

A2-200 Rev P4 Propsoed Front/Rear Elevation
A2-201 Rev P5 Proposed Section/Southeast Elevation
A2-500 Rev P3 Proposed Plan Site Comparison

DESIGN AND ACCESS STATEMENT A9.100 revision P4 08.12.23
Daylight and Sunlight Assessment Job No: 5357 Issued: November, 2023
Energy Statement Job No: 5217 Issued: September 2023
Sustainability Statement Job No: 5217 Issued: September 2023
Preliminary Ecological Appraisal/Preliminary Roost Assessment OS 2640-23-Doc3
Aug 2023
Bat Emergence Survey OS 2640-23-Doc3 Sept 2023
Fire Statement Form
Arboricultural Impact Assessment OS 2640-23 Doc1 Rvs B June 2023
Tree Protection Plan Demolition/Construction Phase OS2640-23.1 Rev C/OS2640-
23.2 Rev C

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 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.

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.

4 a) Notwithstanding the details shown in the drawings submitted and otherwise hereby approved, 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.

5 The flat roof of the development 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).

6 Prior to occupation of the development, cycle parking spaces shall be provided in accordance with London Plan cycle parking standards and that area shall not thereafter be used for any purpose other than for the parking of cycles associated with the development.

Reason

In the interests of promoting cycling as a mode of transport in accordance with London Borough of Barnet's Local Plan Policy CS9 of Core Strategy (Adopted) September 2012 and Policy DM17 of Development Management Policies (Adopted) September 2012.

7 Prior to occupation of the development 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.

- 8 The applicant shall carry out a "before" and "after" condition survey of the agreed route to be utilised by all construction traffic. The "before" survey shall be submitted to and approved in writing by Local Planning Authority prior to the commencement of the development. The "after" survey shall be completed three months before the completion of the development and thereafter submitted to and approved in writing by the Local Planning Authority. Any recommended works necessary to reinstate the condition of the agreed route to that identified within the "before" survey shall be implemented as approved following completion of the development.

Reason: To ensure that the road is maintained in a suitable condition in order to minimise danger, obstruction and inconvenience to users of the highway

- 9 a) A scheme of hard and soft landscaping, including details of existing trees to be retained and size, species, planting heights, densities and positions of any soft landscaping, 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 G5 and G7 of the London Plan 2021.

- 10 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 D7 and H2 of the March 2021 London Plan and the 2016 Mayors Housing SPG.

- 11 Prior to the first occupation of the new dwellinghouse(s) (Use Class C3) hereby approved they shall all have been constructed to have 100% of the 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).

- 12 Prior to the first occupation of the development hereby approved it shall be constructed incorporating carbon dioxide emission reduction measures which achieve an improvement of not less than 10 % in carbon dioxide emissions when compared to a building constructed to comply with the minimum Target Emission Rate requirements of the 2010 Building Regulations. The development shall be maintained as such in perpetuity thereafter.

Reason: To ensure that the development is sustainable and minimises carbon dioxide emissions and to comply with the requirements of policies DM01 and DM02 of the Barnet Development Management Policies document (2012), Policies SI2 of the London Plan (2021) and the 2016 Mayors Housing SPG.

- 13 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, B, C, D or E of Part 1 of Schedule 2 of that Order shall be carried out within the curtilage of the dwelling hereby approved.

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

- 14 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 6.00 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).

- 15 All Non-Road Mobile Machinery (NRMM) of net power of 37kW and up to and including 560kW used during the course of the demolition, site preparation and construction phases shall comply with the emission standards set out in chapter 7 of the GLA's supplementary planning guidance "Control of Dust and Emissions During Construction and Demolition" dated July 2014 (SPG), or subsequent guidance.

Unless it complies with the standards set out in the SPG, no NRMM shall be on site, at any time, whether in use or not, without the prior written consent of the local planning authority.

The developer shall keep an up to date list of all NRMM used during the demolition, site preparation and construction phases of the development on the online register at <https://nrmm.london/>

Reason: In the interest of good air quality in accordance with Policy DM04 of the Barnet Local Plan Development Management Policies (2012) and Policy SI1 of the London Plan 2021.

- 16 Prior to occupation of the development, parking spaces and the access to the car parking spaces from public highway shall be provided in accordance with the approved scheme. Thereafter, the parking spaces shall be used only as agreed and not to be used for any purpose other than the parking and turning of vehicles in connection with 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.

- 17 Before the building hereby permitted is first occupied the proposed window(s) in the _first floor side_ elevation facing _Nos 45 and 47 Pine Grove_ 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).

- 18 Prior to occupancy all details (including specification, location, and orientation) of biodiversity enhancement measures (including 1 x Integrated Bat Box (or similar (or similar), 1 x House sparrow terrace (or similar), 1 x Woodstone swift box, 1 x Hedgehog Home and 1 x insect hotel shall be submitted to and approved by the Local Planning Authority.

