

**Location** 130 Hendon Lane London N3 3SJ

**Reference:** 24/1008/FUL Received: 11th March 2024  
Accepted: 11th March 2024

**Ward:** Finchley Church End Expiry 6th May 2024

**Case Officer:** Ismail Ameen

**Applicant:** JMC Trust Fund

**Proposal:** Erection of a single storey rear outbuilding

### **OFFICER'S RECOMMENDATION**

Approve subject to conditions

AND the Committee grants delegated authority to the Service Director – Planning and Building Control to make any minor alterations, additions or deletions to the recommended conditions/obligations or reasons for refusal as set out in this report and addendum provided this authority shall be exercised after consultation with the Chair (or in their absence the Vice-Chair) of the Committee (who may request that such alterations, additions or deletions be first approved by the Committee)

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

PP-12872721v1 LOCATION PLAN  
HL.130.PR01 REV A PROPOSED BLOCK PLAN  
HL.130.PR03 EXISTING BLOCK PLAN  
1976.PR02 REV A PROPOSED OUTBUILDING PLANS, ELEVATIONS AND SECTION  
00719-WR-0500 REV P1 DRAINAGE PLAN  
230122-PD-11a Arboricultural Impact Assessment, dated February 2024  
230122-P-13 rev a Tree Protection  
Planning Statement  
Method Statement for tree root protection by Halstead Associates  
Emails from the agent (Mr Joe Henry), dated 15.04.2024, 25.04.2024, 21.05.2024 and 13.06.2024

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

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

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

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

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

- 4 The use of the outbuilding hereby permitted shall at all times be ancillary to and occupied in conjunction with the main building and shall be used only for storage and children's service on the Sabbath, as set out within the application documents.

Reason: To ensure that the development does not prejudice the character of the locality and the amenities of occupiers of adjoining residential properties in accordance with Policy DM01 of the Development Management Policies DPD (adopted September 2012).

- 5 a) No site works or development (including any temporary enabling works, site clearance and demolition) shall take place until an arboricultural 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) The development shall be implemented in accordance with the arboricultural method statement as approved.

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.

- 6 In order to minimise the risk of significant harm that may occur to any of the retained trees is as low a probability as possible, it is considered that a Site visit by

the arboriculturist will occur at least at the following points, with the findings of each visit being summarised in written format and issued to at least the Client, main contractor, and LPA tree officer (noting that a finalised list ought to be provided as part of a detailed AMS prepared in response to a planning condition as per the recommendations of Table B.1 of BS5837):

- 1) A pre-commencement meeting at Site with at least the main appointed contractor to discuss the details of tree protection and works; to sign-off the tree protection measures prior to the commencement of any works to implement the Proposed Development (except in the case of specified tree works that can occur prior to this point);
- 2) To oversee the site investigation work to determine the presence of significant roots (i.e., >25mm diameter) prior to the setting out of piles and construction of the foundations; and
- 3) Upon the completion of works to implement the Proposed Development.
- 4) The results of each monitoring shall be submitted to the local planning authority and on receipt of the final monitoring the condition will be considered for discharge.

Reason: To safe guard the heath of the trees in accordance with policy DM01 of the Development Management Policies DPD (2012).

- 7
  - a) No earth works or other works comprised in the development within the root protection area of trees to be retained shall take place until details of the proposed foundations have been submitted to and approved in writing by the Local Planning Authority. The foundations must take account of trees growing in close proximity to the development.
  - b) The development shall be implemented in full accordance with the foundation details as approved under this condition.

Reason: To minimise any harm to root systems and 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.

- 8
  - 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.

- 9 a) No development shall take place until details of the location, extent and depth of all excavations for services (including but not limited to electricity, gas, water, drainage and telecommunications) in relation to trees on and adjacent to 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 details approved under this condition.

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

- 10 a) No site works or development (including any temporary enabling works, site clearance and demolition) shall take place until the temporary tree protection measures shown within 'Tim Moya Associates Arboricultural Impact Assessment ref 230122-PD-11a, drawing no 230122-P-13 rev a' (dated February 2024) approved have been erected around existing trees on site.

b) The protection specified in 'Tim Moya Associates Arboricultural Impact Assessment ref 230122-PD-11a, drawing no 230122-P-13 rev a' (dated February 2024) shall remain in position until after the development works are completed and no material or soil shall be stored within fenced areas and/or construction exclusion zones at any time. The development shall be implemented in accordance with the protection plan as approved.

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.

- 11 a) Prior to the first occupation of the hereby approved development, details of the proposed green roof have been submitted to and approved in writing by the Local Planning Authority.

b) The green roof shall be implemented in accordance with the details approved this condition prior to the commencement of the use or first occupation of the development and retained as such thereafter. Should part of the approved green roof be removed, die, become severely damaged or diseased within five years of the completion of development, it shall be replaced in accordance with the details approved by this condition.

Reason: To ensure that the proposed development does not prejudice the enjoyment of the occupiers of their homes in accordance with Policies DM04 of the Development Management Policies DPD (adopted September 2012) and G5 and G6 of the London Plan 2021.

12 1.Total occupancy of the building as extended shall not exceed

i) 150 people on the following Jewish Holidays:

Rosh Hashana - 2 days

Yom Kippur - 1 day

Succot - 4 days

Purim - 1 day

Pesach - 4 days

Yom Ha'atzmaut - 1 day

Lag B'aomer - 1 day

Shavuot - 2 days

ii) 100 on any other Saturday or;

iii) 60 at any other time (Sunday-Friday).

iiii) 150 people on five separate occasions in a calendar year for the purpose of a Bar Mitzvah celebration.

Reason: To ensure that the proposed development does not prejudice the amenities of occupiers of neighbouring properties in accordance with Policies DM04 of the Development Management Policies DPD (adopted September 2012) and D14 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 Tree and shrub species selected for landscaping/replacement planting provide long term resilience to pest, diseases and climate change. The 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."

## **OFFICER'S ASSESSMENT**

### **1. Site Description**

The application site is located at 130 Hendon Lane London N3 3SJ, consisting of a detached property within the Finchley Church End ward. The ground and first floor of the site is in use as a synagogue and the second floor/loft is being used as a one bedroom flat in conjunction with the synagogue. The site benefits from a fore court that provides onsite parking and a modest rear private garden.

The site is not located within a conservation area and is not a listed building. There are protected trees located within Glenbrooke Lodge to the rear.

The garden is enclosed by 128 Hendon Lane on the north-east side, to north by Glenbrooke Lodge, Rawlins Close, and to the west by 2 Waverley Grove. There are large mature trees growing within the gardens that provide significant level of visual amenity to these properties and beyond. These trees add significantly to character and appearance of the local area.

### **2. Site History**

Reference: C15691/04

Address: 130 Hendon Lane

Decision: Approved subject to conditions

Decision Date:

Description: Continued use of ground floor as a specialised religious meeting room with associated library and cloakroom. Two bedroom flat at first floor level.

Reference: F/00279/08

Address: 130 Hendon Lane

Decision: Approved subject to conditions

Decision Date: 09.07.2008

Description: Proposed ground and first floor rear extension with associated pitch roof above part ground floor extension. Side and rear dormers to facilitate a loft conversion. Conversion of existing religious meeting rooms with associated first floor to a synagogue and loft to be a one bedroom flat.

Reference: F/04345/14

Address: 130 Hendon Lane, London, N3 3SJ

Decision: Refused

Decision Date: 15 July 2015

Description: Retention of change of use of two rooms on first floor as a pre-school nursery from 8.30am- 2pm, Monday to Friday during term time for a maximum of 14 children.

Reference: F/01770/13

Address: 130 Hendon Lane, London, N3 3SJ

Decision: Refused

Decision Date: 30 August 2013

Description: Change of use to synagogue. Part single, part two storey side extension and single storey rear extension.

Reference: F/01583/13

Address: 130 Hendon Lane

Decision: Approved subject to conditions

Decision Date: 09.07.2013

Description: Retention of change of use of two rooms on the first floor as a pre-school nursery from 8.30am - 2.00pm, Monday-Friday during term time for a maximum of 14 children.

Reference: 21/6308/FUL

Address: 130 Hendon Lane, London, N3 3SJ

Decision: Approved subject to conditions

Decision Date: 4 October 2022

Description: Two storey side extension and single storey rear extension

Reference: 23/4354/FUL

Address: 130 Hendon Lane, London, N3 3SJ

Decision: Approved subject to conditions

Decision Date: 4 December 2023

Description: Two storey side extension and single storey rear extension. Installation of one door and two windows on the west elevation, two new doors on the east elevation, two new of lights at main roof. Glazed stair enclosure for fire escape. Provision of hardstanding and steps at the rear.

### **3. Proposal**

This application seeks planning permission for erection of a single storey rear outbuilding.

The proposed outbuilding would measure 11.60 metres in width and 5.60 metres in depth with an eaves and maximum height of 3.11 metres from the ground level with a flat roof.

There was pre-application advice sought for the outbuilding under reference 23/8155/QCM in relation to impacts on protected trees. The applicant has addressed the issues raised by the tree officer who has no objection, subject to satisfactory supporting evidence which can be secured by condition.

#### **4. Public Consultation**

Consultation letters were sent to 88 neighbouring properties. 14 objections received. 45 supporting comments received.

The objections can be summarised as following:

- Size of the outbuilding, out of character in this residential area
- Overlooking from garden and outbuilding
- Noise. Residents lives already impacted by noise caused by the synagogue, this will be exacerbated
- Excessive noise experienced during peak times and weekends with current synagogue and they haven't built the recently approved extensions yet
- No sanctuary in gardens if outbuilding also used
- Parking issue will worsen
- Congregants attend from Edware and beyond 6 days a week from early morning to late evening, constant blocking of driveways and irresponsible parking
- Flood risk to residnets in Waverley Grove due to size of outbuilding
- Impact on trees
- Overdevelopment/ intensification of use
- Lack of biodiversity
- Lack of visibility at junction of Grove/Hendon Lane/Allandale Avenue
- Rubbish

The supporting comments can be summarised as follows:

- Number of people will not increase
- Only for storage and supplementary space
- Space for youth and children
- Low noise study meetings
- Encourages friendship and local harmony

#### **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 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.

### Barnet's Local Plan (2012)

Barnet's Local Plan is made up of a suite of documents including the Core Strategy and Development Management Policies Development Plan Documents. Both were adopted in September 2012.

- Relevant Core Strategy Policies: CS NPPF, CS1, CS5.
- Relevant Development Management Policies: DM01, DM04, DM13, 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.

### 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.

In order to address issues of legal compliance and deficiencies in soundness the Council has produced Main Modifications to the Local Plan ([LINK](#)). These Main Modifications were approved by Cabinet on March 12th and will now be subject to a period of formal public consultation commencing in May 2024. Whilst the Council moves forward to formal adoption of the Local Plan (subject to the outcome of the public consultation and the Inspectors Report) the Main Modifications 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, semi-detached and detached houses. The Council is committed to protecting, and where possible enhancing the character of the borough's residential areas and retaining an attractive street scene.

In respect of outbuildings, the guidance states:

The same principles apply to the design of back garden buildings as to rear extensions

- they should not unduly over-shadow neighbouring properties
- they should not be too large or significantly reduce the size of a garden to become out of character with the area
- they should not unduly affect outlook from an adjoining property's habitable rooms or principal garden areas
- their design and materials should be in harmony with the surrounding area.

Proposals should consider location of garden buildings such as sheds and greenhouses so that they minimise the impact on neighbouring properties. Garden buildings should be located to the rear of properties. The building materials used should respect the existing buildings and the overall character of the area. Garden buildings should minimise any impact on trees.

#### Sustainable Design and Construction SPD (adopted October 2016)

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

### **5.2 Main issues for consideration**

The main issues for consideration in this case are:

- Whether harm would be caused to the character and appearance of the existing building, the street scene and the wider locality;
- Whether harm would be caused to the living conditions of neighbouring residents;
- Whether there would be any impact on trees

### **5.3 Assessment of proposals**

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

Any scheme for the site will need to respect the character and appearance of the local area, relate appropriately to the sites context and comply with development plan policies in these respects. This will include suitably addressing the requirements of development plan policies such as DM01 which states that all proposals should preserve and enhance the

local character of the area, as well as policies CS05 (both of the Barnet Local Plan), D1, D3 and D6 (of the London Plan).

Policy DM01 requires that all proposals should preserve and enhance the local character of the area. The design guidance provides advice in relation to domestic outbuildings. Although the property is in use as a synagogue, given it is in a residential area and surrounded by residential properties, the same considerations would apply.

The proposed outbuilding would measure 11.60 metres in width and 5.60 metres in depth with an eaves and maximum height of 3.11 metres with a flat roof. It is located with a gap of 1.20 metres on both sides and 1.30 metres on the rear side. Having considered the size of the outbuilding in relation to the main property, it is not considered the proposal would be a visually obtrusive size in this location at the rear garden. The proposal is considered acceptable in terms of scale, design and impacts on the character of the immediate vicinity of the area.

The proposed outbuilding is located to the rear of the site and will not appear overly dominant within the application boundary. Sufficient garden space will be retained such that it is considered the character and appearance of the property and local area would be maintained. The outbuilding is considered to be proportionate to the size of the property and the garden. It is not considered that it would appear as a dominant feature.

Following a review of aerial photography, it is noted that there are examples of small rear garden outbuildings along Hendon Lane and in the wider surrounding area. Therefore, the proposal is a continuation of the character and appearance of the surrounding area. Further, the outbuilding is located to the rear and is not visible from the public realm. As such, it is not found that the established character and appearance of the existing property and general locality would be affected.

The outbuilding is proposed to be used as ancillary accommodation for the synagogue providing a storage room. The agent has provided further information on building usage. On the Sabbath morning there is a children's service for about 12-18 children. The service is for the ages between 2-15 yrs. As the ages and abilities are diverse they are split into 2 groups ages 2-8 and 9-15. The outbuilding will be used by one group ("supplementary usage"). The number of persons attending on Saturday fluctuates (like any religious centre for prayer etc). However, the additional space will not lead to a breach of the current planning condition, which controls the total number of persons on site. A condition will be attached to ensure the use of the outbuilding shall at all times be ancillary to the main building and used for the purposes specified.

The proposed outbuilding would benefit from solid brick walls, UPVC double glazed doors and windows, with green sedum roof system which is noted to be a high-quality design and not materially harmful on character grounds.

Overall, the proposed development is considered to have an acceptable impact on the character and appearance of the property and general locality in accordance with Development Management Policy DM01.

#### - Whether harm would be caused to the living conditions of neighbouring residents

It is important that any scheme addresses the relevant development plan policies (for example policy DM01 of the Barnet Local Plan policy D6 of the London Plan) in respect of the protection of the amenities of neighbouring occupiers. This will include taking a full

account of all neighbouring sites.

Barnet's Residential Design SPD provides clear guidance with regard to what is expected from new developments to ensure that the amenity of neighbouring occupants is not harmfully impacted. Regarding 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.

No.128 Hendon Lane

There is no outbuilding at this property. It is noted that the outbuilding will sit 1.2m away from the boundary on this side. There is no window or door located on this side and it is considered there would be no amenity impact on this property in terms over an overbearing appearance, overlooking, privacy or loss of light.

No. 2 Waverley Grove

There is no outbuilding at this property. The proposed outbuilding will sit 1.2m away from the boundary on this side. There is no window or door located on this side and it is considered there would be no amenity impact on this property in terms over an overbearing appearance, overlooking, privacy or loss of light.

Glenbrook Lodge, Rawlins Close

Given that it is at single storey level, located 1.3m from the rear boundary, it is not deemed to cause privacy issues or enclosure issues to the neighbouring occupiers to the rear in Rawlins Close.

The proposed outbuilding is considered to have an acceptable impact on the amenities of neighbouring residents. Provided its use is as specified in the application, it is considered that it would not give rise to unacceptable noise and disturbance to neighbouring residents. A number of concerns have been raised by residents about nuisance from the existing use of the site in terms of noise and parking pressures. It is considered that subject to conditions, the number of attendees will not increase and that the existing situation will not be significantly worsened through use of the outbuilding by attendees on the Sabbath only.

#### - Whether harm would be caused to trees

The applicant has addressed the issues raised previously by the tree officer and there is no objection, subject to satisfactory supporting evidence. Conditions are suggested to ensure provision of the arboricultural method statement and tree protection, a biodiverse green roof, and supporting soft and hard landscape scheme in addition to further details of foundation design.

### **5.4 Response to Public Consultation**

Largely addressed in the report.

In relation to possible flood risk, the site is not in an area identified as a flood risk area.

### **6. Equality and Diversity Issues**

Section 149 of the Equality Act 2010, which came into force on 5th April 2011, imposes

important duties on public authorities in the exercise of their functions, including a duty to have regard to the need to:

- "(a) eliminate discrimination, harassment, victimisation and any other conduct that is prohibited by or under this Act;
- (b) advance equality of opportunity between persons who share a relevant protected characteristic and persons who do not share it;
- (c) foster good relations between persons who share a relevant protected characteristic and persons who do not share it."

For the purposes of this obligation the term "protected characteristic" includes:

- age;
- disability;
- gender reassignment;
- pregnancy and maternity;
- race;
- religion or belief;
- sex;
- sexual orientation.

Officers have in considering this application and preparing this report had regard to the requirements of this section and have concluded that a decision to grant planning permission for this proposed development will comply with the Council's statutory duty under this important legislation

The proposed development would provide additional facilities for an existing community use.

The merits of the scheme have been addressed elsewhere in the report and it is considered that the development, subject to the suggested conditions, would not have any significant impacts. Any impacts are unlikely to disproportionately affect any one group with a protected characteristic.

The proposals do not conflict with either Barnet Council's Equalities Policy or the commitments set in our 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.

