

Location **Newstead Court 33 Brent Street London NW4 2EF**

Reference: **22/2650/FUL** Received: 18th May 2022

Accepted: 18th May 2022

Ward: Hendon Expiry 13th July 2022

Case Officer: **Jade Gillespie**

Applicant: Ms Swetha Patel

Proposal: First floor extension to provide 1no self-contained flat and terrace .
Associated cycle store. New privacy screen and terrace. New
security roller shutters, refuse area and access door to flats.

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:

33BS-201-A
33BS-202-A
33BS-203-A
33BS-204-A
33BS-205-A
33BS-206-A
33BS-207-A
33BS-208-A
33BS-209-A
33BS-210-A

33BS-211-A
33BS-212-A
33BS-213-A
33BS-214-A
33BS-112
Transport Assessment
Planning Statement

Reason: For the avoidance of doubt and in the interests of proper planning and so as to ensure that the development is carried out fully in accordance with the plans as assessed in accordance with Policies CS NPPF and CS1 of the Local Plan Core Strategy DPD (adopted September 2012) and Policy DM01 of the Local Plan Development Management Policies DPD (adopted September 2012).

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

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

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

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

- 4 a) 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.

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.

- 5 The proposed refuse and recycling will be implemented in accordance with approved plans 33BS-201-A and 33BS-212-A.

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); CS14 of the Adopted Barnet Core Strategy DPD (2012); and Policies D6 and SI7 of the London Plan 2021.

- 6 The cycle parking and storage will be provided in accordance with approved plans 33BS-201-A and 33BS-212-A.

Reason: In the interests of promoting cycling as a mode of transport and to ensure that cycle parking facilities are provided in accordance with the minimum standards in accordance with London Borough of Barnet's Local Plan Policy CS9 of the Core Strategy (Adopted) September 2012, Policy DM17 of the Development Management Policies (Adopted) September 2012 and Policy T5 of the London Plan (2021).

- 7 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), Policy SI 1 of the London Plan (2021).

- 8 Prior to the first occupation of the new dwelling (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).

- 9 Prior to occupation of the development the proposed parking spaces within the parking area as shown in drawings no. 33BS-201-A, submitted with the planning application and the access to the parking area from public highway shall be provided and the access to the parking spaces shall be maintained at all time. The parking spaces shall be used only as agreed and not be used for any purpose other than the parking and turning of vehicles in connection with approved development.

Reason

To ensure that the free flow of traffic and highway and pedestrian safety on the adjoining highway is not prejudiced 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.

- 10 A privacy screen will be implemented and retained to the proposed balcony at a height of 1.80 metres in accordance with the following approved plans:

33BS-202-A
33BS-203-A
33BS-205-A
33BS-207-A
33BS-208-A
33BS-209-A

Reason: To ensure that the development does not prejudice the amenity of neighbouring occupiers or the character of the area in accordance with policies DM01 and DM02 of the Development Management Policies DPD (adopted September 2012), the Residential Design Guidance SPD (adopted October 2016) and the Sustainable Design and Construction SPD (adopted October 2016).

- 11 Before the building hereby permitted is first occupied the proposed window(s) in the flank elevation of the self-contained unit facing St. Peter's Court 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 as shown on approved plans 33BS-202-A and 33BS-207-A.

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).

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 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.
- 3 The applicant is advised that any development or conversion which necessitates the removal, changing, or creation of an address or addresses must be officially registered by the Council through the formal 'Street Naming and Numbering' process.

The London Borough of Barnet is the Street Naming and Numbering Authority and is the only organisation that can create or change addresses within its boundaries. Applications are the responsibility of the developer or householder who wish to have an address created or amended.

Occupiers of properties which have not been formally registered can face a multitude of issues such as problems with deliveries, rejection of banking /

insurance applications, problems accessing key council services and most importantly delays in an emergency situation.

Further details and the application form can be downloaded from:

<http://www.barnet.gov.uk/naming-and-numbering-applic-form.pdf> or requested from the Street Naming and Numbering Team via street.naming@barnet.gov.uk or by telephoning 0208 359 4500.

- 4 As a result of development and construction activities is a major cause of concern to the Council. Construction traffic is deemed to be "extraordinary traffic" for the purposes of Section 59 of the Highways Act 1980. During the course of the development, a far greater volume of construction traffic will be traversing the public highway and this considerably shortens the lifespan of the affected highway.