The development hereby permitted shall not be occupied until all ecological enhancement features are installed/constructed in accordance with details shown on the thereafter approved plans and in accordance with guidance *'Designing for Biodiversity A technical guide for new and existing buildings (RIBA)*.

Pursuant to section 197 of the Town and Country Planning Act 1990 in accordance with local planning policy DM16. Policies CS5 and CS7 of the Local Plan Core Strategy DPD (adopted September 2012), Policy G6 of the London Plan.

- 19 Prior to the occupancy of works details of a Low Impact Lighting shall be submitted and approved by the local planning authority. Any artificial lighting scheme designed for development including off street lighting, shall be in accordance with Bats Conservation Trust Guidance Note 08/18 Bats and artificial lighting in the UK Bats and the Built Environment series.

Reason: To ensure that any protected species present are not adversely affected by the development in accordance with Policy DM16 of the Development Management Policies DPD (adopted September 2012) and the Sustainable Design and Construction SPD (adopted October 2016), and the relevant statutory wildlife protection legislation.

- 20 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 and the Applicant engaged with this prior to the submissions of this application. 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 A Groundwater Risk Management Permit from Thames Water will be required for discharging groundwater into a public sewer. 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 he will undertake to minimise groundwater discharges into the public sewer. Permit enquiries should be directed to Thames Water's Risk Management Team by telephoning 020 3577 9483 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.

- 4 Damage to public highway 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 If a concrete pump lorry is operated from the public highway, the surface of the
highway and any gullies or drains nearby must be protected with plastic sheeting.
Residue must
never be washed into nearby gullies or drains. During the development works, any
gullies or drains
adjacent to the building site must be maintained to the satisfaction of the Local
Highways Authority.
If any gully is damaged or blocked, the applicant will be liable for all costs incurred.
The Applicant
shall ensure that all watercourses, drains, ditches, etc. are kept clear of any spoil,
mud, slurry or
other material likely to impede the free flow of water therein.
- 6 The applicant should apply for a Habitual Crossing License for construction vehicles
to
use the existing crossover. An application for this license could be obtained from
London Borough
of Barnet, Development and Regulatory Services, 2 Bristol Avenue, Colindale, NW9
4EW.
- 7 The applicant is advised that if the development is carried out, only low-level
planting
or landscaping (Below 0.6m in height) shall be provided at the entrance to the
development to
ensure that the visibility splays on either side of the access for the vehicles
emerging from the
development are kept clear of any obstruction which is likely to have a detrimental
impact on
highway and pedestrian safety.

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 the whole length is Traffic Sensitive Road; deliveries during the construction period should not take place between 8.00 am-9.30 am and 4.30 pm-6.30 pm Monday to Friday. Careful consideration must also be given to the optimum route(s) for construction traffic and the Crossover Team in Development and Regulatory Services should be consulted in this respect.

Refuse collection points should be located within 10 metres 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.

- 8 Tree and shrub species selected for landscaping/replacement planting shall provide long term resilience to pest, diseases and climate change. A diverse range of species and variety will help prevent rapid spread of any disease. In addition to this, all trees, shrubs and herbaceous plants must adhere to basic bio-security measures to prevent accidental release of pest and diseases and must follow the guidelines below:
An overarching recommendation is to follow BS 8545: Trees: From Nursery to independence in the Landscape. Recommendations and that in the interest of Bio-security, trees should not be imported directly from European suppliers and planted straight into the field, but spend a full growing season in a British nursery to ensure plant health and non-infection by foreign pests or disease. This is the appropriate measure to address the introduction of diseases such as Oak Processionary Moth and Chalara of Ash. All trees to be planted must have been held in quarantine.

To ensure the replacement trees meet bio-security standards they should be purchased from a DEFRA accredited supplier that can be found here: <https://planthealthy.org.uk/certification>

- 9 The LPA advises that the soft landscaping for the amenity lawn consist of species

rich seed mix or turf. This mix should consist of a ratio of 70/30 native grass to flowering plants as such flowering plant species and grasses provide high value to pollinating insects including bees, butterflies. An example of a potential species rich meadow seeding mix includes Boston Seed Dual Purposed Wildflower Meadow Seed Mix BSXM 70/30 and for the amenity lawn Emorsate Seed Strong Lawn Grass Mixture EG22.

Any proposed tree and shrub planting should incorporate native species rich plantings and consist of native berry producing shrub species such as hawthorn, blackthorn, spindle, field maple, hazel, and hornbeam. A best practice approach would be to apply a '10-20-30' formula to develop a diverse tree/hedge population - no more than 10% of any species, 20% of any genus or 30% of any family. These species will provide ideal foraging and sheltering habitats for a variety of species including nesting birds, invertebrates, and foraging mammals.

