

Location **55 Woodstock Road London NW11 8QD**

Reference: **22/2364/FUL** Received: 3rd May 2022
Accepted: 3rd May 2022

Ward: Childs Hill Expiry 28th June 2022

Case Officer: **Emily Bell**

Applicant: Tang

Proposal: Partial demolition of existing family house and conversion into a three storey building comprising 6no self-contained flats with a two-storey rear extension and alterations and extension to roof including dormer windows to all elevations. Associated refuse/recycling store, cycle store, amenity space and provision of off street parking

OFFICER'S RECOMMENDATION

Approve subject to s106

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)

RECOMMENDATION I:

That the applicant and any other person having a requisite interest be invited to enter by way of an agreement into a planning obligation under Section 106 of the Town and Country Planning Act 1990 and any other legislation which is considered necessary for the purposes seeking to secure the following:

1. Paying the council's legal and professional costs of preparing the Agreement and any other enabling agreements;
2. All obligations listed below to become enforceable in accordance with a timetable to be agreed in writing with the Local Planning Authority;
3. Contribution of £2,738.94 is required towards the amendment of the Traffic Management Order.

Contribution of £119.60 towards meeting the Council's costs of monitoring the planning obligation.

RECOMMENDATION II:

That upon completion of the agreement specified in Recommendation I, the Service Director for Planning and Building Control approve the planning application subject to the following conditions and any changes to the wording of the conditions considered necessary by the Service Director for Planning and Building Control:

- 1 The development hereby permitted shall be carried out in accordance with the following approved plans:

F651-A-203 EXISTING EAST ELEVATION
F651-A-102 EXISTING FIRST FLOOR PLAN
F651-A-101 EXISTING GROUND FLOOR PLAN
F651-A-103 EXISTING LOFT PLAN
F651-A-200 EXISTING NORTH ELEVATION
F651-A-104 EXISTING ROOF
F651-A-300 EXISTING SECTION AA
F651-A-201 EXISTING SOUTH ELEVATION
F651-A-202 EXISTING WEST ELEVATION
LOCATION PLAN
F651-A-106 A PROPOSED FIRST FLOOR
F651-A-107 A PROPOSED LOFT PLAN
F651-A-108 A PROPOSED ROOF
F651-A-301 A PROPOSED SECTION AA
F651-A-109 A PROPOSED PARKING LAYOUT
F651-A-105 B PROPOSED GROUND FLOOR PLAN
F651-A-100 C EXISTING AND PROPOSED SITE PLAN
F651-A-204 B PROPOSED NORTH ELEVATION
F651-A-107A rev A PROPOSED LOFT PLAN
F651-A-205 B PROPOSED SOUTH ELEVATION
F651-A-206 B PROPOSED EAST ELEVATION
F651-A-207 B PROPOSED WEST ELEVATION
Design and Access Statement
Arboricultural Impact Assessment (APIII) HWA10788_APIII 2.0 08/04/2022
Daytime Bat Potential Roost Assessment PRA Ref: WEC_NW11 dated Sept 2022

Bat Emergence Survey June 2023

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

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

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

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

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

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

- 4 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.

- 5 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.

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

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

- 7 a) Before the development hereby permitted is first occupied, details of the sub-division of the amenity area(s) shall be submitted to and approved in writing by the Local Planning Authority.

b) The development shall be implemented in accordance with the details approved under this condition before first occupation or the use is commenced and retained as such thereafter.

Reason: To ensure that the development does not prejudice the amenity of future occupiers or the character of the area in accordance with policies DM01 and DM02 of the Development Management Policies DPD (adopted September 2012) and the Sustainable Design and Construction SPD (adopted April 2013).

- 8 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).

- 9 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 2013 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 2 of the London Plan 2021.

- 10 Prior to the first occupation of the units, copies of Pre-completion Sound Insulation Test Certificates shall be submitted to the Local Planning Authority, confirming compliance with Requirement E of the Building Regulations 2010 (or any subsequent amendment in force at the time of implementation of the permission).

Reason: To protect the amenities of future and neighbouring residential occupiers in accordance with Policies DM02 and DM04 of the Development Management Policies DPD (adopted September 2012) and the Sustainable Design and Construction SPD (adopted April 2013).

- 11 a) The site shall not be brought into use or first occupied until details of the means of enclosure, including boundary treatments, have been submitted to and approved in writing by the Local Planning Authority.
- b) The treatment of boundaries should be permeable to species such as hedgehogs (*Erinaceus europaeus*) and common toad (*Bufo bufo*), with the introduction of a minimum of 1 no 13 x 13cm ground level access 'hedgehog hole' between the application site and each neighbouring piece of land to enable connections and prevent the fragmentation of habitat
- c) The development shall be implemented in accordance with the details approved as part of this condition before first occupation or the use is commenced and

retained as such thereafter.

