and 7.6 of the London Plan (2016), Policies CS NPPF, CS1, CS5 of the Local Plan Core Strategy (Adopted September 2012), and policies DM01 of the Local Plan Development Management Policies DPD (Adopted September 2012) and the Residential Design Guide (2012).

The proposed first floor side/rear extension element, by reason of its excessive depth, bulk and proximity to the boundary, would result in an unacceptable loss of outlook and increased sense of enclosure as perceived from habitable windows from No.129 and 133 Friern Barnet Road to the detriment of the residential amenities of neighbouring occupiers and contrary to Policy DM01 of the LB Barnet: Local Plan (Development Management Policies) DPD (2012) and the LB Barnet: Residential Design Guidance SPD (2016).

The proposed extensions and internal layout, by virtue sense of enclosure, loss of light and privacy and disturbance, would result in a poor and sub-standard accommodation detrimental to the amenity of future occupants. of Bedroom 2 and 3 (Unit 1). The proposal is contrary to Policy 3.5 of the adopted London Plan (2016), Policy CS5 of the Barnet's Local Plan (Core Strategy) DPD and Policies DM01 and DM02 of the Barnet's Local Plan (Development Management Policies) DPD (both adopted September 2012), SPD: Sustainable Design and Construction (Adopted 2016) and SPD: Residential Design



Guidance (Adopted 2016).

The proposed subdivision of the rear amenity space, by virtue of its container-like appearance, would adversely impact the usability of the space to the detriment of the future occupiers of the site. In addition, the access to the rear amenity space, by virtue of its narrow alley-way would have an adverse effect on residential amenities of the future residents. The proposal would therefore be contrary to policy DM01 and DM02 of the adopted Barnet Development Management Policies and the Supplementary Planning Document: Sustainable Design and Construction and Supplementary Planning Document: Residential Design Guidance.

Reference: 20/5766/FUL

Address: 131 Friern Barnet Road N11 3DY

Description: Erection of a two storey dwelling with rooms in the roofspace following demolition of the existing garage. Associated off street parking, cycle store, refuse and recycling and amenity space

Decision: Approved subject to conditions

Date: 04.06.2021

Reference: N04929

Address: 131 Friern Barnet Road N11 3DY

Decision: Approved subject to conditions

Decision Date: 8 September 1975

Description: Alterations involving conversion of dwelling house into three self-contained flats.

Reference: N04929A

Address: 131 Friern Barnet Road N11 3DY

Decision: Approved subject to conditions

Decision Date: 23 April 1980

Description: Double garage at rear

Reference: N04929B

Address: 131 Friern Barnet Road N11 3DY

Decision: Approved subject to conditions

Decision Date: 13 November 1987

Description: Erection of attached three-storey house.

Reference: N04929C

Address: 131 Friern Barnet Road N11 3DY

Decision: Approved subject to conditions

Decision Date: 16 June 1991

Description: Erection of detached garage.

### **3. Proposal**

The proposal is for conversion of the existing dwelling into 3no self-contained flats including part single, part two storey side and rear extension. Associated refuse/recycle area and cycle store.

Single storey rear infill extension would be 9m deep on the side of existing single storey rear projection and would be 2.2m wide. It would feature a flat roof.

First floor rear extension would be 3m deep on the side of existing first floor rear projection and would be 2.2m wide. It would feature a mono-pitched roof.

The ground floor 1 would be 3 bed, 5person flat with a Gross Internal Area (GIA) of 89 sqm. There would be two double bed, one single bed, bathrooms, storage and living, dining, kitchen.

The first floor 2 would be 1 bed 2 person flat with gross Internal Area (GIA) of 52 sqm. There would be a double bed, shower room and living dining kitchen and storage.

Flat 3 at second floor would be a studio flat with Gross Internal Area (GIA) of 37 sqm with a shower.

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

Consultation letters were sent to 128 neighbouring properties.

Six objections received as below

- insufficient parking
- 2 planning applications on same property
- two many family homes have been converted into flats.
- Site plan is not correct

#### **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 in July 2021. 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 2021

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.

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.

### 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, CS 4, CS5.
- Relevant Development Management Policies: DM01, DM02, DM08, DM17.

### Barnet's Draft Local Plan 2021

Barnet's Draft Local Plan on 26th November 2021 was submitted to the Planning Inspectorate for independent examination which will be carried out on behalf of the Secretary of State for the Department of Levelling Up, Housing and Communities. This is in accordance with Regulation 22 of the Town and Country Planning (Local Planning) (England) Regulations 2021 (as amended).

The Regulation 22 Local Plan sets out the Council's draft planning policy framework together with draft development proposals for 65 sites. 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.

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

### Supplementary Planning Documents

Residential Design Guidance SPD (adopted October 2016)

- Provides detailed guidance that supplements policies in the adopted Local Plan and sets out how development should preserve and enhance character within the Borough.