Night scented plants should also be incorporated into a detailed planting schedule where feasible. An extensive list of suitable plant species can be found on the RHS advice page <https://www.rhs.org.uk/advice/pdfs/plants-for-bats.pdf>. The provision of bat friendly planting is in Policies CS5 and CS7 of the Local Plan Core Strategy DPD (adopted September 2012), Policy G6 of the London Plan.

- 10 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.
- 11 During construction, any excavations including holes, pipes and boreholes that need to be left overnight should be covered over or fitted with mammal ramps to ensure that any animals that enter can safely escape. Any open pipework with an outside diameter of greater than 120 mm must be covered at the end of each work-day to prevent animals entering/becoming trapped. Vegetation clearance should be undertaken in a sensitive manner to allow terrestrial mammals to disperse. Any trapped mammals found during the process should be carefully moved to the retained boundary habitats at the end site or adjacent habitats off site.

To ensure that the protection of wild mammals is not prejudiced during construction in accordance with Section 197 of the Town and Country Planning Act 1990 in accordance with Policy DM16 of the Local Plan Development Management Policies DPD (adopted September 2012), Policies CS5 and CS7 of the Local Plan Core Strategy DPD (adopted September 2012), the Sustainable Design and Construction SPD (adopted October 2016) and Policy G6 of the London Plan (2021).

OFFICER'S ASSESSMENT

1. Site Description

The enquiry site concerns a detached two storey dwelling, located on the south side of Pine Grove, within the ward of Totteridge & Woodside.

The application site lies within the Totteridge Conservation Area, specifically within sub-area 5 (Pine Grove, Northcliffe Drive, Grange Avenue, Priory Close) as identified in the Conservation Area Character Appraisal, though does not contain a locally or statutory listed building. The application site contains no TPO trees, though a TPO tree is present within the forecourt of neighbouring No 45. The remaining trees on site are protected through the normal mechanisms of trees located within a conservation area.

The original dwelling has been historically extended by way of a single storey side and rear extension.

The site is located within Flood Zone One (low risk) and has a Public Transport Accessibility Level (PTAL) of 1a.

Officers visited the site on the 7th of November 2023.

2. Site History

Reference: N07617

Address: 46 Pine Grove London N20

Decision: Approved subject to conditions

Decision Date: 03.02.1984

Description: Single-storey side extension incorporating garage, single-storey rear extension and front entrance porch

Reference: B/02078/09

Address: 46 Pine Grove London N20

Decision: Approved subject to conditions

Decision Date: 14.10.2009

Description: Single storey rear extension.

3. Proposal

This application seeks permission for the demolition of existing single-family dwelling and construction of a new two-storey dwellinghouse with basement and rooms in roof space.

Throughout the lifetime of the application the proposal has been amended, reducing the

footprint and amending the design of the main dwelling, and removing the proposed swimming pool at the rear of the garden from the application.

4. Public Consultation

Consultation letters were sent to 23 neighbouring properties.

Due to potential issues with letters being received, a second 14 day consultation was sent out on the 26th of October 2023.

A site notice was posted outside the site on the 2nd of October 2023, and a press notice in the Barnet Press published on the 5th of October 2023.

9 responses were received, comprising 9 objections.

These comments have been summarised below:

- Concerns of overdevelopment/Character impact to the Conservation Area.
- Amenity Impact: Loss of daylight/outlook to neighbouring occupiers.
- Overlooking
- No Basement Impact Assessment has been submitted.
- Concerns that the development, particularly the basement, will have a harmful drainage and flooding impact in the area.
- Construction impact/disturbance.
- Claims of inaccuracies in the submitted documents.

Following receipt of amended plans and additional information a third 14 day consultation commenced on the 13th of December 2023.

7 objection comments were received, 6 of which were from previous objectors. The comments received address similar themes to those originally submitted, namely: neighboring amenity impact (overlooking, loss of privacy), inappropriate design, flooding and drainage concerns, and claims of inaccuracies in the submitted documents.

Internal Consultees:

Heritage, Highways, Environmental Health, Thames Water, Trees and Ecology have been consulted throughout the lifetime of the application and their comments have been incorporated in the report below.

5. Planning Considerations

5.1 Policy Context

National Planning Policy Framework and National Planning Practice Guidance

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

The National Planning Policy Framework (NPPF) was first published on 27 March 2012

and updated on 24 July 2018, 19 February 2019, 20 July 2021, 5 September 2023 and 19 December 2023. This sets out the government's planning policies for England and how these are expected to be applied. This is a key part of the Government's 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 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 to 2050. It forms part of the development plan for Greater London and is recognised in the NPPF as part of the development plan.

The London Plan provides a unified framework for strategies that are designed to ensure that all Londoners benefit from sustainable improvements to their quality of life.

The new London Plan which sets out the mayor's overarching strategic planning framework for the next 20 to 25 years was adopted on the 2nd of 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, CS4, CS5, CS9, CS14.
- Relevant Development Management Policies: DM01, DM02, DM08, DM16, 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.