Reason: To ensure that the proposed development does not prejudice the appearance of the locality and/or the amenities of occupiers of adjoining residential properties and to confine access to the permitted points in the interest of the flow of traffic and conditions of general safety on the adjoining highway in accordance with Policies DM01, DM03, DM16, DM17 of the Development Management Policies DPD (adopted September 2012), and Policies CS NPPF and CS1 of the Local Plan Core Strategy (adopted September 2012).

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

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

- 13 a) Before the development hereby permitted is first occupied, details of enclosures and screened facilities for the storage of recycling containers and wheeled refuse bins or other refuse storage containers where applicable, together with a satisfactory point of collection shall be submitted to and approved in writing by the Local Planning Authority.

b) The development shall be implemented in full accordance with the details as approved under this condition prior to the first occupation and retained as such thereafter.

Reason: To ensure a satisfactory appearance for the development and satisfactory accessibility; and to protect the amenities of the area in accordance with policies DM01 of the Adopted Barnet Development Management Policies DPD (2012); CS14 of the Adopted Barnet Core Strategy DPD (2012); and Policies D6 and SI7 of the London Plan 2021.

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

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

Reason: To ensure that cycle parking facilities are provided in accordance with the minimum standards, in the interests of promoting cycling as a mode of transport and to safeguard the visual amenities of the building and surrounding area, in accordance with Policy T5 and Table 10.2 of The London Plan (2021), Barnet's Local Plan Policies CS NPPF, CS1 and CS9 of Core Strategy (Adopted) September 2012, and Policies DM01 and DM17 of Development Management Policies (Adopted) September 2012.

- 15 Before the development hereby permitted is first occupied or the use first commences the parking spaces shown on the approved plans shall be provided and shall not be used for any purpose other than the parking of vehicles in connection with the approved development.

Reason: To ensure that parking is provided in accordance with the council's standards in the interests of pedestrian and highway safety, the free flow of traffic and in order to protect the amenities of the area in accordance with Policy DM17 of the Development Management Policies DPD (adopted September 2012) and Policies 6.1, 6.2 and 6.3 of the London Plan 2015.

- 16 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.

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

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

Reason: To safeguard the health of existing trees which represent an important amenity feature in accordance with Policy DM01 of the Development Management Policies DPD (adopted September 2012), Policies CS5 and CS7 of the Local Plan Core Strategy DPD (adopted September 2012) and G7 of the London Plan 2021.

- 18 Prior to commencement of the development the details the specification, location, including height, orientation, of the recommended ecological enhancement features including 1 x Schwegler bat roost box, 2 x bat access tiles, 1 x insect hotel and 1 x hedgehog home (as appropriate) shall be submitted and approved by the local planning authority. Prior to first occupancy of the property biodiversity enhancement features shall be installed in accordance with the thereafter approved enhancement plan.

Reason: To enhance the biodiversity value of the site beyond its current baseline, 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 The development shall be implemented in strict accordance with the requirements, recommendations, and mitigation measures, including the timing of development works and special techniques, in line within the outlined in sections 4.4 - 4.10 of the Bat Emergence Survey (Wychwood Environment Ltd, June 2023).

In the event of any bats being discovered all works must stop and the project ecologist and/or Natural England must be contacted immediately as an appropriate licence will be required before the works can continue.

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 Prior to the commencement 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 include 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.

- 21 Before the building hereby permitted is first occupied the proposed window(s) at first floor level in both side facing elevations, except for the window serving bedroom 2 of flat 3, 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).

- 22 Before the building hereby permitted is first occupied the proposed side facing dormer windows shown as such on drawings F651-A-107A rev A, shall F651- A-206B and F651-A-207B 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 in accordance with.

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).

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

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

RECOMMENDATION III:

That if the above agreement has not been completed or a unilateral undertaking has not been submitted by 31 July 2024 , unless otherwise agreed in writing, the Service Director - Planning and Building Control or Head of Strategic Planning REFUSE the application under delegated powers for the following reason(s):

1. The development fails to provide a legal undertaking to enable an amendment to the Traffic Regulation Order and associated monitoring costs, contrary to policy DM17 of the Development Management Policies DPD and the Planning Obligations SPD.

