

<u>MEETING</u> WEST AREA PLANNING SUB-COMMITTEE
<u>DATE AND TIME</u> Tuesday 8 November 2011 AT 7.00PM
<u>VENUE</u> HENDON TOWN HALL, THE BURROUGHS, HENDON NW4 4BG

TO: MEMBERS OF THE COMMITTEE (Quorum 3)

Chairman: Councillor Maureen Braun
Vice Chairman: Councillor Eva Greenspan

Councillors:

Jack Cohen	Melvin Cohen	Claire Farrier	Sury Khatri
John Marshall	Hugh Rayner	Gill Sergeant	Agnes Slocombe
Darrel Yawitch			

Ward Substitute Members:

Alex Brodkin	Tom Davey	Andrew Harper	Helena Hart
Geoffrey Johnson	Julie Johnson	Graham Old	Lord Palmer
Brian Schama	Mark Shooter	Reuben Thompstone	

You are requested to attend the above meeting for which an agenda is attached.
Aysen Giritli – Head of Governance

Governance Services contact: Paul Frost 020 8359 2205
Media Relations contact: Sue Cocker 020 8359 7039

To view agenda papers on the website: <http://committeepapers.barnet.gov.uk/democracy>

CORPORATE GOVERNANCE DIRECTORATE

ORDER OF BUSINESS

Item No.	Title of Report	Pages
1.	MINUTES	-
2.	ABSENCE OF MEMBERS	-
3.	DECLARATION OF MEMBERS' PERSONAL AND PREJUDICIAL INTERESTS	-
4.	PUBLIC QUESTION TIME (If any)	-
5.	MEMBERS' ITEMS (If any)	-
6.	Applications for Planning Permission and Consent under the Advertisements Regulations	1 – 139
7.	ANY OTHER ITEMS THAT THE CHAIRMAN DECIDES ARE URGENT	

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LONDON BOROUGH OF BARNET

West Area Planning Sub-Committee

Tuesday 08 November 2011

Agenda Item No. 6

Report of the Assistant Director of Planning & Development Management

BACKGROUND PAPERS – GENERAL STATEMENT

The background papers to the reports contained in the agenda items which follow comprise the application and relevant planning history files, which may be identified by their reference numbers, and other documents where they are specified as a background paper in individual reports. These files and documents may be inspected at:

Hendon Area Planning Team
North London Business Park
Oakleigh Road South
London
N11 1NP

Contact Officer: Mrs V Bell, 020 8359 4672

F/02975/11

Childs Hill

Page 1 – 5

116 Cricklewood Broadway, London, NW2 3EJ

Single storey rear extension with steps.

Approve Subject to Conditions

F/02407/11

Childs Hill

Page 6 – 11

861 Finchley Road, London, NW11 8LX

Retention of existing single storey building in rear garden for use as storage in conjunction with studios at 861 Finchley Road.

Approve Subject to Conditions

F/03237/11

Childs Hill

Page 12 – 19

10 The Park, London, NW11 7SU

Erection of a new two storey dwelling with basement and rooms in the loft space following demolition of the existing house.

Approve Subject to Conditions

F/03611/11

Childs Hill

Page 20 – 25

7 Accommodation Road, London, NW11 8ED

Alterations to mansard roof to raise the ridge to the rear elevation and Installation of roof lights to front and rear.

Approve Subject to Conditions

F/04036/11

Childs Hill

Page 26 – 35

56A Crewys Road, London, NW2 2AD

Extension to roof including alteration to roof height and insertion of rooflights to facilitate a loft conversion and create additional office space.

Approve Subject to Conditions

H/03508/11

Edgware

Page 36 – 40

20 Campbell Croft, Edgware, Middx, HA8 8DS

Extension to roof including rear dormers and roof lights to the front to facilitate a loft conversion for first floor flat.

Approve Subject to Conditions

H/03788/11

Edgware

Page 41- 46

6 Broadfields Avenue, Edgware, Middx, HA8 8PG

Single storey side extension. Roof extension including front dormer window to facilitate a loft conversion.

Approve Subject to Conditions

F/03269/11

Golders Green

Page 47 – 58

2 & 4 Garrick Avenue, London, NW11 9AS

Two storey rear infill extensions to no's. 2 and 4 and construction of an outbuilding following demolition of the existing outbuilding/garage within the curtilage of no. 2. These works facilitate the provision of three self contained residential units within the main dwelling of no. 2 and the provision of home office space within the outbuilding ancillary to all units.

Approve Subject to Conditions

F/03597/11

Golders Green

Page 59 – 71

R/o 138 Clitterhouse Road, London, NW2 1DN

Erection of a two storey detached building together with an integral garage at the rear following demolition of existing shed and garage.

Approve Subject to Conditions

F/03498/11

Garden Suburb

Page 72 – 77

45 Hampstead Way, London, NW11 7DY

Conversion of garage into habitable room. Single storey rear extension, including new timber painted windows with leaded window lights. Replacement to side timber gate with new archway brickwork. Installation of new flat roof between existing garage and kitchen. Erection of new cantilevered lead roof canopy over front door. Alterations to rear fenestration.

Approve Subject to Conditions

H/03704/11

Hale

Page 78 – 84

8 Orchard Crescent, Edgware, Middx, HA8 9PW

Part single, part two-storey rear extension.

Approve Subject to Conditions

H/03403/11

Hale

Page 85 – 90

Flat 10, Linden Court, 1-3 Selvage Lane, London, NW7 3SR

Alteration to roof including dormer window to side and front elevation to facilitate a loft conversion for flat.

Approve Subject to Conditions

H/03657/11

Hale

Page 91 – 95

122 Warwick Avenue, Edgware, Middx, HA8 8UL

Retention of single storey building in rear garden.