Barnet's New Local Plan (Reg 24)

Barnet's Draft Local Plan - Reg 24: The Reg 22 version of the draft new Local Plan was approved by the Council on 19th October 2021 for submission to the Secretary of State. Following submission, the Local Plan underwent an Examination in Public (Reg 24). The Reg 22 document sets out the Council's draft planning policy framework together with draft development proposals for 65 sites.

As part of this stage (Reg 24), the Inspector in his Interim Findings and Next Steps letter of August 17th has set out how the Council can through making Main Modifications to the Local Plan address issues of legal compliance and deficiencies in soundness. These interim findings are a clear indication of what the Local Plan and the policies and site proposals within will look like at adoption, subject to making the Inspector's suggested Main Modifications. Whilst the Council moves forward to formal consultation on the Main Modifications (expected to commence in January 2024) the Interim Findings and Next Steps letter of August 17th shall be considered, in the interim, a relevant material consideration in the Council's decision making on planning applications.

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, semidetached 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.

Totteridge Conservation Area Appraisal

Totteridge Conservation Area is located in the northern part of the Borough along a gravel ridge of higher ground that runs from west to east. The road running along the ridge forms an important route linking Mill Hill and the north with Whetstone and Barnet. The conservation area comprises a ribbon of development clustered along the highway. It is

set within green fields on three sides, sloping down to Dollis Brook to the north and Folly Brook to the south, giving these parts of the borough a distinctive character. The open land forms part of London's Green Belt and part of a larger area of open land of high landscape quality, stretching westwards over parts of Harrow Weald. The eastern boundary is formed by the suburban development of Totteridge and Whetstone.

The Character Appraisal identifies that there are many other buildings within the Conservation Area which make a positive contribution to the character and appearance of the area.

Key characteristics of Pine Grove recognised by the Character Appraisal include large detached houses in deep, narrow plots with a regular pattern and frontages that are well landscaped with open or low walls.

5.2 Main issues for consideration

The main issues for consideration in this case are:

- i The principle of the development in this location
- ii. The impact on the appearance and character of the area
- iii. The impact on the amenities of neighbouring occupiers
- iv. Whether the proposal provides satisfactory living accommodation for future occupiers
- v. Parking and highways
- vi. Refuse and recycling storage
- vii. Other material considerations

5.3 Assessment of proposals

The principle of development, and the impact on the appearance and character of the area

The National Planning Policy Framework and the Development Plan encourages and supports the development of new housing where this is not constrained by the safeguards afforded to the green belt and open space and heritage assets and where the development preserves and complements the Borough's high-quality suburbs. The local planning authority should support development which would constitute sustainable development in the context of the NPPF.

The NPPF attaches great importance to the design of the built environment, stating 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" (para.126).

It stresses the need to plan positively for the achievement of high quality and inclusive design for all development, including individual buildings and smaller developments. While it states that local authorities should not impose architectural styles or particular tastes, it reinforces that it is also important to consider local character and distinctiveness.

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.

Any scheme for the site will need to respect the character and appearance of the local area, relate appropriately to the site context and comply with development plan policies in these respects. This will include suitably addressing the requirements of development plan policies such as DM01, CS05 (both of the Barnet Local Plan), D1 and D4 (both of the London Plan 2021). Policy DM01 states that development proposals should have due regard for the character and pattern of in the local area and respect the appearance, scale, mass height and pattern of surrounding buildings, spaces and streets.

Paragraph 6.6 of the Councils Residential Design Guidance (2016) SPD states, "the design and layout of new development should be informed by the local pattern of development. The continuity of building lines, forecourt depths, road layout, space about the building and rear garden areas are all likely to be significant factors when redeveloping sites within existing residential areas, or at the interface of larger development sites and existing housing". The SPD recommends that all developments should protect and enhance the gardens at residential properties as the spaciousness of gardens makes an important contribution to Barnet's distinctiveness.

The road features a variety of designs of houses, including some modern replacements. Notable features of the road include frontages which are well landscaped with open or low walls; large detached properties in deep plots with distinctive spacing which creates gaps and views through the sites. The existing building is not a designated heritage asset, although it makes a relatively positive contribution to the overall character and setting of the conservation area.

Section 72(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990 (the Act) requires that in the exercise of planning powers in conservation areas, special attention shall be paid to the desirability of preserving or enhancing the character or appearance of that area. This requirement is replicated in policy DM06 of the Local Plan, which states that development proposals must preserve or enhance the special setting of the 16 Conservation Areas in Barnet. Policy DM06 outlines that all heritage assets will be protected in line with their significance. This sensitive location places additional design considerations and it is important that the special character of the area is maintained.