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 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 A Planning Obligation under Section 106 of the Town & Country Planning Act 1990 (as amended) relates to this permission.
- 5 The submitted Construction Method Statement shall include as a minimum details of:
 - o Site hoarding
 - o Wheel washing
 - o Dust suppression methods and kit to be used
 - o Site plan identifying location of site entrance, exit, wheel washing, hoarding, dust suppression, location of water supplies and location of nearest neighbouring receptors. Explain reasoning if not applicable.
 - o Confirmation whether a mobile crusher will be used on site and if so, a copy of the permit and indented dates of operation.
 - o Confirmation of the following: log book on site for complaints, work in accordance with British Standards BS 5228-1:2009+A1:2014 and best practicable

means are employed; clear contact details on hoarding. Standard construction site hours are 8am-6pm Monday - Friday, 8am-1pm Saturday and not at all on Sundays and Bank Holidays. Bonfires are not permitted on site.

- o Confirmation that all Non Road Mobile Machinery (NRMM) comply with the Non Road Mobile Machinery (Emission of Gaseous and Particulate Pollutants) Regulations 1999.

- o For major developments only: provide a copy of an asbestos survey; For smaller developments -confirmation that an asbestos survey has been carried out.

- 6 Nesting birds and their active birds' nests are protected from damage of disturbance under the Wildlife and Countryside Act 1981, as amended (section 1). Avoid all vegetation clearance during the active nesting bird season. If this cannot be reasonable avoided and any tree / vegetation clearance required to be removed during the active nesting bird season and cannot reasonable be avoided, then a nesting bird check must be conducted prior to commencement of clearance by a suitably qualified ecologist. Any active birds' nest that are discovered are to have an appropriate 5m protective buffer is to be place around the nest and the nest is to be retained until such time that the chicks have fledged.

There is a risk that nesting birds maybe negatively impact by the proposed clearance works should the works commence during the active nesting bird season. Generally, trees, buildings and scrub may contain nesting birds between 1st March and 31st August inclusive. It is considered that nesting birds are likely to be present between the above dates. You are advised to seek the advice of a competent ecologist prior to undertaking any works which could affect nesting birds during the period outlined above.

- 7 Soft landscaping should be designed where feasible with areas of planting consisting of 70/30 native grass to flowering plants to provide high quality habitat for 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.

A purpose-built wildlife friendly pond is recommended to be created for the benefit of amphibians. Such a pond should ideally be shallow along the margins, planted with a variety of wetland emergent and submerged plant species and free of fish to encourage the presence of a diverse array of invertebrates and amphibians. For further details on the construction of wildlife ponds refer to Wildlife ponds / RHS Gardening website.

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

- 8 If a concrete pump lorry is operated from the public highway, then 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

- 9 For any proposal new crossovers or modification to the existing crossovers, a separate crossover application must be submitted for approval to the Highways Authority. Details of the construction and location of the new crossover are required to be agreed with the highway authority. Any street furniture, road markings or parking bays affected by the proposed works following site investigation would be relocated at the applicant's expense.

In the case where a highway tree is present in the vicinity of the proposed access road or a crossover for the development the final approval would be subject to the detailed assessment carried out by the Highways Crossover Team in conjunction with the highway tree section as part of the crossover application. The outcome of this assessment cannot be prejudged.

Please Note: A maximum width of a crossover allowed from a public highway is 4.2 metres.

Information on application for a crossover could be obtained from London Borough of Barnet, Crossover Team, Development and Regulatory Services, 2 Bristol Avenue, Colindale, NW9 4EW.

Works on public highway shall be carried out by the Council's contractors. An estimate for this work could be obtained from London Borough of Barnet, Development and Regulatory Services, 2 Bristol Avenue, Colindale, NW9 4EW.

OFFICER'S ASSESSMENT

1. Site Description

The subject property no. 55 Woodstock Road is situated within a suburban area, a short distance from shops, a tube station, bus stops and other services on Golders Green Road. The surrounding area comprise 2 - 3 storey dwellings, often Edwardian in style. On the opposite side of Woodstock Road is Golders Court, a complex of 3 storey flats.

The property itself is a 2-storey detached dwelling, with bedrooms in a third attic storey. It was built in the 1920s and although not Listed is a good example of Neo Georgian architecture. The property has a good-sized rear garden which is largely enclosed with trees. The rear elevation of the house has a similar alignment to no's 57 and 53, although

there is a modern conservatory which projects part way into the garden.

The site is not located within a conservation area and there are no listed buildings on or adjacent to the host site. There are TPOs on the site.

