

Location **12 Hillview Gardens London NW4 2JH**

Reference: **21/6227/FUL** Received: 26th November 2021
Accepted: 26th November 2021

Ward: Hendon Expiry 21st January 2022

Case Officer: **Wilf Foster**

Applicant: Mr & Mrs Cohen

Proposal: Conversion of the existing dwelling into 2no self-contained flats.
Single storey front extension. Addition of juliette balcony to rear
dormer. Associated cycle parking [amended]

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:

Drawings: 12-03-FT; 12-04-FT.

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 Details of cycle parking including the type of stands, gaps between stands, location and type of cycle store proposed shall be submitted to and approved in writing by the Local Planning Authority. Thereafter, before the development hereby permitted is occupied, 3 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 cycles 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.

- 5 Prior to occupation of the development details of the siting and appearance of the proposed refuse stores, along with refuse collection arrangements, shall be in place in accordance with the submitted planning application.

Reason: In the interest of highway safety 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.

- 5 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).

- 6 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 wholesome 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. Any use of grey water and/or rain water systems needs to be separate from the potable (wholesome) water system and needs to meet the requirements and guidance set out in Part G of the Building Regulations.

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), Policy SI 5 of the London Plan 2021 and Barnet's Sustainable Design and Construction SPD (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 £60 per sq m on all forms of development in Barnet except for education and health developments which are exempt from this charge.

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.

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 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.

The developer is informed that hoarding, scaffolding, crane and skips on or abutting the public highway require a licence. To make an application for these licences please contact the council's Highways Licence Team on 0208 359 3555 for any necessary Highways Licenses or email highwayscorrespondence@barnet.gov.uk.

The applicant is advised that due to the large number of schools and school children in the area that site deliveries during the construction period should not take place between 0800 hrs to 0900hrs and 1500 hrs to 1600 hrs. 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

This application has been brought before the Committee at the request of Cllr Prager for the following reason:

I would like to call in this application on the grounds of potential loss to a single family home contrary to local plan DM01 and particularly DM08.

1. Site Description

The application site is a two-storey single family mid terrace dwelling house with an 'L' shaped rear building line. It is noted that the application site has an existing first floor rear projection linking to shared boundary of No. 10. It also benefits from recent extensions including a single storey rear extension and L-shaped rear dormer window.

The surrounding locality is mainly residential consisting also of similar two-storey residential dwelling houses. The site is located within the Hendon ward. The site does not lie within a conservation area, nor does it contain any listed buildings.

2. Site History

Reference: 15/00871/PNH

Address: 12 Hillview Gardens, London, NW4 2JH

Decision: Prior Approval Required and Refused

Decision Date: 17 March 2015

Description: Single storey rear extension with a proposed depth of 6 metres from original rear wall, eaves height of 3 metres and maximum height of 3 metres

Reference: 15/01772/PNH

Address: 12 Hillview Gardens, London, NW4 2JH

Decision: Prior Approval Required and Refused

Decision Date: 23 April 2015

Description: Single storey rear extension with a proposed depth of 6 metres from original rear wall, eaves height of 3 metres and maximum height of 3 metres

Reference: 15/03419/191
Address: 12 Hillview Gardens, London, NW4 2JH
Decision: Lawful
Decision Date: 1 July 2015
Description: Rear single storey extension structure and conversion of loft into habitable room.

Reference: 20/2856/HSE
Address: 12 Hillview Gardens, London, NW4 2JH
Decision: Refused
Decision Date: 24 August 2020
Description: First floor rear extension. New front porch

Reference: 20/5015/192
Address: 12 Hillview Gardens, London, NW4 2JH
Decision: Lawful
Decision Date: 23 November 2020
Description: Roof extension involving rear dormer window with juliette balcony and 2no front facing rooflights

Reference: 20/6184/HSE
Address: 12 Hillview Gardens, London, NW4 2JH
Decision: Refused
Decision Date: 5 March 2021
Description: First floor rear extension. New front porch

Reference: 21/5456/HSE
Address: 12 Hillview Gardens, London, NW4 2JH
Decision: Approved subject to conditions
Decision Date: 23 November 2021
Description: Single storey front extension to replace ground floor bay window (amended description)

3. Proposal

This application seeks planning permission for "Conversion of the existing dwelling into 2no self-contained flats. Single storey front extension. Addition of juliette balcony to rear dormer. Associated cycle parking [amended]".

The proposed single storey front extension would infill between the front entrance and the front bay window to create a flush front elevation at ground floor. It is proposed to add a juliette balcony to the existing opening to the rear dormer window.

The proposal includes a rear garden comprising 32 sqm providing private amenity space for Flat A. It provides a cycle store to the rear and refuse and recycling store to the front of the site. It is car-free.

The proposal will create 1no self-contained flats:
Flat A - 1-bedroom (2 person), 53.1 sqm;
Flat B - 1-bedroom (2 person), 57.7 sqm.