Approve Subject to Conditions

H/01957/11

Hendon

Page 96 – 106

8 Green Walk, London, NW4 2AJ

Demolition of existing detached bungalow and construction of a pair of two storey semi-detached dwellinghouses with rooms in the roofspace.

Approve Subject to S106

H/02716/11

Hendon

Page 107 – 114

117 Sunny Gardens Road, London, NW4 1SH

Extension to roof including rear dormer window, and roof lights to the rear elevation to facilitate a loft conversion. Demolition of existing rear extension. Internal alterations. Conversion of existing single family dwelling into 3 self-contained units.

Approve Subject to Conditions

H/03374/11

Hendon

Page 115 – 119

42 Tenterden Gardens, London, NW4 1TE

Two storey side extension and part single, part two-storey rear extensions.

Approve Subject to Conditions

H/03719/11

Hendon

Page 120 – 124

17 Downage, London, NW4 1AS

Part single part two storey rear extension. Roof extension including rooflights to the front, sides and rear elevations.

Approve Subject to Conditions

H/03732/11

Hendon

Page 125 – 130

3A Sunny Gardens Road, London, NW4 1SL

Retention of a single storey detached building in the rear garden.

Approve Subject to Conditions

H/03980/11

Hendon

Page 131 – 139

Winsford Court, 11 Tenterden Grove, London, NW4 1SX

Construction of new bin store to replace existing.

Approve Subject to Conditions

LOCATION: 116 Cricklewood Broadway, London, NW2 3EJ
REFERENCE: F/02975/11 **Received:** 15 July 2011
Accepted: 15 July 2011
WARD(S): Childs Hill **Expiry:** 09 September 2011
Final Revisions:

APPLICANT: Mr Toman
PROPOSAL: Single storey rear extension with steps.

RECOMMENDATION: Approve Subject to Conditions

- 1 The development hereby permitted shall be carried out in accordance with the following approved plans: Site plan; 417/007; 417/008.
Reason:
For the avoidance of doubt and in the interests of proper planning.
- 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) unless otherwise agreed in writing by the local planning authority.
Reason:
To safeguard the visual amenities of the building and the surrounding area.
- 4 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, without the benefit of the grant of further specific permission in writing from the Local Planning Authority.
Reason:
To ensure that the amenities of the occupiers of adjoining properties are not prejudiced by overlooking.

INFORMATIVE(S):

- 1 The reasons for this grant of planning permission or other planning related decision are as follows: -
 - i) The proposed development accords with strategic planning guidance and policies as set out in The Mayor's London Plan: July 2011 and the Adopted Barnet Unitary Development Plan (2006).
In particular the following polices are relevant:
Adopted Barnet Unitary Development Plan (2006): GBEnv1, D1, D2, D5.
Core Strategy (Publication Stage) 2010:
DM01, DM02, CS5.
 - ii) The proposal is acceptable for the following reason(s): -
Having taken all material considerations into account, it is considered that subject to compliance with the attached conditions, this proposal complies with the Adopted Barnet UDP policies and would be in keeping with the character and appearance of the surrounding area. It is not considered to have a detrimental impact on the residential amenities of neighbouring occupiers.

1. MATERIAL CONSIDERATIONS

Relevant Unitary Development Plan Policies:
GBEnv1, D1, D2, D5.

Core Strategy (Publication Stage) 2010

The Planning and Compulsory Purchase Act 2004 reformed the development plan system replacing the Unitary Development Plan (UDP) with the Local Development Framework (LDF). The LDF will be made up of a suite of documents including the Core Strategy and Development Management Policies Development Plan Documents (DPD). Until the LDF is complete, 183 policies within the adopted UDP remain. The replacement of these 183 policies is set out in both the Core Strategy and Development Management Policies DPD.

The Core Strategy will contribute to achieving the vision and objectives of Barnet's Sustainable Community Strategy and will help our partners and other organisations to deliver relevant parts of their programmes. It will cover the physical aspects of location and land use traditionally covered by planning. It also addresses other factors that make places attractive and distinctive as well as sustainable and successful.

The Council published its LDF Core Strategy Publication Stage document in September 2010. The document has been subject to three rounds of public consultation and is in general conformity with the London Plan: therefore weight can be given to it as a material consideration in the determination of planning applications.

Relevant Core Strategy Policies:

DM01, DM02, CS5.

Relevant Planning History: None relevant

Consultations and Views Expressed:

Neighbours Consulted:	69	Replies:	4 (3 objections, 1 support)
Neighbours Wishing To Speak	0		

The objections raised may be summarised as follows:

- Extension would interfere with present exist and agrees we hold to our garage and store and workshops.
- Safety issue, if the extension at 116 went ahead this would completely shut off any view of the approach.
- Not in keeping with the other buildings in the alleyway.
- Restrict light.
- Area is unsafe and extension will not improve this.

Internal /Other Consultations:

- Traffic & Development - No objections
- London Borough of Camden - No objections

Date of Site Notice: 04 August 2011

2. PLANNING APPRAISAL

Site Description and Surroundings:

The application property is a terraced building comprising of commercial on ground floor and residential above. The property backs on to a small service road. The property falls within the primary retail frontage of Cricklewood.

Proposal:

The application was deferred from the last sub committee meeting in order to allow for a site visit.

The application relates to a rear extension with new access steps to the first floor flat. The extension will have a depth of 10.89m with a flat roof to a height of 2.71m. The application has been amended since first being submitted with the steps relocated close to the rear wall of the house.