2. Site History

Reference: 16/2023/PNH

Address: 55 Woodstock Road, London, NW11 8QD

Decision: Prior Approval Required and Refused

Decision Date: 1 April 2016

Description: Single storey rear extension with a proposed depth of 8 metres from original rear wall, eaves height of 3 metres and maximum height of 3 metres

Reference: 16/2609/PNH

Address: 55 Woodstock Road, London, NW11 8QD

Decision: Prior Approval Not Required

Decision Date: 20 May 2016

Description: Single storey rear extension with a proposed depth of 8-metres from original rear wall, eaves height of 3 metres and maximum height of 3 metres

Reference: 17/3801/FUL

Address: 55 Woodstock Road, London, NW11 8QD

Decision: Refused

Decision Date: 11 October 2017

Description: Demolition of existing building and erection of a three storey building plus basement level to provide 13no self-contained flats. Associated cycle storage, parking, amenity space, refuse and recycling

Reference: 18/1354/FUL

Address: 55 Woodstock Road, London, NW11 8QD

Decision: Refused

Decision Date: 14 September 2018

Description: Demolition of existing building and erection of a three storey building with basement level and rooms in the roofspace to provide 10no self-contained flats. Associated cycle storage, parking, amenity space, refuse and recycling

Reference: 20/4243/FUL

Address: 55 Woodstock Road, London, NW11 8QD

Decision: Refused

Decision Date: 17 November 2020

Description: Conversion of the existing large family house into 8no Self-contained flats. Two storey rear extension, basement extension and new side dormer windows. Associated refuse/recycling store, cycle store, amenity space and provision of off street parking

Reference: C03504B/01

Address: 55 Woodstock Road, London, NW11 8QD

Decision: Approved subject to conditions

Decision Date: 23 January 2002

Description: Addition of a single storey conservatory to rear of existing house.

3. Proposal

Partial demolition of existing family house and conversion into a three-storey building comprising 6no self-contained flats with a two-storey rear extension and alterations and extension to roof including dormer windows to all elevations. Associated refuse/recycling store, cycle store, amenity space and provision of off-street parking.

The proposal will provide the following units:

Flat 1 is a 2 bed, 4 person unit with GIA of 80sqm over 1 storey
Flat 2 is a 3 bed, 6 person unit with GIA of 110sqm over 1 storey
Flat 3 is a 2 bed, 4 person unit with GIA of 80sqm over 1 storey
Flat 4 is a 3 bed, 5 person unit with GIA of 97sqm over 1 storey
Flat 5 is a 1 bed, 2 person unit with GIA of 56sqm over 1 storey
Flat 6 is a 1 bed, 2 person unit with GIA of 58sqm over 1 storey

3no parking spaces are proposed to the front.

4. Public Consultation

Consultation letters were sent to 71 neighbouring properties. 8 letters of objection have been received, summarised below:

- o Building works will be disruptive
- o Impact on privacy. Overlooked to rear by dormer windows and windows to side
- o Previous applications have been refused
- o Effect on traffic, access and parking
- o Loss of light to neighbouring properties
- o Resulting noise and distrurbacne
- o Inappropriate use for area. Designed for single family housing
- o Maintenance of the building
- o Unknown whether connecting to main drainage system
- o Concerns regarding waste storage
- o Lack of family housing
- o Overdevelopment of flats in surrounding area
- o No limit to number of applications submitted

5. Planning Considerations

5.1 Policy Context

National Planning Policy Framework and National Planning Practice Guidance

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

The revised National Planning Policy Framework (NPPF) was published on 19th December 2023. 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.

Relevant policies:

D4 - Good Design

D5 - Inclusive Design

D6 - Housing Quality and Standards

D7 - Accessible Housing

D12 - Fire safety

H2 - Small Sites

H12 - Housing Size mix

SI 2 Minimising Greenhouse Gas Emissions

T6.1 - Residential Car Parking

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,

Relevant Development Management Policies: DM01, DM02, DM03, DM08, DM17.

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.

- States that privacy can be safeguarded by achieving adequate window to window, or window to balcony distances between buildings (both existing and proposed). In new residential development there should be a minimum distance of about 21 metres between properties with facing windows to habitable rooms to avoid overlooking, and 10.5 metres to a neighbouring garden. Shorter distances may be acceptable between new build properties where there are material justifications.

Sustainable Design and Construction SPD (adopted October 2016)

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

5.2 Main issues for consideration

The main issues for consideration in this case are:

- Principle of Development
- 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
- Provision of adequate accommodation for future occupiers
- Highways and Parking
- Refuse and Recycling

5.3 Assessment of proposals

Principle of Development

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

The proposed conversion and extension of the property is considered acceptable in principle. The surrounding area consists of a variety of different typologies, including but not limited to, semi-detached properties, detached properties, terraced units and purpose-built flats. Given the diverse dwelling typology within the surrounding area, such development would therefore be acceptable subject to its design and character.