Sustainable Design and Construction SPD (adopted October 2016)

- Provides detailed guidance that supplements policies in the adopted Local Plan, and sets out how sustainable development will be delivered in Barnet.

## **5.2 Main issues for consideration**

The main issues for consideration in this case are:

- Principle of conversion into flats
- Whether harm would be caused to the character and appearance of the existing building, the street scene and the wider locality;
- Whether harm would be caused to the living conditions of neighbouring residents.
- Whether the proposal provides a satisfactory level of accommodation for future residents
- Impact on Highways
- Impact on trees

### **5.3 Assessment of proposals**

The applicant has submitted amended site plan and revised elevations. The revised site plan shows the existing detached garage is not part of the site. The first floor roof of the proposed rear extension has been amended to show pitched roof.

A recent site visit shows the existing garage remains existing on site and no work has started as per a recent approved permission under 20/5766/FUL.

The proposal is different from the refused scheme under 20/3541/FUL, where the first floor rear extension had a depth of total 9.2m and featured a flat roof. The current proposal has been reduced in scale.

- Principle of Conversion into Flats

Core strategy CS4 of Barnet emphasised on providing housing choice in Barnet. In Paragraph 9.1.1 it states

"In order to create successful communities, we need to maximise housing choice providing a range of sizes and types of accommodation that can meet aspirations and increase access to affordable and decent new homes. This includes homes for those who need larger dwellings including families, as well as homes for smaller households such as single key workers, or older and vulnerable people who may require accommodation in order to live independently."

Paragraph 9.2.3 further mentions that, "Barnet's households are forecast to get smaller; the average household size will fall to 2.29". Paragraph 9.2.7 states that, "It is important that the size and mix of homes delivered will match the size and composition of Barnet's changing population."

DM8 of Barnet Development Management Policy ensures variety of sizes of new homes to meet housing need. In paragraph 9.1.2 it States that, "Barnet's growing and increasingly diverse population has a range of needs that requires a variety of sizes of accommodation."

In this respect the proposed conversion would provide one, 3 bed 5 person family unit at ground floor level, 1bed two person flat at first floor and a studio flat at second floor in the space of existing single family dwelling . Though the proposal would result in loss of a single family dwelling, the conversion would facilitate the need of diverse community in Barnet by providing different size units. The proposal would provide a 3 bed family unit and the proposed conversion would therefore comply with the policy.

SPD Residential Design Guide 2016 in paragraph 15.2 mentions that, "Conversions in appropriate locations should not have any detrimental effect; they should not raise privacy

issues, parking problems or have adverse effects on residential amenity."

Paragraph 15.5 of the SPD further states that, "Conversions generate extra movement of people and vehicles and the alterations required to accommodate such a use can impact upon the character and appearance of the locality. Conversion proposals are therefore likely to be resisted in areas of low density housing where the character is predominantly in single family occupation and where the external alterations would impact on the appearance of the local area (e.g. two front doors).

From reviewing satellite imagery and looking at the Council Tax website, a number of other properties along Friern Barnet Road have undertaken similar works to convert their properties into flats. It is considered therefore that the area is mixed with and characterised by flats. The conversion of a single-family dwelling into flats in this location is therefore considered to be acceptable in principle. The principle of conversion was also established in previous applications 20/3541/FUL and N04929.

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

Policy DM01 states that: 'Development proposals should be based on an understanding of local characteristics. Proposals should preserve or enhance local character and respect the appearance, scale, mass, height and pattern of surrounding buildings, spaces and streets.'

A recent site visit shows the existing garage remains existing on site and no work has started as per a recent approved permission under 20/5766/FUL. This garage site is not part of application site.

The proposal does not include any change to the front elevation. There would be no change on the vehicular access. The existing entrance door at ground level would be used for the proposal.

The proposal includes a single storey rear extension which would be an infill extension and would be sited on the side of the existing single storey rear projection and would have same depth and would feature a flat roof with similar height as the existing. This element of the proposal is not considered to have any detrimental impact on the character of the property.

The proposal is different from the refused scheme under 20/3541/FUL, where the first floor rear extension had a depth of total 9.2m and featured a flat roof. The current proposal has been significantly reduced in scale.

Unlike the previous refused scheme, the proposal includes first floor rear extension which would be only 3m deep and would be an infill extension sited to the side of the existing first floor rear projection. The depth at 3m is considered modest. It is noted that, the first floor would be a full width extension with mono- pitched roof. However, It is noted that neighbouring properties are extensively extended with deep single and two to three storey rear extensions. In this context, where neighbouring properties are extensively extended at the rear and when the rear of the proposal would not be rightly visible from the street, it is not considered that this element of the proposal would have any additional detrimental impact on the character of the area.

Overall. It is considered that, the proposal would not have any detrimental impact on the character of the property, street scene and local area.