Planning Considerations:

The proposal would therefore not look out of context within its surroundings the extension is in keeping with the character and appearance of the area and is not considered to be disproportionate addition to this property. The proposal would represent an acceptable and appropriate form of development. The site is considered large enough to accommodate the extension proposed without resulting in overdevelopment.

The extension will not result in any harm to the neighbouring properties, the proposed single storey rear extension will project 10.89m, this is considered acceptable as both neighbouring properties have benefited from significant rear extensions. The neighbouring extension at no.118 does not have any side windows in the rear extension that will be affected by the development.

It is acknowledged that there are side windows in the extension of no.114, however, these do not serve habitable residential accommodation. Furthermore, there is a gap of 2.3m between the proposed extension and the neighbouring property and as a result there is not considered to be any loss of amenity.

Access to the flat above will be via a new staircase to the side of the extension, the new staircase will not give rise to any new sense of overlooking or loss of privacy than currently exists.

The proposed extension is not considered to give rise to any new security and safety concerns that currently exists in the area.

3. COMMENTS ON GROUNDS OF OBJECTIONS

All planning related matters are considered to be covered in the above appraisal.

4. EQUALITIES AND DIVERSITY ISSUES

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.

5. CONCLUSION

Having taken all material considerations into account, it is considered that subject to compliance with the attached conditions, this proposal complies with the Adopted Barnet UDP policies and would be in keeping with the character and appearance of the surrounding area. It is not considered to have a detrimental impact on the residential amenities of neighbouring occupiers. This application is in keeping with Council Policies and Guidelines and is therefore recommended for **APPROVAL**.

SITE LOCATION PLAN: 116 Cricklewood Broadway, London, NW2 3EJ

REFERENCE: F/02975/11



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LOCATION: 861 Finchley Road, London, NW11 8LX
REFERENCE: F/02407/11 **Received:** 07 June 2011
WARD(S): Childs Hill **Accepted:** 28 July 2011
APPLICANT: Mr D Davila **Expiry:** 22 September 2011
PROPOSAL: Retention of existing single storey building in rear garden for use as storage in conjunction with studios at 861 Finchley Road.
Final Revisions:

RECOMMENDATION: Approve Subject to Conditions

1 The use of the extension hereby permitted shall at all times be ancillary to and occupied in conjunction with the studios at 861 Finchley Road and shall not at any time be occupied as a separate unit.

Reason:

To ensure that the development does not prejudice the character of the locality and the amenities of occupiers of adjoining residential properties.

2 Notwithstanding the provisions of any development order made under Section 59 of the Town and Country Planning Act 1990 (or any Order revoking and re-enacting that Order) no windows, other than those expressly authorised by this permission, shall be placed at any time in any elevation, of the outbuilding hereby approved, without the prior specific permission of the Local Planning Authority.

Reason:

To safeguard the privacy and amenities of occupiers of adjoining residential properties.

INFORMATIVE(S):

1 The reasons for this grant of planning permission or other planning related decision are as follows: -

i) The proposed development accords with strategic planning guidance and policies as set out in The Mayor's London Plan: July 2011 and the Adopted Barnet Unitary Development Plan (UDP) (2006).

In particular the following policies are relevant:

Adopted Barnet Unitary Development Plan (2006): GBEnv1, D1, D2, D5, H17, H18.

Core Strategy (Publication Stage) 2010:

Relevant policies: CS5

ii) The proposal is acceptable for the following reason(s): -

The proposed outbuilding is in keeping with Council Policies that seek to preserve the character of areas and individual properties. It is not considered that the proposal would have an impact on the amenity of neighbouring occupiers.

2 The plans accompanying this application are:-

Existing plans and elevations - 861/SH/700; Location Plan - 861/SH/701

1. MATERIAL CONSIDERATIONS

Relevant Unitary Development Plan Policies:

GBEnv1, GBEnv2, D1, D2, D5, H27.

Supplementary Planning Guidance:
Barnet Design Guidance Note 5

Core Strategy (Publication Stage) 2010

The Planning and Compulsory Purchase Act 2004 reformed the development plan system replacing the Unitary Development Plan (UDP) with the Local Development Framework (LDF). The LDF will be made up of a suite of documents including the Core Strategy and Development Management Policies Development Plan Documents (DPD). Until the LDF is complete, 183 policies within the adopted UDP remain. The replacement of these 183 policies is set out in both the Core Strategy and Development Management Policies DPD.

The Core Strategy will contribute to achieving the vision and objectives of Barnet's Sustainable Community Strategy and will help our partners and other organisations to deliver relevant parts of their programmes. It will cover the physical aspects of location and land use traditionally covered by planning. It also addresses other factors that make places attractive and distinctive as well as sustainable and successful.

The Council published its LDF Core Strategy Publication Stage document in September 2010. The document has been subject to three rounds of public consultation and is in general conformity with the London Plan: therefore weight can be given to it as a material consideration in the determination of planning applications.

Relevant Core Strategy Policies: CS5, DM01

Relevant Planning History:

Application:	Planning	Number:	F/00679/11
Validated:	22/03/2011	Type:	APF
Status:	DEC	Date:	17/05/2011
Summary:	APC	Case Officer:	Robert Marchant
Description:	Retention of conversion of dwelling into 9 self contained units with proposed extension to flat 6. Associated off street parking.		
Application:	Planning	Number:	F/00752/10
Validated:	09/03/2010	Type:	192
Status:	DEC	Date:	04/05/2010
Summary:	ULW	Case Officer:	Robert Marchant
Description:	Single storey rear extension. Extension to roof involving wrap around dormer and two rear dormer windows.		
Application:	Planning	Number:	F/02030/10
Validated:	27/06/2010	Type:	192
Status:	DEC	Date:	01/07/2010
Summary:	LW	Case Officer:	Robert Marchant
Description:	Single storey rear extension. Extension to roof involving wrap around dormer and two rear dormer windows.		
Application:	Planning	Number:	F/02956/10
Validated:	21/07/2010	Type:	APO
Status:	DEC	Date:	15/09/2010

Summary: APC **Case Officer:** Robert Marchant
Description: Conversion of existing property into 9no self-contained flats including off-street parking. Associated single storey front extension including new front entrance, and first floor rear extension (OUTLINE APPLICATION).