There have been a number of applications made at the site where the principle of conversion into flats has been found acceptable. Whilst this scheme makes material alterations in an attempt to address previous concerns, the overall general principle aspect remains unchanged. Subject to compliance with other policy requirements the redevelopment to provide flats can be accepted.

Weight must be given to the Local Plan (Regulation 19) (2021) which through Policies HOU02 and HOU03 identifies that a key housing consideration is to achieve a better housing balance, including protecting family houses from conversions into smaller units, while delivering new converted homes in the right location.

Following the Examination in Public (EIP) Hearing of the Local Plan (Regulation 19) (2021) and in response to the subsequent comments from the Planning Inspector, these policies have been further modified.

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.

In regard to flat conversions the emerging local plan policy HOU03 provides the following criteria for acceptable proposals:

- a) Site have existing or planned public transport access levels (PTALs) 3-6 or are located within 800m walking distance of a station or town centre boundary
- b) Proposal provides at least one family sized home with 3 bedrooms that is capable of providing 4 bedspaces with access to a dedicated rear garden
- c) Gross internal floor area of the property (at time of application) should not be less than 135m², where 2 self-contained residential units are proposed. At least 61m² of gross internal floorspace is required for each additional dwelling proposed;
- d) Proposals will be supported, relative to the surrounding character of the area and where there is no unacceptable impact on the amenity of occupiers of neighbouring properties of the area;

- e) A good standard of living conditions and amenity for future occupiers in terms of privacy, daylight and outlook is provided;
- f) Minimum Car and cycle parking provision in accordance with requirements of Policy TRC03; and
- g) Proposals meet London Plan residential space standards (Policy D6 - Housing Quality and Standards) and the criteria set out in Policy CDH01 - Promoting High Quality Design.

Whilst two of the flats would be marginally below this internal floor space at 56 and 58 respectively, the building is considered large enough to convert into the proposed unit mix and further will provide a variety of dwelling types and sizes, including multiple family units. On balance, it is not considered that the application would warrant refusal on this reason alone.

Background History

A planning application 17/3801/FUL was submitted in June 2017 for 'Demolition of existing building and erection of a three-storey building plus basement level to provide 13no self-contained flats. Associated cycle storage, parking, amenity space, refuse and recycling

The application was refused for following reasons:

1. "The proposals do not make any provision towards affordable housing within the Borough, and insufficient information has been provided to justify that the scheme could not viably make provision to affordable housing. The failure to provide any affordable housing provision on site would be to policies 3.8, 3.9, 3.10 and 3.11 of the London Plan (2016) and policy DM10 of the Barnet Development Management Policies Document (2012).
2. The proposal fails to provide an adequate level of light, outlook and privacy for habitable rooms which would result in an unacceptably poor level of amenity for future occupiers of proposed units and would have a detrimental impact to the residential amenities of future occupiers. For these reasons the proposal is contrary to policies CS1 and CS5 of Barnet's Adopted Core Strategy (2012), policies DM01 and DM02 of the Adopted Development Management Policies DPD (2012) and the Council's Sustainable Design and Construction SPD (2016).
3. The proposed development would provide a form of development that would appear obtrusive and detract from the character and appearance of the street scene and general locality, failing to integrate well within the local townscape or achieve a high quality of design, contrary to policies CS1 and CS5 of Barnet's Adopted Core Strategy (2012), policy DM01 of the Adopted Development Management Policies DPD (2012) and the Adopted Residential Design Guidance SPD (2016)."

A planning application 18/1354/FUL was submitted April 2020 for the "Demolition of existing building and erection of a three-storey building with basement level and rooms in the roof space to provide no. 10 self-contained flats. Associated cycle storage, parking, amenity space, refuse and recycling"

The application was recommended for approval by the planning officer and overturned at committee on the 04th September 2018 refused for following reasons:

1. The proposed development, by reason of its size, siting, bulk and design and loss of trees associated with the provision of basement parking, would be out of character within

this part of Woodstock Road and would be detrimental to the character and appearance of the street scene and the visual amenities of the wider locality, contrary to policies CS NPPF, CS1 and CS5 of the Adopted Local Plan Core Strategy (2012), policy DM01 of the Adopted Development Management Policies DPD (2012) and the Adopted Residential Design Guidance (2016).

The application was subsequently appealed the decision. The appeal was dismissed by the inspectorate appeal ref: APP/N50-0/W/19/3220193 on the 30th May 2019.