The existing house on the site would be demolished to facilitate the works. Paragraph 201 of the NPPF states that "not all elements of a Conservation Area or World Heritage Site will necessarily contribute to its significance. Loss of a building (or other element) which makes a positive contribution to the significance of the Conservation Area or World Heritage Site should be treated either as substantial harm under paragraph 195 or less than substantial harm under paragraph 196, as appropriate, taking into account the relative significance of the element affected and its contribution to the significance of the Conservation Area or World Heritage Site as a whole".

Whilst the dwelling on site is not unattractive by any means, it is not locally or statutorily listed and not singled out in the Conservation Area Appraisal as contributing weightily to the overall setting. Part of the sites aesthetic value is the well maintained, landscaped frontage, and the set back in the built form. This is a somewhat blanket characteristic of the conservation area, and it would not be lost with a replacement scheme. The spacious, semi-rural feel would be retained. There have been a number of replacement schemes in recent years, notably at No 44 Pine Grove and recent consent given for the demolition of No 48 Pine Grove, and a well-designed new dwelling would preserve the setting. The landscaped character and views through the site help maintain the verdant feel of the area. Any replacement should aim to preserve this current position. However the general

principle of development raises no issue.

Officers are generally satisfied with the design, scale, massing and footprint of the dwelling, which has been amended slightly throughout the lifetime of the application to better reflect and relate to the surrounding character.

The proposed front elevation is of a pleasant design and appearance, and the double gable frontage is not uncommon in the area. The gables have been reduced in width, staggered on different planes which adds visual interest and breaks up the bulk, and ridge heights set down well below the main ridge height. The proposed height of the building would sit well within the streetscene and between its two neighbouring properties.

One dormer is proposed on the front roofslope, and two at the rear. Front, and rear, dormers are not unique with a number of other examples in the vicinity. The dormers are suitably proportioned and of a relatively small scale.

In regard to the building footprint, the proposed building respects the established front and rear building lines and pattern of development. The proposed ground and first floor does not protrude beyond the rear building lines of neighbouring No 47, as well as the rear building lines established by the recent development at No 44 and the approved scheme (though not implemented) of No 48.

A 112sqm basement is proposed, which sits under just more than half of the ground floor footprint. Officers have no in principle objection to a basement at this site and have regard to recently approved basement extensions in the vicinity. The only visual manifestation of the basement would be a relatively minor glass skylight at the rear of the property, which forms part of the rear terrace. The proposed basement would thus have no perceivably harmful impact on the character of the area and as proposed is considered to be acceptable.

The rear terrace hardstanding is of an appropriate scale, not out of keeping with the hardstanding seen in the surrounding area. A sufficient amount of soft landscaping is proposed at the front of the site, which will preserve the sites aesthetic value and reflect the well maintained, landscaped frontages that are characteristic of the streetscene. A Hard and Soft Landscaping condition will be included to secure the details and ensure a high-quality soft landscaping scheme for the front and rear garden.

In summary, the proposed new dwelling would be sensitively designed and of an appropriate scale, massing, and footprint so as reflect the heights, form, scale and massing of surrounding properties, be in keeping with the character of the wider area, and to preserve and indeed enhance the character of the Conservation Area.

As such, it is found that the established character and appearance of the existing dwelling would not be affected, should this proposal receive approval; therefore, in this regard, it is in compliance with Policy DM01 and DM06, of Barnet's Development Management Policies DPD.

The impact on the amenities of neighbouring occupiers

Section 12 of the National Planning Policy Framework (2021) sets out guidance for 'achieving well-designed places'. Paragraph 130 of the Framework states that planning policies and decision should ensure that development "...create places that are safe, inclusive and accessible and which promote health and well-being, with a high standard of

amenity for existing and future users..." (part f).

Policy D3 of the 2021 London Plan seeks to deliver appropriate outlook, privacy and amenity through a design led approach.

Policy CS5 of the LB Barnet; Local Plan (Core Strategy) DPD (2012) and Policy DM04 of the LB Barnet; Local Plan (Development Management Policies) DPD (2012) seek to protect and enhance Barnet's character and identify the environmental considerations for development. Policy DM01 of Barnet's Development Management Policies Document DPD (2012) 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. The Residential Design Guidance SPD states that proposals should be designed to ensure the provision of sufficient privacy, minimisation of overlooking between surrounding dwellings and orientation of buildings to maximise sunlight and daylight. With regard to this application, the key concern is whether the proposal would result in any degree of overlooking to neighbouring sites and if overshadowing, loss of outlook and loss of light would occur as a result of the development.

Barnet's Residential Design Guidance SPD (2016) and Sustainable Design and Construction SPD (2016) sets out guidance in respect of minimum distances to maintain privacy, Table 2.4 of the latter SPD states 'in new residential development there should be a minimum distance of 21 m between properties with facing windows to habitable rooms to avoid overlooking, and 10.5 m to a neighbouring garden'.

The main considerations are whether the proposed development would give rise to an amenity impact to the occupiers of No 45 Pine Grove, to the south-east, and No 47 Pine Grove, to the north-west.