Consultations and Views Expressed:

Neighbours Consulted:	8	Replies:	4
Neighbours Wishing To Speak	2		

The objections raised may be summarised as follows:

- The use of the outbuilding will be used for residential
- The building would appear out of character with the surrounding area
- Unacceptable living conditions of occupants of the units.

The application was deferred from the October 2011 West Area Planning Sub-Committee to clarify the enforcement situation.

Enforcement Issues:

An enforcement notice was served and took effect in January 2010.

Whilst the Enforcement Notice did incorporate demolition of the outbuilding on grounds which included its size, siting and design, the enforcement section has advised that the Council have not actively pursued that requirement following the cessation of the unauthorised use and regularisation of the situation in the main house which occurred after the new owner acquired the site.

The size of the remaining rear garden area of the host property as referred to in the justification to enforce against the extension to the outbuilding was subsequently considered under applications for the sub-division of the main house and found to be acceptable.

Furthermore, subsequent to the service of the Notice and resale of the site the enforcement team have advised that it became clear that the front half of the building where it is adjacent to the boundary with the rear garden of No 1 Rodborough Road (and closest to the rear elevation of that property) had in fact previously had a pitched roof with a ridge line in excess of the height of the current flat roof. The impact of the new building in respect of the rear habitable rooms and immediate patio/garden area of No 1 Rodborough Road then had to be re-assessed.

In light of the above, the enforcement officer responsible for the case has advised that it is his opinion that the Council are entitled to consider the same development differently in light of the difference in context and that the issue of the Notice has no binding effect to the determination of the current planning application.

It is considered that the previous issues with enforcement do not therefore impact upon the recommendation for approval within this planning application which has been justified on planning grounds.

2. PLANNING APPRAISAL

Site Description and Surroundings:

The application site is a detached property located on Finchley Road in Childs Hill. The main property has recently been granted planning permission for the use of the property as 9 studio flats.

Proposal:

The application relates to the retention of part of an existing single storey building in the rear garden. An extant area of the building is located on the rear boundary with 1a Rodborough Road. This application relates to the area of outbuilding that is located East of this area, towards the main property.

Planning Considerations:

The proposed part of the outbuilding is located in the area towards the main property. This has a width of 9m, a depth of 3.5m and a height of 3m with a flat roof.

The area of proposed outbuilding is located at the same height as the extant shed. The extant shed shields the area of proposed outbuilding from the occupiers at 1a Rodborough Road and it would not therefore have any significant overbearing impact or sense of enclosure to the neighbouring occupiers at this property.

The use of the building is proposed to be as a storage/shed. It is noted that there is enforcement history relating to the building being used as separate accommodation. An inspection of the inside of the outbuilding has confirmed that it is currently being used as a storage area and not as separate living accommodation. A condition has been attached to the decision in order to ensure that the building is used as ancillary to the studios at 861 Finchley Road and that it is not converted for use as a separate unit in future.

The outbuilding still allows sufficient space for users of the main property to use the garden area and the footprint of the outbuilding does not appear significantly disproportionate in relation to the area of the site. The floor area of the outbuilding is considered to appear relatively subordinate in relation to the garden and would not result in the garden appearing overdeveloped.

The height of 3m with a flat roof ensures that it is not highly noticeable to properties beyond the application site and it is not considered that it appears significantly out of character with the general surroundings. The proposal respects the constraints of the site to accommodate development and is not considered to significantly harm the character of the area or have a significant impact on the amenities of neighbouring occupiers, thus complying with Barnet Design Guidance Note 5 – Extensions to Houses and policies that are set out within the Barnet UDP such as D1, D2, D4, D5 and H27.

3. COMMENTS ON GROUNDS OF OBJECTIONS

- The building would appear out of character with the surrounding area
This has been addressed in the officer report

- The use of the outbuilding will be used for residential
- Unacceptable living conditions of occupants of the units

The outbuilding is not currently used for residential purposes and the Council have made it clear that this is an unacceptable use of the building. Conditions have been attached to the decision in order to ensure that the property is not converted in future.

4. EQUALITIES AND DIVERSITY ISSUES

The proposals do not conflict with either Barnet Councils Equalities Policy or the commitments set in our Equality Scheme and supports the council in meeting its statutory equality responsibilities.

5. CONCLUSION

The proposed outbuilding is in keeping with Council Policies that seek to preserve the character of areas and individual properties. It is not considered that the proposal would have an impact on the amenity of neighbouring occupiers. The proposal is therefore recommended for **APPROVAL**.