A planning application was submitted in September 2020 for the "Conversion of the existing large family house into 8no Self-contained flats. Two storey rear extension, basement extension and new side dormer windows. Associated refuse/recycling store, cycle store, amenity space and provision of off street parking".

The application was refused for the following reasons:

1. The proposed development would by reason of its excessive depth to the rear and ramp car park access on the front elevation constitute a visually incongruous form of development within its immediate context and would also be contrary to the established pattern and form of development in the surrounding area. The proposal would therefore be contrary to Policy CS5 of the Local Plan Core Strategy (adopted September 2012), Policy DM01 of the Development Management Policies DPD (adopted September 2012), the Residential Design Guidance SPD (adopted 2016) and the Sustainable Design and Construction SPD (adopted 2016).

2. Insufficient information has been provided to demonstrate that the proposed development would not have a harmful impact on existing trees which provide significant visual amenity to the character and appearance of the area. The development would therefore have an unacceptable impact on the character and appearance of the area and street scene, contrary to policies CS NPPF and CS1 of the Local Plan Core Strategy (2012) and policies DM01 and DM16 of the Local Plan Development Management Policies DPD (2012).

Impact of the proposal on the character and appearance of the area

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.124).

Policy DM01 states, 'development proposals should be based on an understanding of local characteristics and should respect the appearance, scale, mass, height and pattern of surrounding buildings, spaces and streets'.

All proposed developments should be based on an understanding of the local characteristics, preserving or enhancing the local character and respecting the appearance, scale, mass and height of the surrounding buildings, spaces and streets in accordance with DM01 of the Development Management Policies DPD (2012).

The subject application proposes the partial demolition and conversion of the existing large family house into 6 no self-contained flats with alterations and extension to roof including dormer windows to all elevations.

The subject property was built in the 1920s and although not Listed it is a good example of Neo Georgian architecture.

The existing building makes a positive contribution to the character and appearance of the streetscene in Woodstock Road by virtue of its design and appearance. The area surrounding the host site contains a variety of different typologies and architectural styles. The property is adjoined by no. 57, a 2-storey brick dwelling of more recent construction, and no. 53, a 2 storey plus attic storey Edwardian property. No. 55a appears to be the original garage for the property and now forms part of no. 53, apart from the rear portion which provides a store, accessible from within the garden of no 55 and which is within the subject site. To the rear the property adjoins the rear gardens of housing at The Ridgeway, and to the side the rear gardens of houses on the part of Woodstock Road which turns the corner past no 59.

The proposed scheme seeks to overcome previous reasons for refusal in that it retains many of the existing characteristics of the former building on the site, being only a partial demolition, including the pitched roof and frontage with the front porch on to Woodstock Road. The proposed ridge height follows the existing height and the accommodation to the second floor is subordinate and would match the existing front dormer windows. The scheme has been amended throughout the lifetime of the application to remove a two storey rear extension. As a result, the proposal was amended from 8 to 6 flats being proposed. The removal of the rear extension ensures that the proposed building would not protrude any further than the existing building on site. In fact, as existing the building benefits from a single storey rear conservatory. This will be removed and the proposed building would not project as far into the garden as this existing element.

The proposed roof design featuring two side dormers generally fits the character of the area and reflects the street scene.

Impact on the Amenities of Neighbours

Barnet policy DM01 requires new development to have due regard to the amenity of existing occupiers in neighbouring buildings.

In terms of protecting overlooking, Barnet's Residential Design Guidance SPD states that there should be a minimum distance of 21m between properties with facing windows to habitable rooms to avoid overlooking, and 10.5m to a neighbouring garden. Shorter distances may be acceptable between new build properties where there are material justifications. The proposal is approximately 24m from the rear site boundary and as such is not considered to result in unacceptable levels of overlooking to the rear of properties along The Ridgeway.

The existing dwelling house extended beyond the rear elevation of no.53 or no.57 Woodstock Road. At ground floor level the proposed building would not project any deeper than the existing property, however, the property will be infilled at ground level bringing the rear element in line with the existing flank walls of the house. At ground floor, the building would not project past no. 57 Woodstock Road and would project marginally past no. 53. A distance of approximately 7 metres would be retained between the host building and no. 53 and as such there is not considered to be a detrimental impact. At upper floor levels, the host building is proposed to be extended to the rear by approximately 2.8 metres. Due to the detached nature of the building and distances from the common boundaries, it is not considered that the proposal would have a detrimental effect on neighbouring amenity.

There are two side dormers proposed to each flank elevation. One per roofslope will replace an existing dormer with clear glazing which given the existing situation on site would be acceptable. The second dormer to each side elevation would utilise obscure glazing in order to protect privacy of neighbouring occupiers. One rooflight is proposed to each side elevation, however, given the high nature of these there is not considered to be

detrimental overlooking.