The proposed ground and first floor footprint would not project materially beyond the main ground and first floor rear building of No 47, and thus it is not expected to give rise to any neighbouring amenity impact in this regard.

There are 2 windows on the first-floor side elevation of No 47 facing the applicant site. Based on the information at hand these windows serve a bathroom, and as a secondary window to a master bedroom, with its primary windows on the rear elevation.

The proposed ground floor would project only slightly beyond the extended ground floor footprint of No 45 towards the right of its site. However, it would project c5m beyond the inset rear elevation of No 45, with a gap of c1.3m to the boundary, and a further c2.8m to the neighbouring property. Officers note that there is significant boundary treatment in situ, and given the distance between the properties would be more than c4m, officers are satisfied that the ground floor would not result in harmful overshadowing, loss of outlook of light to the inset rear elevation of No 45.

At first floor, the rear building line has been amended throughout the lifetime of the application. The rear most corner to No 45 has been set back 1.9m from the eaves of the ground floor so that it projects only c3.1m beyond the inset first floor rear elevation building line of No 45. The Residential Design Guidance SPD advises that within 2m of a boundary a first-floor rear extension of 3m is generally considered acceptable. In these circumstances, with a depth of c3.1m, and a large gap between the properties of c4m, officers are satisfied that the proposed built form would not give rise to an overly harmful amenity impact to neighbouring occupiers.

In addition to the above, the applicant has submitted a Daylight/Sunlight Assessment. The report assesses the proposals in respect of daylight, sunlight and overshadowing matters,

having regard to industry standard guidance. The report concludes that the proposal is broadly acceptable and in line with the BRE guidance and planning policy requirements in relation to daylight and sunlight.

In assessment, officers are satisfied that the development is not considered to prejudice the residential amenities of neighbouring properties in terms of loss of light, outlook and privacy, therefore, in this regard, it is in compliance with Policy DM01 of Barnet's Development Management Policies DPD.

Basement:

A number of objections comments have been submitted in relation to drainage issues, flood risk, and associated impacts as a result of the proposed basement.

The application site is located in a Flood Risk Zone 1, based on the Environment Agency's flood mapping. In accordance with the guidelines of the NPPF (section 14, para 168) it is unreasonable to request for any flood risk assessment to be carried out as part of this planning application. A basement impact assessment is not necessary for this proposal as the site is not located within a topographically challenging area, nor is it recognised for flood risk on the Environment Agency's flood mapping.

Nonetheless, the applicant has voluntarily commissioned and submitted a Basement Construction Method Statement (Tak Structures Ltd, November 2023) which seeks to demonstrate how the basement and superstructure could be constructed safely without causing damage or movement to neighbouring properties.

As noted above, officers have no objections to the principle of a basement. The majority of concerns submitted regarding potential drainage impacts, construction disturbance or neighbouring structural impacts, are not strictly material planning considerations, and would be civil matters. Any basement would be expected to be carried out in accordance with the relevant British Standard and by suitably qualified and experienced contractors.

Whether the proposal provides a satisfactory living environment for future occupiers

Policy DM02 states that where appropriate, development will be expected to demonstrate compliance to minimum amenity standards and that development makes a positive contribution to the borough. All development proposals are expected to provide an adequate level of amenity for future occupiers, in accordance with the standards set out in the London Plan 2021, Sustainable Design and Construction SPD and Policy DM02.

All residential development is expected to meet the minimum internal space standards set out in the London Plan (2021) and Section 2.1 of Barnet's Sustainable Design and Guidance SPD (2016).

The proposed dwelling would comfortably comply with the relevant GIA and minimum bedroom size standards.

Internal Ceiling Height:

The London Plan 2021 stipulates a minimum internal ceiling height of 2.5m for at least 75% of the GIA needs to be provided to address the unique heat island effect of London and the distinct density and flatted nature of most of its residential development.

The section drawings submitted demonstrate that the dwelling would comply with this

requirement.

Glazing, Light & Outlook:

The London Plan 2021 Policy D3 Optimising site capacity through the design-led approach, section D5 states that development proposals should deliver appropriate outlook, privacy and amenity.

Policy DM01: Protecting Barnet's character and amenity, of Development Management Policies 2012, part e. Development proposals should be designed to allow for adequate daylight, sunlight, privacy and outlook for adjoining and potential occupiers and users.

The Residential Design Guidance SPD (2016) section 7.5 states that all habitable rooms should contain at least one main window with an adequate outlook where nearby walls or buildings do not appear overbearing or unduly dominant. Section 7.8 states that providing good daylight to the home not only contributes to a more pleasant living environment, but also has the potential to reduce energy requirements for lighting and heating. Section 7.9 states that new development should be sited and designed to maximise daylight and sunlight as far as possible. North facing single aspect units are normally unacceptable.