SITE LOCATION PLAN: 861 Finchley Road, London, NW11 8LX

REFERENCE: F/02407/11



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LOCATION: 10 The Park, London, NW11 7SU
REFERENCE: F/03237/11 **Received:** 29 July 2011
WARD(S): Childs Hill **Accepted:** 03 August 2011
APPLICANT: Mr & Mrs Pavlou **Expiry:** 28 September 2011
PROPOSAL: Erection of a new two storey dwelling with basement and rooms
in the loft space following demolition of the existing house.
Final Revisions:

RECOMMENDATION: Approve Subject to Conditions

- 1 The development hereby permitted shall be carried out in accordance with the following approved plans:
98-001; 98-210; 98-203; 98-202; 98-201
202B; 203B; 204B; 210B; 211B; 212B; 201B; 200B; 215B; .
Reason:
For the avoidance of doubt and in the interests of proper planning.
- 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 Before the development hereby permitted commences, details of the materials to be used for the external surfaces of the building(s) and hard surfaced areas shall be submitted to and approved in writing by the Local Planning Authority. The development shall be implemented in accordance with such details as approved.
Reason:
To safeguard the visual amenities of the locality.
- 4 Before the building hereby permitted is occupied the proposed first and second floor windows on the side elevations facing number 8 and 12 The Park, 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, unless otherwise agreed in writing by the Local Planning Authority.
Reason:
To safeguard the privacy and amenities of occupiers of adjoining residential properties.
- 5 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 on other days unless previously approved in writing by the Local Planning Authority.
Reason:
To ensure that the proposed development does not prejudice the amenities of occupiers of adjoining residential properties.
- 6 Provisions shall be made within the site to ensure that all vehicles associated with the construction of the development hereby approved are properly washed and cleaned to prevent the passage of mud and dirt onto the adjoining highway.
Reason:
To ensure that the development does not cause danger and inconvenience to users of the adjoining pavement and highway.
- 7 Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any order revoking and re-enacting that Order with or without modification), no development otherwise permitted by any

of the Classes of Part 1 to Schedule 2 of that Order shall be carried out on the building hereby approved without the prior written permission of the local planning authority.

Reason:

To safeguard the amenities of neighbouring occupiers and the general locality.

- 8 The dwelling(s) shall achieve a Code Level 3 in accordance with the Code for Sustainable Homes Technical Guide (October 2008) (or such national measure of sustainability for house design that replaces that scheme). No dwelling shall be occupied until a Final Code Certificate has been issued certifying that Code Level 3 has been achieved and this certificate has been submitted to and approved by the local planning authority.

Reason:

To ensure that the development is sustainable and complies with policy GSD of the adopted Unitary Development Plan (adopted 2006) and the adopted Sustainable Design and Construction Supplementary Planning Document (June 2007).

- 9 Before this development is commenced, details of the levels of the building(s), road(s) and footpath(s) in relation to adjoining land and highway(s) and any other changes proposed in the levels of the site shall be submitted to and approved in writing by the Local Planning Authority. The development shall be implemented in accordance with such details as approved.

Reason:

To ensure that the work is carried out at suitable levels in relation to the highway and adjoining land having regard to drainage, gradient of access and the amenities of adjoining occupiers and the health of any trees on the site.

- 10 Before the development hereby permitted commences, 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 and shall be provided at the site in accordance with the approved details before the development is occupied.

Reason:

To ensure a satisfactory appearance for the development and satisfactory accessibility; and to protect the amenities of the area.

- 11 The areas of flat roof 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, without the benefit of the grant of further specific permission in writing from the Local Planning Authority.

Reason:

To ensure that the amenities of the occupiers of adjoining properties are not prejudiced by overlooking.

- 12 Notwithstanding the provisions of any development order made under Section 59 of the Town and Country Planning Act 1990 (or any Order revoking and re-enacting that Order) no windows, other than those expressly authorised by this permission, shall be placed at any time in any elevation without the prior specific permission of the Local Planning Authority.

Reason:

To safeguard the privacy and amenities of occupiers of adjoining residential properties.

- 13 Before the development hereby permitted commences on site, details of all extraction and ventilation equipment shall be submitted to and approved by the Local Planning Authority and implemented in accordance with agreed details before the use is commenced.

Reason:

To ensure that the proposed development does not prejudice the enjoyment or amenities of occupiers of adjoining residential properties.

- 14 The level of noise emitted from any plant hereby approved shall be at least 5dB(A) below the background level, as measured from any point 1 metre outside the window of any room of a neighbouring residential property.

If the noise emitted has a distinguishable, discrete continuous note (whine, hiss, screech, hum) and/or distinct impulse (bangs, clicks, clatters, thumps), then it shall be at least 10dB(A) below the background level, as measured from any point 1 metre outside the window of any room of a neighbouring residential property.

Reason:

To ensure that the proposed development does not prejudice the amenities of occupiers of neighbouring properties.

- 15 A scheme of hard and soft landscaping, including details of existing trees to be retained, shall be submitted to and agreed in writing by the Local Planning Authority before the development, hereby permitted, is commenced.

Reason:

To ensure a satisfactory appearance to the development.

- 16 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.

Reason:

To ensure a satisfactory appearance to the development.

- 17 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.

INFORMATIVE(S):

- 1 The reasons for this grant of planning permission or other planning related decision are as follows: -

i) The proposed development accords with strategic planning guidance and policies as set out in The Mayor's London Plan: July 2011 and the Adopted Barnet Unitary Development Plan (2006).

In particular the following policies are relevant:

Adopted Barnet Unitary Development Plan (2006):GBEnv1, GBEnv2, D1, D2, D4, D5, D6, H16, H17, H18, H23

Core Strategy (Publication Stage) 2010:

CS5, DM01, DM02

ii) The proposal is acceptable for the following reason(s): -

The proposal would comply with council policies that seek to preserve the character of areas and individual properties. The size, siting and design of the

proposal is such that it would not have a detrimental impact on the amenity of neighbouring occupiers. The proposals are acceptable on highways grounds.