Provision of adequate accommodation for future occupiers

In terms of the amenity for future occupiers, the Planning Authority expects a high standard of internal design and layout in new residential development to provide an adequate standard of accommodation. The London Plan and Barnet's Sustainable Design and Construction SPD sets out the minimum space requirements for residential units.

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. The application will therefore be assessed according to the requirement laid out in the London Plan (2021).

The proposal would provide the following dwellings:

Flat 1 is a 2 bed, 4 person unit with GIA of 80sqm over 1 storey
Flat 2 is a 3 bed, 6 person unit with GIA of 110sqm over 1 storey
Flat 3 is a 2 bed, 4 person unit with GIA of 80sqm over 1 storey
Flat 4 is a 3 bed, 5 person unit with GIA of 97sqm over 1 storey
Flat 5 is a 1 bed, 2 person unit with GIA of 56sqm over 1 storey
Flat 6 is a 1 bed, 2 person unit with GIA of 58sqm over 1 storey

The London Plan sets a minimum Gross Internal Floor Area for flats based on a standard set for the number of bedrooms (b) and persons-bedspaces (p). A 2 bed, 4 person unit over 1 storey requires 70sqm. A 3 bed, 6 person unit over 1 storey requires 95sqm. A 3 bed, 5 person unit over 1 storey requires 86sqm. A 1 bed, 2 person unit over 1 storey requires 50 sqm.

Table 3.3: Internal layout and design requirements of Barnet's Sustainable Design SPD (Oct 2016) states that bedrooms should meet the following requirements.

- Single bedroom: minimum area should be 7.5 m² and is at least 2.15m wide;
- Double/twin bedroom: minimum area should be 11.5 m² and is at least 2.75m wide and every other double (or twin) bedroom is at least 2.55m wide.

The proposed units would meet the minimum internal space standards.

Outlook, light and privacy:

Policy DM01 states that 'Development proposals should be designed to allow for adequate daylight, sunlight, privacy and outlook for adjoining and potential occupiers and users'.

The proposed flats are considered to benefit from adequate light and outlook.

Stacking:

Policy DM04 of the Development Management Document (2012) part d. states that proposals will be refused if they lead to an unacceptable level of noise and disturbance unless the scheme can demonstrate any mitigation measures.

The proposed layout provides reasonable stacking throughout the property. In the event of an approval, a condition should be attached for Pre-Completion Sound Insulation Test

Certificates to be submitted to the LPA.

Outdoor amenity space:

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 for flats, outdoor amenity space should be 5 m² per habitable room.

Flat 1 has 4 habitable rooms and requires 20m² of amenity space.

Flat 2 has 5 habitable rooms and requires 25m² of amenity space.

Flat 3 has 4 habitable rooms and requires 20m² of amenity space.

Flat 4 has 5 habitable rooms and requires 25m² of amenity space.

Flat 5 has 3 habitable rooms and requires 15sqm of amenity space.

Flat 6 has 3 habitable rooms and requires 15sqm of amenity space.

Flat 1 and 2 are provided with 38sqm and 36sqm of private amenity space respectively. The remaining 4 flats have access to a communal garden of approximately 364sqm. This is significantly greater than the required standard and the provision of on site amenity space is acceptable.

The London Plan 2021 states that a minimum ceiling height of 2.5 metres is required for at least 75% of the gross internal area of a dwelling.

Across the ground and first floors, Flats 1-4 would meet this requirement. Amendments have been received throughout the lifetime of the application to increase the head height of the loft floor flats as much as possible. The two units will achieve 71% of the unit to be at least 2.5 metres floor to ceiling height and on balance, this is considered to be acceptable.

Parking and highways

The site fronts onto Woodstock Road which is mainly residential in character. There are CPZ restrictions on the road (Mon-Sat, 8am-6:30pm & Sun, 09:30-6:30pm). The site lies in an area with a PTAL rating of 5 (very good). 14 bus routes can be accessed from stops within 4-7 minutes walking distance of the site. Golders Green tube station is within 7 minutes walking distance of the site.

The proposed conversion of the property into 6 self-contained flats will attract a maximum of parking provision of 4-8 spaces. However, given the PTAL score of the site is 5, Highways accept the provision of 3 spaces subject to imposing permit restrictions on the development.

A minimum of 13 cycle parking spaces are required based on the London Plan standards. 13 cycle parking spaces are proposed in the rear garden and accessed by a walkway along the side of the building. Details of cycle parking are requested by way of a condition.