Table 2.4 of the Sustainable Design and Construction SPD (2016) states that in all new development bedrooms and living rooms /kitchens should have a reasonable outlook with clear glazed windows. Table 2.4 also states that glazing to all habitable rooms should not normally be less than 20% of the internal floor area of the room and that bedrooms and living rooms / kitchens should have a reasonable outlook with clear glazed windows.

Officers are satisfied that the proposed design would provide more than adequate glazing, light and outlook to potential occupiers.

Amenity Space:

A minimum of 85sqm of good quality outdoor amenity space would be required for a development of this size. The proposed development would comfortably exceed this minimum.

Overall, officers are satisfied that the proposed dwelling would provide an excellent degree of quality accommodation for future occupiers. This is a spacious, mansion style dwelling and the amenity of future residents will be well served by a large dwelling on a spacious plot.

Parking and Highways

The site lies within a PTAL 1a zone (poor transport accessibility), which means that there is poor 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 this proposal is 2no. parking spaces off-street. The proposed and the existing units remain the same. The applicant is proposing to provide 2no. off-street parking spaces which is acceptable on highways grounds and is facilitated by the existing vehicular access.

Refuse and recycling storage

The refuse and recycling bins are proposed to be stored alongside the side of the house, which is acceptable in principle.

The proposed location of the bin store as shown on the drawing is within 10 metres from

public highway with clear and levelled pedestrian access to be provided for the refuse crews on collection days which satisfies the highway requirements.

Cycle Storage

The proposed development will need to provide 2 no. long-stay cycle parking spaces in accordance with the London Plan Cycle Parking Standards.

The proposed development will need to provide 2no. long-stay cycle parking spaces in accordance with the London Plan Cycle Parking Standards. This cycle store is provided internally, within the integral garage and is acceptable in principle.

Should the application be approved, a condition would be recommended to secure its provision in accordance with the relevant London Plan standards.

Other Material Considerations

Ecology and Biodiversity

Upon review of the Bat Emergence Survey (Open Spaces, September 2023) see the amended ecological comments below:

- o No objections to the findings and recommendations of the submitted Bat Emergence Survey (Open Spaces, September 2023) and Preliminary Ecological Appraisal and Preliminary Roost Assessment (Open Spaces, August 2023) as no roosting bats were revealed to be present within the building. If there is a delay to the approved demolition by more than three months upon then an updated Material Change Check will need to be undertaken to confirm whether the condition of the building has changed significantly to warrant a further updated survey.
- o All vegetation clearance should ideally avoid the nesting bird season (March to August inclusive) or alternatively following a nesting bird check undertaken by a suitably qualified ecologist to ensure that no nesting birds are disturbed because of clearance works.
- o The artificial lighting for the development will need to be designed and implemented through a detailed Low Impact Lighting Strategy to demonstrate that commuting and foraging bats will not be negatively impacted by the proposed artificial lighting. This would be secured by way of a suitably worded planning condition.
- o Due to the low risk of encountering small mammals onsite. A precautionary mitigation measures for mammals will be required subject to planning approval to ensure that no wild mammals become trapped within an excavation or trenches under any approved development.

It is recommended that the development be approved on ecological grounds subject to the attached conditions and informatives.

Trees

The proposed tree protection measures detailed in Report 'OS 2640-23 Doc1 Rvs B' along with the accompanying tree protection plans 'OS 2640-23.1' and 'OS 2640-23.2' (dated June 2023) would provide sufficient protection to tree impacted by the proposal, which includes 2no Barnet-owned cherry trees situated to the front of the property.

Proposed boundary fencing would necessitate minor excavations into the RPA of

boundary trees.

- o Appropriate methodologies have been stipulated within the AMS in accordance with BS 5837:2012, Trees in relation to design, demolition and construction
- o The extent of foreseeable risk to trees is considered acceptable provided the arboricultural method statement is adhered to for the duration of works

Trees proposed for removal provide no public amenity and would therefore not qualify for inclusion in a new TPO.

o However, these trees contribute to the general character of the Conservation Area and as such replacement planting would be recommended pursuant to Barnet's Local Plan (Development Management Policies) - Policy DM01: Protecting Barnet's character and amenity

o The following trees to the rear of the dwelling are to be removed to facilitate development

- o T15 Japanese maple
- o T13 juniper
- o T5 Leyland cypress
- o T4 holly

There may be room in the southwest corner of the rear garden to accommodate new planting

o Where possible, a revised plan detailing the location of 2no replacement trees with a stem girth of no less than 6cm (when measured at 1.5m from ground level) is recommended to ensure compliance with Barnet's Local Plan (Development Management Policies) - Policy DM01: Protecting Barnet's character and amenity

- o Native specimens are encouraged for optimal biodiversity benefit
- o Replacement planting can be demonstrated pre-approval or via condition

Recommendations: No objection, subject to replacement planting.