1. MATERIAL CONSIDERATIONS

The Mayor's London Plan: July 2011

3.5

Relevant Unitary Development Plan Policies:

GBEnv1, GBEnv2, D1, D2, D4, D5, D6, D11, H16, H17, H18, H23, M7, M11, M14

Supplementary Planning Guidance:

Sustainable Design and Construction (2007)

Core Strategy (Publication Stage) 2010

The Planning and Compulsory Purchase Act 2004 reformed the development plan system replacing the Unitary Development Plan (UDP) with the Local Development Framework (LDF). The LDF will be made up of a suite of documents including the Core Strategy and Development Management Policies Development Plan Documents (DPD). Until the LDF is complete, 183 policies within the adopted UDP remain. The replacement of these 183 policies is set out in both the Core Strategy and Development Management Policies DPD.

The Core Strategy will contribute to achieving the vision and objectives of Barnet's Sustainable Community Strategy and will help our partners and other organisations to deliver relevant parts of their programmes. It will cover the physical aspects of location and land use traditionally covered by planning. It also addresses other factors that make places attractive and distinctive as well as sustainable and successful.

The Council published its LDF Core Strategy Publication Stage document in September 2010. The document has been subject to three rounds of public consultation and is in general conformity with the London Plan: therefore weight can be given to it as a material consideration in the determination of planning applications.

Relevant Core Strategy Policies:

CS5, DM01, DM02

Consultations and Views Expressed:

Neighbours Consulted:	28	Replies: 7
Neighbours Wishing To Speak	1	

The objections raised may be summarised as follows:

- Basement extension would cause disturbance to neighbouring properties.
- Elevation treatment does not relate to surroundings
- Fenestration would be out of context
- Heights and floors are disproportionate to surrounding properties

- Should restrict occupancy to single families
- Scale and appearance is too big
- Garage is too far forward
- Loss of light
- Land dispute issues
- Boundary issues

Date of Site Notice: 11 August 2011

2. PLANNING APPRAISAL

Site Description and Surroundings:

The application site is a detached property located on The Park in Childs Hill. There are no specific planning restriction on this part of the Borough.

Proposal:

The applicant proposes the demolition of the existing dwelling and erection of a two storey detached dwelling including basement and rooms in roof space. The application has been amended since it was first submitted with the proposed levels of the house being significantly dropped.

Planning Considerations:

The building is not listed or locally listed and the demolition and rebuild is considered acceptable in principle. The ground floor footprint of the property respects the building line of the street. A ground floor bay feature is proposed for the front elevation and is in compliance with others on the road.

The ground floor element of the property aligns with the building line at number 8, before it steps out and meets the building line of the property at number 12. The orientation of this arrangement ensures that there would not be any demonstrable loss of amenity to both neighbouring occupiers.

The first floor similarly has an alignment with the property at number 8, before it steps in by a distance of 4.4m and projects out again by a distance of 3.8m. The impact in relation to loss of light and enclosure is therefore mitigated by the sensitively designed footprint of the proposal.

A basement is proposed, which allowed light through a lightwell to the rear. There are natural level changes in the rear garden, which ensure that there would not be significant change to the character of the area.

A terrace area is proposed within an enclosed area to the rear of the property, this does not project out significantly beyond the building line of neighbouring properties the floor level is relative to the slope of the neighbouring property at number 8 and the overlooking impact is considered to be acceptable. The boundary treatment and gap between the two properties also mitigates this impact.

The proposal respects the eaves level of properties either side of the property. The ridge level relates to the gradual incline in levels on the road and is considered to be sympathetic to the character of the area. Whilst it is acknowledged that eaves would be marginally higher than neighbouring houses, they are to be seen in the context of a relatively low building. Overall, the house would fit in within the street which is varied in character.

The front dormer window has a width of 1.4m and is a subordinate addition to the property, this is considered to be in accordance with Barnet Design Guidance Note 5 and would relate to other front dormers in the road.

The property contains sufficient amenity space and parking to the front of the property to serve the occupants in line with policy. The proposal also provides acceptable living conditions within the dwelling.

The front façade provides a more modern design, whilst also respecting the proportions and heights of windows on neighbouring properties. The eaves is slightly concealed, although this is a feature of the property next door. The main frontage of the property is in brickwork with some stone features on the ground floor. It is not considered that this would be out of character with the area, given the range of design in the surroundings.

There are no objections on highways grounds. 2 spaces are provided which meets maximum standards.

3. COMMENTS ON GROUNDS OF OBJECTIONS

- *Elevation treatment does not relate to surroundings*
- *Fenestration would be out of context*
- *Heights and floors are disproportionate to surrounding properties*
- *Scale and appearance is too big*

It is considered that these concerns have been addressed by the amended plans that were received by the applicant.

- *Should restrict occupancy to single families*
- *Garage is too far forward*
- *Loss of light*

These issues have been dealt with in the officer report.

- *Land dispute issues*
- *Boundary issues*

These are not planning issues that can be used in the determination of this application.

- *Basement extension would cause disturbance to neighbouring properties.*

This is a structural issue that will be dealt with at the building regulations stage.

4. EQUALITIES AND DIVERSITY ISSUES

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.

5. CONCLUSION

The proposal would comply with council policies that seek to preserve the character of areas and individual properties. The size, siting and design of the proposal is such that it would not have a detrimental impact on the amenity of neighbouring properties. The proposal is therefore recommended for **Approval**.

SITE LOCATION PLAN: 10 The Park, London, NW11 7SU

REFERENCE: F/03237/11



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LOCATION: 7 Accommodation Road, London, NW11 8ED
REFERENCE: F/03611/11 **Received:** 22 August 2011
Accepted: 22 August 2011
WARD(S): Childs Hill **Expiry:** 17 October 2011
Final Revisions:

APPLICANT: Neway International
PROPOSAL: Alterations to mansard roof to raise the ridge to the rear elevation and Installation of roof lights to front and rear.