To minimise risks and damage to public highway, it is now a requirement as part of any new development to undertake a Highway Condition Survey of the surrounding public highway to the development to record the state of the highway prior to commencement of any development works. The condition of the public highway shall be recorded including a photographic survey prior to commencement of any works within the development. During the course of the development construction, the applicant will be held responsible for any consequential damage to the public highway due to site operations and these photographs will assist in establishing the basis of damage to the public highway. A bond will be sought to cover potential damage resulting from the development which will be equivalent to the cost of highway works fronting the development. To arrange a joint highway condition survey, please contact the Highways Development Control / Network Management Team on 020 8359 3555 or by e-mail highways.development@barnet.gov.uk or nrswa@barnet.gov.uk at least 10 days prior to commencement of the development works.

Please note existing public highways shall not be used as sites for stock piling and storing plant, vehicles, materials or equipment without an appropriate licence. Any damage to the paved surfaces, verges, surface water drains or street furniture shall be made good as directed by the Authority. The Applicant shall be liable for the cost of reinstatement if damage has been caused to highways. On completion of the works, the highway shall be cleared of all surplus materials, washed and left in a clean and tidy condition.

- 5 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 Licences or email highwayscorrespondence@barnet.gov.uk.

OFFICER'S ASSESSMENT

This application is being heard at committee due to an extremely rare set of circumstances.

The Local Planning Authority is currently assessing two applications awaiting determination:

- o 22/2138/FUL: 35 - 37 Brent Street, London, NW4 2EF
- o Installation of windows at ground and first floor levels to the south elevation
- o 22/2650/FUL: Newstead Court, 33 Brent Street, London, NW4 2EF
- o First floor extension to provide 1no self-contained flat and terrace. Associated cycle store. New privacy screen and terrace. New security roller shutters, refuse area and access door to flats.

Each application has an impact on the other as both sites are adjacent to each other.

The impact that the proposed residential development at 33 Brent Street will have on the windows of the proposed commercial development at 35-37 Brent Street and the impact that the proposed commercial development 35-37 Brent Street will have on the amenities of the occupiers of the residential development at 33 Brent Street are material considerations and matters to be determined in the public interest and not just a matter of private interest for the respective applicants.

1. Site Description

The application site comprises of a three-storey end terrace property known as Newstead Court which is located at 33 Brent Street. It is considered that part of the ground floor of the property was once in use as office space however, this is now vacant. Part of the ground floor and the upper floors of the host property are in use as residential flats. The property is located within the Hendon ward of Barnet and resides on a corner plot where Brent Street and St. Peter's Crescent connect.

The surrounding area is mixed in nature and comprises of commercial, residential, office and religious use. Attached to the host property is a four storey office block and attached to that is a three storey building that looks to have once accommodated commercial use at ground floor level. Residential use still appears to be present on the upper floors of this building. Next to the terrace the application site is part of, Christ Church is located. Single storey commercial units are located on the opposite side of the street and one-two storey detached and terraced residential properties are located further down the road.

The application site is not located within a conservation area, nor does it contain any listed buildings.

2. Relevant Site History

Reference: 22/1499/FUL

Address: Newstead Court, 33 Brent Street, London, NW4 2EF

Decision: Withdrawn

Decision Date: 17 May 2022

Description: First floor extension to provide 1no self-contained flat and terrace .
Associated cycle store

Reference: H/00399/10

Address: Newstead Court, 33 Brent Street, London, NW4 2EF

Decision: Approved subject to conditions

Decision Date: 21 April 2010

Description: Change of use of ground floor from Class C3 (dwelling house) to Class B1 (office) including alterations to front elevation.

3. Proposal

This application seeks permission for a two-storey extension to the rear of the host property to provide 1no self-contained flat and a terrace with a privacy screen.

The location of the proposed development presently accommodates 4no parking spaces. 3no of these spaces are proposed to be retained as the ground floor level of the extension will be erected with the capacity to house 3no vehicles, all with sperate security roller doors. The existing location also appears to house the refuse and recycling points for the flats contained within Newstead Court. These facilities will be accommodated within the ground floor of the proposed extension and will be accessible by a set of external double doors. The refuse facilities for the proposed flat will also be contained on the ground floor of the extension. An associated cycle store is also proposed for the new flat.

The proposed extension will measure 6.03 metres in depth, 10.57 metres in width with an eaves and maximum height of 5.56 metres. The self-contained flat proposed to the first floor of the extension will include a bedroom, a living/dining room, a kitchen, a bathroom and a built-in storage cupboard. The proposed terrace will be accessible from the bedroom and living/ dining room and will be surrounded by a glass balustrade measuring 1.11 metres in height.

4. Public Consultation

Consultation letters were sent to 92 neighbouring properties.

No responses were received during the consultation period.

5. Planning Considerations

5.1 Policy Context

The determination of planning applications 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.

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 20th 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.

Barnet's Local Plan (2012)

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.

Relevant Core Strategy Policies: CS NPPF, CS1, CS4, CS5.