4. Public Consultation

Consultation letters were sent to 66 neighbouring properties. No representations were received by the end of the consultation period.

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 20 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, 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 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.

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 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.

Supplementary Planning Documents

Residential Design guidance SPD (adopted October 2016)

- Sets out information for applicants to help them design an extension to their property which would receive favourable consideration by the Local Planning Authority and was the subject of separate public consultation. The SPD states that large areas of Barnet are characterised by relatively low density suburban housing with an attractive mixture of terrace, semi-detached and detached houses. The Council is committed to protecting, and where possible enhancing the character of the borough's residential areas and retaining an attractive street scene.
- States that extensions should normally be subordinate to the original house, respect the original building and should not be overly dominant. Extensions should normally be consistent in regard to the form, scale and architectural style of the original building which can be achieved through respecting the proportions of the existing house and using an appropriate roof form.
- In respect of amenity, states that extensions should not be overbearing or unduly obtrusive and care should be taken to ensure that they do not result in harmful loss of outlook, appear overbearing, or cause an increased sense of enclosure to adjoining properties. They should not reduce light to neighbouring windows to habitable rooms or cause significant overshadowing, and should not look out of place, overbearing or intrusive when viewed from surrounding areas.

Sustainable Design and Construction SPD (adopted October 2016)

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

5.2 Main issues for consideration

The main issues for consideration in this case are:

- Principle of flats in this location;
- Whether harm would be caused to the character and appearance of the existing building, the street scene and the wider locality;
- Whether harm would be caused to the living conditions of neighbouring residents.
- Whether satisfactory living standards would be provided for future occupiers; and
- Whether harm would be caused to highway safety.

5.3 Assessment of proposals

Principle of flats in this location

The Borough has an attractive and high-quality environment that the Council wishes to protect and enhance. It is therefore considered necessary to carefully assess both the design and form of new development to ensure that it is compatible with the established character of an area that is defined by the type and size of dwellings, the layout, intensity, and relationship with one another and their surroundings. Proposals involving the redevelopment of sites in residential localities are required to reflect the particular character of the street in which the site is located and the scale and proportion of the houses.

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

Within Chapter 2 of the Core Strategy, which is a material consideration in the determination of this application, the Council state the following: "The conversion of existing dwellings into flats can have a cumulative effect that damages the quality of the environment and detracts from the character of established residential areas. Conversions may be appropriate in certain types of property or street but can harm the character by changing the function of a neighbourhood through more activity which increases noise and disturbance and thus impacts on amenity. This intensification of use can often involve more people movements, increased car movements, more rubbish to be collected and more deliveries. Flat conversions must therefore be situated in appropriate locations characterised by housing that has already undergone significant conversions or redevelopment to small 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 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.

The surrounding area is residential in character, comprising a mix of single-family dwellings and flats, many of which are the result of conversions from single dwellings. An examination of planning history and council tax records shows that several properties on Hillview Gardens are in use as self-contained flats. As such, officers consider that the area surrounding the applicant site is not characterised by single dwellinghouses only but has a more mixed character established by the presence of flat conversions. Therefore, officers 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 proposals would result in the loss of the existing three-bedroom house and its replacement with 2no 1-bedroom dwellings, therefore providing an additional 1no housing unit. Officers note that three-bedroom (market) houses are identified as a medium priority dwelling in Policy DM08 of the Local Plan. However, in this instance, given the size of the existing building and constraints to further extending it, it is not considered that it would be feasible to provide a dwelling mix comprising of larger or family-sized units. On balance, taking into consideration the small scale of the proposed development and the additional housing unit that would be provided, the proposals are not considered to be contrary to Policy DM08 or to warrant a reason for refusal in respect of the loss of the existing dwelling.

With regard to the use of the site, the proposed development would result in an occupancy of 4 persons compared with the existing three-bedroom house. This represents a slight reduction in the expected number of occupants and therefore would not be considered an unacceptable intensification of the use of the site.

The principle of conversion to flats is therefore considered to be acceptable, subject to the considerations below.

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

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

The proposed single storey front extension is modest in scale and would not result in a disproportionate increase to the front of the existing building. It is noted that the adjacent property at No. 10 appears to have constructed a similar form of extension and therefore the proposal would not be out of keeping with the streetscene. As such, the proposed extension is considered to be acceptable.

The proposed addition of balustrading to the existing opening to the rear dormer window is considered to be acceptable in terms of its appearance and impact on character. It is noted that juliette balconies are normally considered to be permitted development.

Overall, officers consider that the proposed development would have an acceptable impact on the existing building, streetscene and local character. It would therefore accord with Policy DM01 of Barnet's Local Plan.

- Whether harm would be caused to the amenity of neighbouring occupiers.

Policy DM01 of the Local Plan states that any schemes must protect the amenity of neighbouring residents. It is necessary to assess the impact of all new development on neighbouring amenity, including impact on light, outlook, privacy and causing a feeling of overbearing.

The proposed front extension, given its modest scale and siting, would not harm the amenities of any neighbouring occupiers. The proposed juliette balcony would not result in any material overlooking of neighbouring properties.

Conversions to flats can constitute an intensification of the use of a site, which carries increased noise and disturbance to neighbouring occupiers compared with a single dwellinghouse. In this instance, given the character of flats on this section of Hillview Gardens and the small scale of the proposed conversion, it is not considered to be such that it would result in an unacceptable impact on the amenities of neighbouring occupiers.

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

Whether the proposal provides a satisfactory living environment for future occupiers

The development would create 2 no self-contained flats. The gross internal area of the flats would be as follows:

Flat A - 1-bedroom (2 person), 53.1 sqm;

Flat B - 1-bedroom (2 person), 57.7 sqm.

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

borough. The London Plan (2016) and Barnet's policies and Sustainable Design SPD (Oct 2016) sets out the minimum GIA requirements for residential units. The proposed units would meet the minimum space standards and are considered to be acceptable in this regard.

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 m² and is at least 2.15m wide;
- Double bedroom: minimum area should be 11.5 m² and at least 2.75m wide.

The proposed bedrooms comply with these minimum standards.

The sustainable design and construction SPD also states that a minimum ceiling height of 2.5 metres for at least 75% of the dwelling area is strongly encouraged. It is considered that the proposed units would benefit from adequate internal ceiling height.

Room stacking/siting

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 is considered to provide adequate stacking provision ensuring bedrooms are stacked above bedrooms and kitchen and living areas likewise.

Light/Outlook

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. Both proposed dwellings are dual-aspect and benefit from adequate levels of light and outlook.

Amenity

Section 2.3 of the Sustainable Design and Construction SPD (2016) states that for flats there should be a minimum of 5m² of outdoor amenity space per habitable room.

The proposal provides a rear garden comprising 32 sqm of amenity space for Flat A. No outdoor amenity space is provided for Flat B. Given that the property is terraced, has a narrow width, and does not benefit from any external access to the rear garden, it is not considered that it would be feasible to subdivide the rear garden to provide outdoor amenity space for both units. Some weight is given to the proximity of the site to nearby open space such as Dollis Valley Greenwalk (approx. 5 minutes' walk). It is also noted that many similar properties on Hillview Gardens comprise self-contained flats where it is understood that the upper flats similarly do not have access to outdoor amenity space. Taking these factors into consideration and that the proposed dwellings are one-bedroom units otherwise benefitting from a good level of amenity, it is not considered that lack of provision of outdoor amenity space for Flat B would warrant a reason to refuse permission in this instance.

Privacy

Policy DM01 states that 'Development proposals should be designed to allow for adequate

daylight, sunlight, privacy and outlook for adjoining and potential occupiers and users'. There are not considered to be any overlooking issues in this instance and the proposals are considered to provide a good level of privacy for future occupiers.

Parking and cycle stores

The site has a PTAL rating of 1b (where 0 is worst and 6b is best), meaning the public transport accessibility is poor. The site is not within a Controlled Parking Zone (CPZ). With regard to the maximum 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 0 and 2 spaces.

The proposal is car-free. Given the poor accessibility of the site, this is considered to be an under-provision of 2no spaces. However, it is noted that the existing dwelling would be expected to generate a parking demand of 1.5no spaces and also benefits from no off-street parking. The increased parking demand of 0.5no spaces compared with the existing use is not considered to cause a detrimental transport impact or warrant a reason for refusal.

Cycle parking provision is shown to the front of the site housed within secure enclosures. The total provision shown is 3no bikes. This would be in accordance with London Plan standards. A condition is attached to ensure this provision.

Therefore, the proposed development is considered to be acceptable on highways grounds.

Refuse

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

The proposed development includes the provision of screened bin enclosures to the front of the site. Details of the screened facilities will be required by condition to ensure their siting and appearance is appropriate and does not harm the character or visual amenities of the site.

Accessibility and Sustainability

In terms of water consumption, a condition would be attached to any permission to require each unit to receive water through a water meter, and be constructed with water saving and efficiency measures to ensure a maximum of 105 litres of water is consumed per person per day, to ensure the proposal accords with Policy 5.15 of the London Plan (2016 Minor Alterations).

The proposed development therefore could be conditioned to meet the necessary sustainability and efficiency requirements of the London Plan in the event of an approval.

5.4 Response to Public Consultation

N/A.

6. Equality and Diversity Issues

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

7. Conclusion

The proposed development, subject to the recommended conditions, would have an acceptable impact on the character, appearance of the host properties and streetscene and would not harm the residential amenities of neighbouring occupiers. The proposal would also provide an adequate level of accommodation for future occupiers and would not have a harmful impact on the surrounding highways network or public safety. As such, the proposal is in accordance with relevant local planning policy and is recommended for approval, subject to the recommended conditions.