Refuse storage location is acceptable on highways grounds, however, details of refuse storage will be requested by way of a condition.

Ecology and Trees

The applicant submitted Daytime Bat Potential Roost Assessment (PRA)(WEc_NW11)

and a further Bat Emergence Survey (Whychwood Environment Ltd, June 2023). The council's ecologist has reviewed the submitted information and confirmed that no further surveys or Natural England Bat Mitigation Licence will be required as no roosting bats were recorded. The precautionary mitigation measures including the provision of two bat access tiles and two bat roost boxes recommended within the report will be subject to a condition. No objections were raised on ecology grounds, subject to conditions.

Policy DM01 of the Adopted Barnet Development Management Policies advises that trees should be safeguarded. When protected trees are to be felled the council will require replanting with suitable size and species of tree where appropriate. High quality landscape design can help to create spaces that provide attractive settings for both new and existing buildings, contributing to the integration of a development into the established character of an area. The council will seek to retain existing wildlife habitats such as trees, shrubs, ponds and hedges wherever possible. Where trees are located on or adjacent to a site the council will require the submission of a tree survey with planning applications indicating the location, species, size and condition of trees. Trees should be retained wherever possible and any removal will need to be justified in the survey. Where removal of trees and other habitat can be justified appropriate replacement should consider both habitat creation and amenity value.

The applicant submitted an Arboricultural Impact Assessment. The Council's tree officer reviewed this document, and following additional information, found that the amendments to the Tree Protection Plan and additional detail provided re: driveway levels that there is likely to be some post-development pressure to the trees at the front given their proximity to parking spaces, however none of these trees would merit making a new TPO. Further detail on build methodology, protection measures and materials used for the driveway renovations can be submitted within a dedicated Arboricultural Method Statement as a pre-commencement condition (as suggested in Section 10.3 of the Arboricultural Impact Assessment). Overall, the proposal is not considered to have a detrimental effect on trees, subject to conditions.

DM16 states that, when considering development proposals the council will seek the retention and enhancement, or the creation of biodiversity.

A Bat Emergence Survey was provided and no further surveys will be required as no roosting bats were recorded. The precautionary mitigation measures including the provision of two bat access tiles and two 1FF Schwegler bat roost box recommended within the report will be conditioned subject to planning approval.

The proposal is acceptable on ecology grounds, subject to conditions.

Accessibility and Sustainability

Conditions would be attached to any permission to ensure the integration of water saving and efficiency measures insofar as a maximum of 105 litres of water consumption per person per day to comply with Policy 5.15 of the London Plan (2016) and a reduction of CO2 emissions over Part L of the 2013 Building Regulations in accordance with the requirements of Policy 5.2 of the London Plan (2016) and the 2016 Housing SPG's requirements.

5.4 Response to Public Consultation

- o Building works will be disruptive

A Demolition and Construction management plan will be requested by way of a condition. The impact of construction works are not a material planning consideration.

- o Impact on privacy. Overlooked to rear by dormer windows and windows to side

These comments are noted and have been addressed within the main body of the report.

- o Previous applications have been refused

The current application seeks to overcome the previous reasons for refusal as set out in the main body of the report.

- o Effect on traffic, access and parking

Highways officers have reviewed the application and raised no objections on highways grounds.

- o Loss of light to neighbouring properties

These comments are noted and have been addressed within the main body of the report.

- o Resulting noise and disturbance
- o Inappropriate use for area. Designed for single family housing
- o Lack of family housing

Given the presence of several flat conversions in the local area and the site's accessible location, officers would not object to the creation of flats to replace the existing dwelling. 2x 3 bed family sized units have been provided in the scheme. In terms of use of the site as flatted development, it is considered unlikely that general noise and disturbance resulting from 6 additional households would be such that it would disturb adjoining occupiers to an extent that would warrant refusal of the application. It is noted that that the building would be set back from the adjoining dwellings located on account of the large size of the plot.

- o Maintenance of the building

The future maintenance of the building is not a material planning consideration.

- o Unknown whether connecting to main drainage system
- o Concerns regarding waste storage

Bin stores are located to the front of the site. Further details including details of the refuse store can be secured by way of a condition.

- o Overdevelopment of flats in surrounding area

Given the location of the site and mixed nature of surrounding the site is considered a suitable location for flat development.

- o No limit to number of applications submitted

There are no limits to the number of applications that can be submitted.

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 the proposed development would have an acceptable impact on the character and appearance of the application site and the general locality. The development is not considered to have an adverse impact on the amenities of neighbouring occupiers. This application is therefore recommended for approval.