Relevant Development Management Policies: DM01, DM02, DM08, DM17.

Residential Design Guidance SPD (2016)

Sets out information for applicants to help them design developments which would receive favourable consideration by the Local Planning Authority. The Council is committed to protecting, and where possible enhancing the character of the borough's residential areas and retaining an attractive street scene. It states:

- Developments 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 it states that developments 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 the 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 (2016)

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

Barnet's Local Plan (Reg 22)

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

The Local Plan 2012 remains the statutory development plan for Barnet until such stage as the replacement plan is adopted and as such applications should continue to be determined in accordance with the 2012 Local Plan, while noting that account needs to be taken of the policies and site proposals in the draft Local Plan and the stage that it has reached.

5.2 Main issues for consideration

The main issues for consideration in this case are:

- Whether the proposed unit is acceptable in principle.
- 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 harm would be caused to the amenity of future occupiers.
- Highway Impact.
- Other planning applications at neighbouring properties.

5.3 - Whether the additional unit is acceptable in principle

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.

Policy DM08 of the Development Management Policies (2012) states 'Development should provide where appropriate a mix of dwelling types and sizes in order to provide choice for a growing and diverse population for all households in the borough', the proposed residential uses would provide a suitable mix of accommodation, including priority housing, which would contribute towards the growing housing shortage in the borough.

High quality design underpins the sustainable development imperative of the NPPF, as well as New London Plan (2021) chapter 3 'Design'. Policy CS5 of Barnet's Core Strategy (2012) seeks to ensure that development in Barnet respects local context and distinctive local character creating places and buildings of high- quality design.

Policy DM01 of Barnet's Development Management Policies Document DPD (2012) states 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.

The London Plan also contains a number of relevant policies on character, design and landscaping matters. Policy D6 of the London Plan states that Housing development should be of high-quality design and provide adequately sized rooms (see Table 3.1) with comfortable and functional layouts which are fit for purpose and meet the needs of Londoners without differentiating between tenures.

As established above, residential use is evident within the locality of the application site in the form of self-contained flats and single family dwellinghouses. The proposal would be located to the rear of an existing flat block and would accommodate a new flat at first floor level and secure car parking and refuse facilities for the existing flats at ground floor level.

The proposal is partially retaining the existing land use of the site while introducing a new use that is present within the direct locality. Given the nature of the proposal and the context of the site and surrounding area, the proposed two-storey rear extension is considered acceptable in principle.

5.4 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.

The proposed development is considered appropriate in its scaling and design. As mentioned above, the proposal partially retains an existing land use (parking) while introducing a new self-contained unit which is characteristic to the area. The proposal appears subordinate in its design as it does not extend the full height of the host property. It is sympathetic to the scaling of the host property and the surrounding area and does not appear as a prominent addition within its setting. Furthermore, the proposal will utilise the same materials as the host property to create a seamless connection between the two.

Given the location of the development behind the host property, it will not be possible to view the extension directly from the street scene. Due to its modest scaling and discreet location, the proposal has been found to have an acceptable impact on character acceptable impact on the character of the host property and the surrounding area.

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

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.

The new development will share its eastern boundary with Flat 2 and Flat 3 which are contained within Newstead Court (the host property).

Flat 2 has 1no flank window on the elevation where the extension will project from. This window is proposed to be removed. The plans suggest that the window serves a living room/dining room. It is considered that the removal of this window is acceptable given that Flat 2 benefits from 2no larger windows on its other elevation.

Flat 3 has 2no flank windows on the elevation where the proposed development will extend from. These windows are obscure glazed and serve a bedroom. These windows will not be removed and will face into the stairwell for the new flat. The bedroom of Flat 3 benefits from a larger window on its other elevation.

As such, the proposal will have an impact on the light/outlook received by Flat 2 and Flat 3 however, other windows serve these rooms and therefore an adequate amount of light will still enter these rooms.

The new development will share its northern boundary with No.35-37 Brent Street. It is considered that this property is used as office space and as such, the proposal would not harm neighbouring amenity given that No.35-37 is not residential.

The proposed unit will face onto a shared courtyard belonging to the properties of St. Peters Court. The proposed unit will be located 7.08 metres from the boundary of this court yard. Furthermore, the only properties the unit will directly look onto are located over 30.00 metres away. It is therefore considered that the unit will have an acceptable impact on the amenity of these neighbours.

The proposed terrace will look onto No.3, No.4, No.5 and No.6 Peters Court. No.3 and 4 are located over 20.00 metres from the terrace while No.5 and No.6 are diagonally located 10.14 metres from the terrace. At these distances, it is not considered that the terrace would harm the amenity of these neighbours.

The proposal in its entirety is considered to have an acceptable impact on the amenity of all neighbouring occupiers in regard to causing loss of light, loss of privacy and appearing overbearing.

5.6 Whether harm would be caused to the amenity of future occupiers

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.

Floor Space Standards:

D6 of the London Plan 2021 notes that in the case of a 1 person 1 bed dwelling, a minimum of 39 sqm of floor space should be provided in the case of a single storey dwelling. The proposed self-contained flat will have an internal GIA of 50 sqm which exceeds the minimum space standards as detailed in the London Plan 2021.

The Sustainable Design and Construction SPD also states that a minimum ceiling height of 2.50 metres for at least 75% of the dwelling area is strongly encouraged. It is considered that the proposed self-contained flat would benefit from adequate internal ceiling height for all areas of habitable space.

Outlook, Light and Privacy:

Barnet's Sustainable Design SPD (Oct 2016) section 2.4 states that glazing to all habitable rooms should not normally be less than 20% of the internal floor area of the room. Bedrooms and living rooms/kitchens should have a reasonable outlook with clear glazed windows.

Reasonable glazing and outlook is proposed throughout all habitable rooms in the property.

Outdoor Amenity Space:

The Sustainable Design and Construction SPD (adopted October 2016) states that, "Outdoor amenity space is highly valued and suitable provision will help to protect and improve the living standards of residents as well as contribute to maintaining and enhancing the wider character of the borough." Barnet's Local Plan expects that sufficient and functional amenity space should be provided for all new houses and flats wherever possible.

Table 2.3 within the Sustainable Design and Construction SPD indicates that in the case of flats, 5sqm of outdoor amenity space should be provided for each habitable room. Given that the kitchen is below 13sqm, it is not considered to qualify as a habitable room. This leaves the unit with 2no habitable rooms meaning that 10sqm of outdoor amenity space should be provided. The proposed terrace will provide 8sqm of outdoor amenity space. While below the requirement of 10sqm, this amount of amenity space is still considered sufficient to support a 1-person unit. Furthermore, it should be acknowledged that the existing flats within the host property benefit from no amenity space whatsoever. Given its town centre location this is considered acceptable.

5.7 Highways Impact;

Policy CS9 of the Barnet Core strategy identifies that the Council will seek to ensure more efficient use of the local road network and more environmentally friendly transport networks, requiring that development is matched to capacity and promote the delivery of appropriate transport infrastructure. Policy DM17 of the Barnet Development Management Plan document sets out the parking standards that the Council will apply when assessing new developments.

Parking:

The site lies within a PTAL 3 zone, which means that there is moderate public transport accessibility to and from the site. In line with requirements set out on Policy DM17 of the Barnet Local Plan the required off-street car parking provision for the proposed is between 1-4.5 spaces. Therefore, the proposed loss of 1x off-street car parking space, leaving a total of 3x off-street car parking spaces for 3x 1bed and 1x 3bed units and office space, acceptable on highways grounds.

Refuse:

The proposed refuse storage location is deemed acceptable on highways grounds.

Cycle:

The London Plan 2021 notes that 2no cycling spaces should be provided. The plans indicate that 2no cycle spaces will be provided for the new and existing flats.

5.8 Other planning applications at neighbouring properties.

No.35-37 Brent Street is a three storey property currently used as office space and is structurally attached to the host property.

Application 22/2138/FUL proposes to implement 4no ground floor windows and 3no first floor windows to the south elevation of the property. This is the same elevation that the proposed two-storey extension to No.33 is will project along. This applicaiton has implications for this current planning application and must be a material planning consideration in determining this applicaiton. If the applicaiton at 22/2138/FUL is approved, then this applicaiton would not be able to be approved. In determining this applicaiton for approval it would mean that the applicaiton at 22/2138/FUL can not be approved. This has to be a material planning consideration when determining this planning application. In determning this applicaiton, due consideration must be had for the impact it will have on the proposal at 22/2138/FUL.

Each application should be determined on its own merits having regard to the provisions of the development plan, so far as material to the application, and to any other material considerations (as per section 38 (6) PCPA 2004 and section 70(2) of 1990 Act). The applicaiton at 22/2138/FUL is a material planning consideration and therefore has to be considered as part of the decision making process of this applicaiton. If the applicaiton at 22/2138/FUL were to be approved, this would prohibit this application from being approved.

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 account of all material considerations, the proposal has been found to have an acceptable impact on the character of the host property, the street scene and the surrounding area. The proposal has also been found to have an acceptable impact on neighbouring amenity and the local highway. The proposal will also provide an acceptable standard of accommodation for future occupiers. This application is therefore recommended for APPROVAL.