Reason: Sufficient information has been submitted to demonstrate that the proposal would not invite unacceptable levels of risk to Barnet trees, TPO trees or trees situated within the Totteridge Conservation Area. Replacement planting can be demonstrated via condition.

There are no significant arboricultural reasons to object to this application, however if it is likely to be recommend for approval, or in the event of an appeal, the attached conditions are suggested to obtain a more suitable development.

Water, Sustainability and Accessibility

Water usage:

Other related standards may also be relevant, but as a minimum all new housing will be expected to achieve a mains water consumption of 105 litres per head per day or less.

Relevant planning policies on these matters include policy SI5 of the London Plan (2021); policy CS13 of the Barnet Core Strategy (2012); and policy DM02 of the Barnet Development Management Polices document (2012).

Carbon dioxide emissions:

Any submission should clearly demonstrate how a proposal is making the fullest possible contribution to minimising carbon dioxide emissions in accordance with the following

energy hierarchy:

- Be lean: use less energy
- Be clean: exploit local energy sources and supply energy efficiently
- Be green: maximise opportunities for renewable energy by producing, storing and using renewable energy on-site
- Be seen: monitor, verify and report on energy performance.

Applications should include a commitment to the scheme proposed achieving a specific level of improvement in carbon dioxide emissions beyond the 2013 Building Regulations. The scheme would be expected to achieve at least 10% as detailed in Policy SI2 of the London Plan 2021. Relevant planning policies on this matter include policies DM01 and DM02 of the Barnet Development Management Policies document (2012) and policies SI2 and SI3 of the London Plan (2021).

Accessibility:

All new development should ensure that the needs of future occupiers are met, and that the development complies with the requirements of policies D7 of the London Plan (2021) and policies DM02 and DM03 of the Barnet Development Management Policies document (2012). Any application should include confirmation in writing that the relevant criteria of Part M4(2) of Schedule 1 to the Building Regulations 2010 can be met; if consent is granted, this will be conditioned.

Should the application be recommended for approval, or allowed at appeal, conditions will be recommended to ensure that the proposal achieves the necessary reduction in carbon dioxide emissions, that the proposal will incorporate water saving and efficiency measures and limit the residential units to a mains water consumption of 105 litres per head per day or less, and that the relevant accessibility standards, M4(2), would be met.

Thames Water

WASTE: As required by Building regulations part H paragraph 2.36, Thames Water requests that 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. Please refer to the Wholesale; Business customers; Groundwater discharges section.

There are public sewers crossing or close to your development. If you're planning significant work near our sewers, 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.

With regard to SURFACE WATER drainage, 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 Policy SI 13 Sustainable drainage of the London Plan 2021. 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.

We would expect the developer to demonstrate what measures will be undertaken to minimise groundwater discharges into the public sewer. Groundwater discharges typically result from construction site dewatering, deep excavations, basement infiltration, borehole installation, testing and site remediation. Any discharge made without a permit is deemed illegal and may result in prosecution under the provisions of the Water Industry Act 1991. Should the Local Planning Authority be minded to approve the planning application, Thames Water would like the following informative attached to the planning permission: "A Groundwater Risk Management Permit from Thames Water will be required for discharging groundwater into a public sewer. 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 he will undertake to minimise groundwater discharges into the public sewer. Permit enquiries should be directed to Thames Water's Risk Management Team by telephoning 020 3577 9483 or by emailing trade.effluent@thameswater.co.uk. Application forms should be completed online. Please refer to the Wholesale; Business customers; Groundwater discharges section.

Thames Water would advise that with regard to WASTE WATER NETWORK and SEWAGE TREATMENT WORKS infrastructure capacity, we would not have any objection to the above planning application, based on the information provided.

Fire Safety

Policy D12(A) of the London Plan states that all development proposals should achieve the highest standards of fire safety from the outset. The applicant has submitted a Fire Statement Form appropriate for the scale and nature of the development.

5.4 Response to Public Consultation

- The main planning considerations have been addressed within the body of the report.
- Character/Design: The proposal is considered to be high quality in appearance, and in keeping with the scale, height, massing and building lines of surrounding properties.
- Amenity Impact: A daylight/sunlight report has been submitted; officers are satisfied that the proposed scheme would not give rise to an unduly onerous amenity impact.
- Basement: Officers consider the principle of a basement to be acceptable, and the visual manifestations are limited to a small skylight at the rear.
- Drainage: A BIA is not required by policy, being that the site is in Flood Zone 1. Potential drainage impacts would be civil matters to be addressed between relevant parties. Any basement would be expected to be carried out in accordance with the relevant British Standard and by suitably qualified and experienced contractors.
- Construction impact/disturbance etc.: These matters are not strictly material planning considerations. A Demolition and Construction Management and Logistics Plan will be required by way of condition to manage the impact of the construction works.
- Claims of inaccuracies in the submitted documents: Officers are satisfied that the information given is accurate, sufficient and the proper procedures have been followed.

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.

Site Location Plan:

