

Location **13 Wycombe Gardens London NW11 8AN**

Reference: **22/0502/FUL** Received: 2nd February 2022
Accepted: 3rd February 2022

Ward: Childs Hill Expiry 31st March 2022

Case Officer: **Ashley Niman**

Applicant: Mr Sodeinde

Proposal: Erection of a two storey dwelling with basement level and rooms in the roofspace, following demolition of existing dwelling

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 Chair (or in their absence the Vice-Chair) 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:

013WY-A-01-001
013WY-A-03-001
013WY-A-03-002
013WY-A-03-003
013WY-A-03-004
013WY-A-05-001
013WY-A-05-002
013WY-A-06-001
013WY-A-06-002
013WY-A-06-003
013WY-A-06-004

13WY-A-01-001
13WY-A-03-101
13WY-A-03-102
13WY-A-03-103
13WY-A-03-104
13WY-A-03-105
13WY-A-05-101
13WY-A-05-102
13WY-A-06-101
13WY-A-06-102
13WY-A-06-103
13WY-A-06-104

Planning Statement (UPP 03.02.2022)

Preliminary Roost Assessment Survey (Arbtech Consulting Ltd, 10.01.2022)

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 a) No development other than demolition works shall take place until details of the materials to be used for the external surfaces of the building(s) and hard surfaced areas hereby approved have been submitted to and approved in writing by the Local Planning Authority.

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

Reason: To safeguard the character and visual amenities of the site and wider area and to ensure that the building is constructed in accordance with Policies CS NPPF and CS1 of the Local Plan Core Strategy (adopted September 2012), Policy DM01 of the Development Management Policies DPD (adopted September 2012) and Policy D4 of the London Plan 2021.

- 4 The roof of the building 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 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, 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.

- 6 No construction work resulting from the planning permission shall be carried out on the premises at any time on Sundays, Bank or Public Holidays, before 8.00 am or after 1.00 pm on Saturdays, or before 8.00 am or after 6.00pm pm on other days.

Reason: To ensure that the proposed development does not prejudice the amenities of occupiers of adjoining residential properties in accordance with policy DM04 of the Development Management Policies DPD (adopted September 2012).

- 7 Provisions shall be made within the site to ensure that all vehicles associated with the construction of the development hereby approved are properly washed and cleaned to prevent the passage of mud and dirt onto the adjoining highway.

Reason: To ensure that the development does not cause danger and inconvenience to users of the adjoining pavement and highway.

- 8 a) No development or site works shall take place on site until a 'Demolition and Construction Management and Logistics Plan' has been submitted to and approved in writing by the Local Planning Authority. The Demolition and Construction Management and Logistics Plan submitted shall include, but not be limited to, the following:

- i. details of the routing of construction vehicles to the site, hours of access, access and egress arrangements within the site and security procedures;
- ii. site preparation and construction stages of the development;
- iii. details of provisions for recycling of materials, the provision on site of a storage/delivery area for all plant, site huts, site facilities and materials;

- iv. details showing how all vehicles associated with the construction works are properly washed and cleaned to prevent the passage to mud and dirt onto the adjoining highway;
- v. the methods to be used and the measures to be undertaken to control the emission of dust, noise and vibration arising from construction works;
- vi. a suitable and efficient means of suppressing dust, including the adequate containment of stored or accumulated material so as to prevent it becoming airborne at any time and giving rise to nuisance;
- vii. noise mitigation measures for all plant and processors;
- viii. details of contractors compound and car parking arrangements;
- ix. details of interim car parking management arrangements for the duration of construction;
- x. details of a community liaison contact for the duration of all works associated with the development.
- xi. details of the excavation and construction method statement for the basement

For major sites, the Statement shall be informed by the findings of the assessment of the air quality impacts of construction and demolition phases of the development.

b) The development shall thereafter be implemented in accordance with the measures detailed within the statement.

Reason: In the interests of highway safety, noise and good air quality in accordance with Policies DM04 and DM17 of the Development Management Policies DPD (adopted September 2012), the Sustainable Design and Construction SPD (adopted October 2016) and Policies SI 1, SI 7, D14 and T7 of the London Plan 2021.

- 9 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 side elevation, of the extension hereby approved, facing 11 or 15 Wycombe Gardens.

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).

- 10 Before the building hereby permitted is first occupied the proposed window(s) in the flank elevations facing 11 and 15 Wycombe Gardens shall be glazed with obscure glass only and shall be permanently retained as such thereafter and shall be permanently fixed shut with only a fanlight opening.

Reason: To safeguard the privacy and amenities of occupiers of adjoining residential properties in accordance with Policy DM01 of the Development Management Policies DPD (adopted September 2012) and the Residential Design Guidance SPD (adopted October 2016).

- 11 Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2015 (or any order revoking and re-enacting that Order with or without modification), no development otherwise permitted by any of Classes A to D of Part 1 of Schedule 2 of that Order shall be carried out within the area of the dwellinghouse hereby approved.

Reason: To safeguard the amenities of neighbouring occupiers, the health of adjacent TPO trees and the general locality in accordance with policies DM01 of the Development Management Policies DPD (adopted September 2012).

- 12 Notwithstanding the details shown in the drawings submitted and otherwise hereby approved, prior to the first occupation of the new dwellinghouse(s) (Use Class C3) permitted under this consent they shall all have been constructed to meet and achieve all the relevant criteria of Part M4(2) of Schedule 1 to the Building Regulations 2010 (or the equivalent standard in such measure of accessibility and adaptability for house design which may replace that scheme in future). The development shall be maintained as such in perpetuity thereafter.

Reason: To ensure the development meets the needs of its future occupiers and to comply with the requirements of Policies 3.5 and 3.8 of the March 2016 Minor Alterations to the London Plan and the 2016 Mayors Housing SPG.

- 13 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 Policies document (2012), Policies 5.2 and 5.3 of the London Plan (2015) and the 2016 Mayors Housing SPG.

- 14 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).

- 15 a) Prior to first occupation of the development hereby approved, details of bat and bird boxes and habitat enhancements, as set out in the Preliminary Roost Assessment shall be submitted to and approved in writing by the Local Planning Authority.

b) The measures shall be implemented prior to first occupation.

Reason: To ensure appropriate ecological enhancements are implemented in accordance with the NPPF, Policy DM16 of the Development Management Policies DPD (adopted September 2012); the Sustainable Design and Construction SPD (adopted October 2016); and Policy G6 of the London Plan 2021.

- 16 Prior to installation, details of any external lighting proposed shall be submitted to and approved in writing by the Local Planning Authority.

Reason: To ensure that nature conservation interests are not prejudiced by the development in accordance with Policy DM16 of the Development Management Policies DPD (adopted September 2012); the Sustainable Design and Construction SPD (adopted October 2016); and, Policy G6 of the London Plan 2021.

- 17 a) No development shall take place until details of the levels of the building(s), road(s) and footpath(s) in relation to the adjoining land and highway(s) and any other changes proposed in the levels of the site have been 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 retained as such thereafter.

Reason: To ensure that the development is carried out at suitable levels in relation to the highway and adjoining land having regard to drainage, gradient of access, the safety and amenities of users of the site, the amenities of the area and the health of any trees or vegetation in accordance with policies CS NPPF, CS1, CS5 and CS7 of the Local Plan Core Strategy (adopted September 2012), Policies DM01, DM04 and DM17 of the Development Management Policies DPD (adopted September 2012), and Policies D4, D5, D8 and G7 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 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.

We believe that your development is liable for 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 first adopted a CIL charge on 1st May 2013. A new Barnet CIL Charging Schedule applies from 1 April 2022 (<https://www.barnet.gov.uk/planning-and-building/planning/community-infrastructure-levy>) which applies a charge to all residential (including sui generis residential), hotel, retail and employment uses.

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.

- 3 If at any time following the start of demolition works, a bat roost or evidence of a bat roost is observed, all work would need to cease until a suitably qualified licensed bat ecologist had been consulted and advice sought on how best to proceed legally. Where a bat roost is identified, destruction of the roost would usually need to be covered by a European Protected Species (EPS) Licence obtained from Natural England. The planning authority would need to have sight of any mitigation strategy developed for a licence application in order to address their obligations under The Habitats and Species Conservation Regulations 2017 (as amended).

If demolition is delayed for more than one-year after the date of the Arbtech Report (January 2021), a repeated bat survey(s) should be undertaken.

- 4 **Water Pressure:** Thames Water will aim to provide customers with a minimum pressure of 10m head (approx 1 bar) and a flow rate of 9 litres/minute at the point where it leaves Thames Waters pipes. The developer should take account of this minimum pressure in the design of the proposed development.

Waste Water: the Applicant should incorporate within their proposal, protection to the property to prevent sewage flooding, by installing a positive pumped device (or equivalent reflecting technological advances), on the assumption that the sewerage network may surcharge to ground level during storm conditions. If as part of the basement development there is a proposal to discharge ground water to the public network, this would require a Groundwater Risk Management Permit from Thames Water. Any discharge made without a permit is deemed illegal and may result in prosecution under the provisions of the Water Industry Act 1991. We would expect the developer to demonstrate what measures will be undertaken to minimise groundwater discharges into the public sewer. Permit enquiries should be directed to Thames Water's Risk Management Team by telephoning 02035779483 or by emailing trade.effluent@thameswater.co.uk . Application forms should be completed on line via www.thameswater.co.uk. Please refer to the Wholesale; Business customers; Groundwater discharges section.

As you are redeveloping a site, there may be public sewers crossing or close to your development. If you discover a sewer, it's important that you minimize the risk of damage. We'll need to check that your development doesn't limit repair or maintenance activities, or inhibit the services we provide in any other way. The applicant is advised to read our guide working near or diverting our pipes. <https://developers.thameswater.co.uk/Developing-a-large-site/Planning-your-development/Working-nearor-diverting-our-pipes>.

Surface Water: Thames Water would advise that if the developer follows the sequential approach to the disposal of surface water we would have no objection. Management of surface water from new developments should follow guidance

under sections 167 & 168 in the National Planning Policy Framework. Where the developer proposes to discharge to a public sewer, prior approval from Thames Water Developer Services will be required. Should you require further information please refer to our website. <https://developers.thameswater.co.uk/Developing-a-large-site/Apply-and-pay-forservices/Wastewater-services>.

- 5 The submitted Construction Method Statement shall include as a minimum details of:
- o Site hoarding
 - o Wheel washing
 - o Dust suppression methods and kit to be used
 - o Site plan identifying location of site entrance, exit, wheel washing, hoarding, dust suppression, location of water supplies and location of nearest neighbouring receptors. Explain reasoning if not applicable.
 - o Confirmation whether a mobile crusher will be used on site and if so, a copy of the permit and indented dates of operation.
 - o Confirmation of the following: log book on site for complaints, work in accordance with British Standards BS 5228-1:2009+A1:2014 and best practicable means are employed; clear contact details on hoarding. Standard construction site hours are 8am-6pm Monday - Friday, 8am-1pm Saturday and not at all on Sundays and Bank Holidays. Bonfires are not permitted on site.
 - o Confirmation that all Non Road Mobile Machinery (NRMM) comply with the Non Road Mobile Machinery (Emission of Gaseous and Particulate Pollutants) Regulations 1999.
 - o For major developments only: provide a copy of an asbestos survey; For smaller developments -confirmation that an asbestos survey has been carried out.

OFFICER'S ASSESSMENT

1. Site Description

The application site is presently occupied by a two-storey detached dwelling of the Arts and Craft Style on the south side of Wycombe Gardens. The neighbouring dwellings are either detached or semi-detached, all with a slightly different design with the majority characterised by a two-storey front bay.

The site is not within a conservation area (designated as Article 2(3) land in The Town and Country Planning (General Permitted Development) (England) Order 2015 as amended) and is not within an area covered by an Article 4 direction. Furthermore, there are no conditions attached to the site which remove permitted development rights. There are no protected trees on site.

2. Site History

Reference: 17/6582/192

Address: 13 Wycombe Gardens, London, NW11 8AN
Decision: Lawful
Decision Date: 8 November 2017
Description: Single storey rear extension

Reference: 18/3741/192
Address: 13 Wycombe Gardens, London NW11 8AN
Decision: Lawful
Decision Date: 20 July 2018
Description: Two storey rear extension

Reference: 18/6716/HSE
Address: 13 Wycombe Gardens, London, NW11 8AN
Decision: Withdrawn
Description: Alterations to front elevation including two storey bay windows with gable roofs. Part single, part two storey rear extension. New roof to form hipped roof to the front and rear gable roof with rooms in the roofspace. Alterations to fenestration

Reference: 19/0939/HSE
Address: 13 Wycombe Gardens, London, NW11 8AN
Decision: Withdrawn
Description: Alterations to front elevation including 1no two storey bay window. Part single, part two storey rear extension. Extension to roof including 1no side dormer window, 1no adjacent side dormer window and new roof to form hipped roof to the front, and rear gable roof with rooms in the roofspace. Excavation and construction of basement level habitable space. Alterations to fenestration.

Reference: 19/3817/HSE
Address: 13 Wycombe Gardens, London, NW11 8AN
Decision: Approved subject to conditions
Decision date: 13.11.2019
Description: Single storey front porch infill extension including relocation of entrance door. First floor front extension above existing bay window. Part single, part two storey rear extension. Alterations and extensions to roof including partial hip roof, new gable to rear and dormer windows to both sides. Excavation of new basement level. Changes to fenestration

3. Proposal

Erection of a two storey dwelling with basement level and rooms in the roofspace, following demolition of existing dwelling.

4. Public Consultation

Consultation letters were sent to 43 neighbouring properties.
Seven letters of objections were received and three letters of support.

The views of objectors can be summarised as follows;

- Loss of privacy and overlooking
- Impact on the willow tree
- Sense of enclosure and overbearing

- Insufficient information to assess proposals
- Loss of light / outlook
- Close proximity of application property to neighbouring boundary
- Lack of structural information and impact assessment of basement
- Lack of planting to rear following basement development
- Design out of character
- Flooding resulting from basement development
- Overdevelopment

The view of supporters can be summarised as follows:

- development is of appropriate size
- design is in keeping and would enhance the street

5. Planning Considerations

5.1 Policy Context

National Planning Policy Framework and National Planning Practice Guidance

The determination of planning applications is made mindful of Central Government advice and the Local Plan for the area. It is recognised that Local Planning Authorities must determine applications in accordance with the statutory Development Plan, unless material considerations indicate otherwise, and that the planning system does not exist to protect the private interests of one person against another.

The Revised National Planning Policy Framework (NPPF) was published on 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 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 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 emerging policies and draft site proposals

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, DM04, DM17.

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

Supplementary Planning Documents

Residential Design Guidance SPD (adopted October 2016)

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

Sustainable Design and Construction SPD (adopted October 2016)

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

5.2 Main issues for consideration

The main issues for consideration in this case are:

- 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.

Impact on the character and appearance of the property and general 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), D3 and D5 (both of the London Plan).

Policy DM01 requires all proposals should preserve and enhance the local character of the area. This application seeks consent for the erection of a new front porch and front/rear extensions as well as roof and fenestration alterations.

This application differs from the approved one ref 19/3817/HSE in that the proposal requires the demolition of the present property and its replacement with one of the same mass, design, form and size. It does differ from the approved scheme in that the proposed basement would extend further to the front of the ground floor and also under the side passageway. The side passage at ground floor will allow access to the garden and the walk on light wells will allow light to the gym and play area.

The design of the new building reflects the approved scheme. To the front, the existing front bay arrangement is extended upwards to create a two-storey bay window; an addition in character with other properties along Wycombe Gardens. The front entrance canopy would have a flat roof incorporating a single storey bay extension to the study room. Again, within the new build, the front entrance door position will be altered so that it is provided directly from the front of the property rather than in the current side position.

At the rear of the site the new build would extend out with part single, part two storey rear extensions and is identical to that approved under 19/3817/HSE. At ground floor a 4-metre-deep extension is shown, in line with the stipulations of the Residential Design guidance which suggests that 4 metres depth will be acceptable to a detached dwelling house. The side building line nearest to no. 11 Wycombe Gardens is shown to be staggered with over 2 metres between the flanks of the application property and this neighbour, to take into account the positioning of the existing kitchen window on the flank of the neighbouring property at 11 Wycombe Gardens and ensure no loss of amenity to these existing occupiers.

At first floor, and as with the 19/3817/HSE approval, the rear would extend back by 3 metres, although this is set away from the flank wall of the neighbouring property at 11 Wycombe Gardens by approximately 3.5 metres to ensure that these neighbours will not experience any loss of amenity resulting from the first-floor extension. The neighbouring property at 11 Wycombe Gardens has an uncharacteristically deep footprint with two-storey built form projecting an additional 2.5m depth beyond the rear of the extended application property, with an additional 2.5m of single storey built form.

The new build incorporates a loft conversion and roof extension as designed and approved under 19/3817/HSE, with the creation of a partial hipped roof, rear gable feature and dormer windows to both sides. The design of the works to the roof echo the style found on neighbouring properties and the introduction of dormer windows is not considered to be contrary to the established character of roof developments within the area, and as such there is no objection to the proposed works to the roof.

It should be noted that there are no trees within close proximity of the proposed basement

development and therefore the proposals are considered to be acceptable on this basis. The application has included a Sub-Soil Investigation to ensure that the local conditions are able to support a basement development as well as desktop drain study provided by Thames Water to show that there are no public drains or sewers that will be affected by the scheme. It should be noted that the neighbouring site at no. A hard and soft landscaping condition is suggested to ensure that the resultant basement development will not be harmful to the character and appearance of the area, or amenities of neighbouring occupiers.

The proposed new build will use clay tiles to reflect the existing dwelling, rendered masonry on brick plinth, new double/triple glazed windows with fixed frameless glazing as opposed to existing Upvc Windows and timber doors. The details proposed are considered acceptable and will help to ensure the resultant development positively contributes to the character and appearance of the street scene.

The proposal is therefore compliant with relevant planning policy and is therefore acceptable in principle and in terms of design and impact on the character and appearance of the locality.

Impact on the amenities of neighbouring occupiers

It will be important that any scheme addresses the relevant development plan policies (for example policy DM01 of the Barnet Local Plan and policy D6 of the London Plan) in respect of the protection of the amenities of neighbouring occupiers.

This will include taking a full account of all neighbouring sites. In particular, assessment of the impact of the proposed development on the neighbouring property at 11 Wycombe Gardens has been necessary due to the close proximity of the flank walls of both residences. This neighbouring property benefits from an uncharacteristically deep flank elevation along the boundary with the application property, mainly consisting of two-storey built form, with a single storey addition at the rear. The built form of the neighbouring property continues along the boundary with the application site for a significant depth of the garden area on this side. It should be noted that the depth of the proposed new development at the application site will remain significantly behind the existing rear building line of this neighbour at 11 Wycombe Gardens. The potential impact of the development is in relation to a side kitchen window. Officers note that this is a secondary window to a room which also benefits from 2 rear south facing windows. It is considered that the amenities of the occupiers of no. 11 would not be unduly harmed by the development as proposed.

Since the approved scheme ref 19/3817/HSE was determined, the neighbouring site at 15 Wycombe Gardens has been completed for "Demolition of existing building and erection of 4no dwellings with rooms at basement level and roofspace. Associated refuse and recycling" under reference 18/3290/FUL dated 10th September 2019. The proposed development is not considered to prejudice the amenities of future occupiers of this new development.

A condition requiring windows in the flank elevations to be obscure glazed is suggested to ensure no loss of amenity to neighbouring occupiers.

With regards properties to the rear, there is considered to be adequate distance, exceeding the minimum distances set out in the design guidance, to the neighbouring

properties and gardens to ensure there is no unacceptable harm arising from the development.

Officers consider there would not be any undue detrimental impact upon neighbouring properties in terms of loss of outlook, daylight/sunlight, loss of privacy or any overbearing impact. The previous application was accompanied by a Daylight/Sunlight Assessment.

Ecology

A Preliminary Roost Assessment was submitted with the application and the Council's ecologist advises no further studies are required. Conditions to enhance biodiversity are recommended.

5.3 Response to Public Consultation

The comments made that there is insufficient information to assess proposals are noted, however, this is disputed as there is considered to be sufficient information provided to make a full assessment of the proposed development.

The concerns raised in relation to the impact of the proposed development on the amenity of occupiers at 11 Wycombe Gardens has been addressed in the above report.

To address the concerns that there is a lack of planting to rear following basement development a condition is suggested requiring details of hard and soft landscaping to ensure the setting of the development positively contributes to the character and appearance of the area and the amenities of neighbouring occupiers.

In regard to the comments made that the design of the development is out of character it is considered that there is a range of styles found in the wider area ensuring the resultant development will not appear out of character.

In regard to the comments made regarding concerns relating to the proposed basement development, it is considered that the proposals meet the stipulations of the adopted Residential Design Guidance document and any matters relating to structural impacts will be addressed by Building Control.

The proposals are considered not to have any harmful impact upon neighbouring amenity as outlined above.

6. Equality and Diversity Issues

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

7. Conclusion

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