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

The proposal includes a single storey rear extension, which would be an infill extension sited on the west side of the existing single storey rear projection. It would have a depth of 9m similar to the existing and would feature a flat roof as the existing with same height as existing. This element of the proposal would not have any detrimental impact on the amenities of neighbouring property no.129 as it would be buffered by the subject property. This element of the proposal would be sited 5.6m away from the common boundary with no.133 which also features a single storey rear extension along the common boundary. It is not considered that this element of the proposal would have any detrimental impact on the amenities of neighbouring property no.133 because of the separation gap present.

The proposal is not considered to have any detrimental impact on the existing garage on the side, which features an existing kitchen at the rear and rear elevation features kitchen windows. That kitchen and garage does not feature any side window facing the proposal. The proposal features high level windows facing the existing garage, which are not considered to have detrimental impact on the amenities on that garage site.

The proposal includes a first floor rear infill extension of 3m depth same as the existing and would be sited to the west side of the existing first floor rear extension. This element of the proposal would not have any detrimental impact on the amenities of neighbouring property no.129 as it would be buffered by the subject property. It is noted that, no.129 features a deep three storey rear extension sited away from the boundary and a loft conversion with a flat roofed dormer. The proposed first floor element would be sited 5.6m away from the common boundary with neighbouring property no.133 and would not cause any overshadowing or overbearing impact for no.133 because of the acceptable depth of 3m at first floor level and separation gap of 5.6m.

The existing garage does not feature any habitable room at loft and it is not considered that the proposed first floor rear extension would have any detrimental impact on the amenities of the garage site. Furthermore, no flank wall window is proposed facing the garage site, and there would not be overlocking impact.

It is considered that the proposal would not introduce any additional impact on the amenities on the neighbouring properties in terms of daylight, outlook, privacy, overlooking or overbearing impact.

The proposed occupancy level would be same as existing occupancy of 8 person. On this basis the proposal is not considered to result in unacceptable noise and disturbance.

Overall, the scheme is not considered to be harmful to the residential amenities of neighbouring occupiers.

- Whether the proposal provides a satisfactory level of accommodation for future residents

The London Plan (2016) and the Sustainable Design and Construction SPD (2016) set out the minimum space requirements for residential units and bedrooms. The proposed 3 bed 5 person ground floor flat with 89 Gross Internal Floor Area would be above the required 86 sqm and would meet the requirement. The double bedrooms are calculated above required 11.5 sqm. The single bed would be more than 7.5 sqm. The bedrooms would

meet the required standard. The unit would provide sufficient storage space of 2.5 sqm.

The first floor flat with GIA of 52 sqm would meet the requirement for 1 bed 2 person which is required 50 sqm, as per London Plan. There would be 1.5 sqm storage space which would meet the minimum standard.

The studio flat with a shower and GIA of 37 sqm would meet the requirement.

The proposed flats would be dual aspect and would provide reasonable level of outlook and daylight for each of rooms. The flats would provide acceptable living space and would overall be acceptable.

Residential Design Guidance advocates for appropriate stacking of new units to avoid living areas being located above bedrooms which are likely to experience noise sensitivity. It is noted that, the living area of first floor flat would be above the bedroom of ground floor flat, which is not ideal. A condition requiring sound insulation in accordance with Building Regulations will be recommended. While there may be some impact on the living conditions of the proposed ground floor, this is not considered to be of sufficient harm to warrant refusal and can be reduced through sound insulation measures to be incorporated.

The existing rear garden would provide amenity space for the ground floor flat and would meet the minimum standard. The applicant did not show any amenity space for upper floor flats. However, the upper floor flats would be two person flat and studio and would not be family units. The issue is a balanced one, the public park at Princes Park Manor on the opposite side of Friern Barnet Road (the entrance to which is some 73 m away) offers some mitigation and on balance it is considered that, overall this deficiency should not result in the application being refused.

#### - Refuse and recycling

The submitted drawings show refuse storage at the front of the property. The plans do not show the materials and details of the bin storage. It is recommended a condition is included to require final details of the refuse and recycling stores.

#### - Impact on Highways

Highways officers were consulted on the proposal. The officer informed that, 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 spaces.

The applicant has not made provision to provide off-street car parking space. The officer recommended Car Parking Survey to be conducted in line with the Lambeth Methodology, by the applicant. It is advisable to include photographic evidence of the survey, to ascertain whether there is sufficient availability on street to accommodate the potential overspill.

The applicant subsequently provided parking survey which demonstrated that, there is 60 parking spaces available within 200m of the site. It is therefore, considered that the required 2/3 parking spaces can be accommodated on nearby on street.

The applicant has made provision to provide cycle parking spaces at the rear end and the front end of the property. A condition is attached for detail of cycle parking.

#### Impact on Trees

Councils Arboriculturist has no objection to the proposal subject to conditions for Tree protection and method statement to include on site monitoring of tree protection measures and Landscaping to frontage.

#### **5.4 Response to Public Consultation**

Addressed in the 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 and provide a satisfactory level of accommodation for the future occupiers of the units. This application is therefore recommended for approval.