RECOMMENDATION: Approve Subject to Conditions

- 1 The development hereby permitted shall be carried out in accordance with the following approved plans: AR21; AR22a; AR23; Design and Access Statement.
Reason:
For the avoidance of doubt and in the interests of proper planning.
- 2 Notwithstanding the details shown on the hereby approved drawings, the rooflights situated on the front elevation hereby approved shall be of a "conservation" type (with central, vertical glazing bar), set flush in the roof.
Reason:
To safeguard the character and appearance of the Conservation Area.
- 3 Before the building hereby permitted is occupied the proposed windows on the rear roof slope facing 14 and 16 Woodstock Road 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, unless otherwise agreed in writing by the Local Planning Authority.
Reason:
To safeguard the privacy and amenities of occupiers of adjoining residential properties.
- 4 The materials to be used in the external surfaces of the building(s) shall match those used in the existing building(s) unless otherwise agreed in writing by the local planning authority.
Reason:
To safeguard the visual amenities of the building and the surrounding area.

INFORMATIVE(S):

- 1 The reasons for this grant of planning permission or other planning related decision are as follows: -
 - i) The proposed development accords with strategic planning guidance and policies as set out in The Mayor's London Plan: July 2011 and the Adopted Barnet Unitary Development Plan (2006).
In particular the following polices are relevant:
Adopted Barnet Unitary Development Plan (2006):
GBEnv1, D1, D2, D4, D5, D6, HC1.
Core Strategy (Publication Stage) 2010:
CS5, DM01, DM02, DM03, DM06, DM11
 - ii) The proposal is acceptable for the following reason(s): -
The proposal would comply with council policies that seek to preserve the character of areas and individual properties and is considered to be in compliance with the Golders Green Conservation Area. It is not considered that the proposal would have a detrimental impact on the amenity of neighbouring occupiers.

1. MATERIAL CONSIDERATIONS

National Planning Policy
PPS5

The Mayor's London Plan: July 2011
3.5

Relevant Unitary Development Plan Policies:
GBEnv1, GBEnv2, D1, D2, D5, D6, HC1.

Core Strategy (Publication Stage) 2010

The Planning and Compulsory Purchase Act 2004 reformed the development plan system replacing the Unitary Development Plan (UDP) with the Local Development Framework (LDF). The LDF will be made up of a suite of documents including the Core Strategy and Development Management Policies Development Plan Documents (DPD). Until the LDF is complete, 183 policies within the adopted UDP remain. The replacement of these 183 policies is set out in both the Core Strategy and Development Management Policies DPD.

The Core Strategy will contribute to achieving the vision and objectives of Barnet's Sustainable Community Strategy and will help our partners and other organisations to deliver relevant parts of their programmes. It will cover the physical aspects of location and land use traditionally covered by planning. It also addresses other factors that make places attractive and distinctive as well as sustainable and successful.

The Council published its LDF Core Strategy Publication Stage document in September 2010. The document has been subject to three rounds of public consultation and is in general conformity with the London Plan: therefore weight can be given to it as a material consideration in the determination of planning applications.

Relevant Core Strategy Policies:
CS5, DM01, DM02, DM03, DM06, DM11

Relevant Planning History:

Site history for current landparcel :

64732 - 7 Accommodation Road, London, NW11 8ED

Case Reference: **F/03611/11**

Application:	Planning	Number:	F/00617/11
Validated:	04/03/2011	Type:	APF
Status:	DEC	Date:	18/04/2011
Summary:	REF	Case Officer:	Robert Marchant
Description:	Formation of a mansard roof to rear elevation and two front dormer windows.		

Application:	Planning	Number:	F/01580/10
Validated:	21/04/2010	Type:	APF
Status:	DEC	Date:	25/06/2010
Summary:	APC	Case Officer:	Robert Marchant
Description:	Extension of roof including raised ridge height and rear mansard roof to provide an additional floor of office space.		

Application: Planning
Validated: 02/08/2011
Status: DEC
Summary: AP
Description: Submission of details of Condition 4 (Materials) pursuant to planning application F/01580/10 dated 22/06/10.

Number: F/03256/11
Type: CON
Date: 18/08/2011
Case Officer: Robert Marchant

Consultations and Views Expressed:

Neighbours Consulted: 95 Replies: 6
Neighbours Wishing To Speak 1

The objections raised may be summarised as follows:

- Scale and appearance will have a negative impact on the surrounding area
- Overlooking and loss of privacy for neighbours
- Design not in keeping with conservation area.
- The windows are in breach of previous planning approval
- Loss of sunlight

Date of Site Notice: 08 September 2011

2. PLANNING APPRAISAL

Site Description and Surroundings:

The application site is a terrace property situated on Accommodation Road, which is a rear service road located in behind Golders Green Road. The site is located within the boundary of the Golders Green Conservation Area and to the rear of a number of Grade II listed buildings which are situated along Golders Green Road.

The properties along Accommodation Road back onto the rear gardens of the properties along Woodstock Road, which is a residential road running parallel to Accommodation Road.

Proposal:

The proposal relates to a variation of an approved scheme (F/01580/10), involving the formation of a mansard roof, raising the ridge level and installation of rooflights to the front and rear elevation.

The application has come as a result of enforcement proceedings, where it was found that there were alterations between what was already approved and what was being built at the site.

Planning Considerations:

The application site received planning permission for raising the ridge height and the insertion of a rear mansard roof extension in 2010 (Ref: F/01580/10). Three conservation style roof lights were allowed as part of this previous proposal and these were considered to be acceptable based on their conservation style and the fact that they would not project significantly from the plane of the existing roof slope. Rooflights were also allowed on the rear elevation with the condition that they would be obscure glazed with only a fan light opening.

The changes from this previously approved scheme involve an enlargement to the rear rooflights and an increase to the rear wall by a height of 40cm in order to support the mansard roof. The additions to this previously approved scheme are the main considerations in the determination of this application.

It should also be noted that there has been a previous refusal at the site, which involved the formation of front dormer windows; these were considered to have a detrimental impact on the character of the Golders Green Conservation Area, due to their location on the principal elevation.

The amount of roof lights to the rear has been reduced from five to four since the current application was submitted. The new roof lights have a height of 1.3m and a width of 1m. The glazing to the rear roof slope is not a feature that is out of character with surrounding roof forms along this parade, notably the site next door at number 6 has large glazed windows on the rear roof slope. The rear roof lights were conditioned in the previous application to be obscure glazed and non-opening apart from a fan light opening. This condition will be applied again to this application in order to protect the amenity of residents that adjoin the rear of the site. This condition states that they should be obscure glazed and non-opening apart from a fan light opening before occupation of the site. The site is not currently occupied and this condition has therefore not been breached at present.

The alterations to the windows would not be visible from the conservation area and therefore it is not considered that the proposal would impact on the special character of the area.

The building up of the parapet wall at the back of the site would increase the height by a distance of 40cm. This distance is not considered to have an additional impact on the enclosure to the rear garden areas of the properties on Woodstock Road.

The existing wall rises significantly as it passes the rear of the neighbouring property at number 8 Accommodation Road and the proposed raising of the wall would provide a natural increase which would not appear obtrusive in relation to the surroundings.

It is considered that policies within the Barnet UDP have been conformed to, such as policy D2 which implies that development should be based on an understanding of local characteristics and should respect the appearance of the local area and policy HC1, which states that developments which fail to preserve or enhance the character of the conservation area will not be acceptable.

3. COMMENTS ON GROUNDS OF OBJECTIONS

- Scale and appearance will have a negative impact on the surrounding area

The main bulk of the application has been approved in the previous application. The additional bulk that is proposed by the rear wall has been addressed in the officer report.

- Overlooking and loss of privacy for neighbours

The rear windows have been conditioned to be obscure glazed and non-opening in order to protect the amenity of the occupiers on Woodstock Road.

- *Design not in keeping with conservation area.*
- *The windows are in breach of previous planning approval*

It is noted that the windows are larger than what was approved; the difference in size has been addressed within the revised plans in this application.

- *Loss of sunlight*

These issues have been addressed in the officer report.

4. EQUALITIES AND DIVERSITY ISSUES

The proposals do not conflict with either Barnet Councils Equalities Policy or the commitments set in our Equality Scheme and supports the council in meeting its statutory equality responsibilities.

5. CONCLUSION

The proposal would comply with council policies that seek to preserve the character of areas and individual properties and is considered to be in compliance with the Golders Green Conservation Area. It is not considered that the proposal would have a detrimental impact on the amenity of neighbouring occupiers. **Approval** is recommended.

SITE LOCATION PLAN: 7 Accommodation Road, London, NW11 8ED

REFERENCE: F/03611/11



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LOCATION: 56A Crewys Road, London, NW2 2AD
REFERENCE: F/04036/11 **Received:** 28 September 2011
Accepted: 03 October 2011
WARD(S): Childs Hill **Expiry:** 28 November 2011
Final Revisions:

APPLICANT: Loudwater Trade and Finance Ltd
PROPOSAL: Extension to roof including alteration to roof height and insertion of rooflights to facilitate a loft conversion and create additional office space.

RECOMMENDATION: Approve Subject to Conditions

- 1 The development hereby permitted shall be carried out in accordance with the following approved plans: Location Plan; Design & Access Statement; Photos; Plan No's: 55 2010/1 (Date Stamped 28 September 2011); 55 2010/2 (Date Stamped 28 September 2011).
Reason:
For the avoidance of doubt and in the interests of proper planning.
- 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 Before the development hereby permitted is occupied, existing parking spaces shall be retained in accordance with the proposed planning application. Thereafter, the parking spaces shall be used only as agreed and not be used for any purpose other than the parking and turning of vehicles in connection with approved development.
Reason:
To ensure that adequate and satisfactory provision is made for the parking of vehicles in the interests of pedestrian and highway safety and the free flow of traffic in accordance with Policies M11, M13 and M14 of the London Borough of Barnet Adopted Unitary Development Plan 2006.
- 4 The materials to be used in the external surfaces of the building(s) shall match those used in the existing building(s) unless otherwise agreed in writing by the local planning authority.
Reason:
To safeguard the visual amenities of the building and the surrounding area.
- 5 No development shall take place until details of the arrangements to meet the obligation for library facilities and the associated monitoring costs have been submitted to and approved in writing by the local planning authority.
Reason:
To ensure the proper planning of the area and to comply with policies CS2, IMP1 and IMP2 of the adopted Unitary Development Plan and the adopted Supplementary Planning Documents "Contributions to Libraries" and "Planning Obligations".
- 6 The use within additional office space hereby permitted shall not be carried out before 9.00am or after 6.00pm on Monday to Saturdays and at any time on Sundays and Bank Holidays.
Reason:
To safeguard the amenities of occupiers of adjoining residential properties.

- 7 The premises shall be used for Offices and no other purpose (including any other purpose in Class B1 of the Schedule to the Town and Country Planning (Use Classes) Order, 1987, or in any provision equivalent to that Class in any statutory instrument revoking and re-enacting that Order, with or without modification).

Reason:

To enable the Local Planning Authority to exercise control of the type of use within the category in order to safeguard the amenities of the area.

INFORMATIVE(S):

- 1 The reasons for this grant of planning permission or other planning related decision are as follows: -
- i) The proposed development accords with strategic planning guidance and policies as set out in The Mayor's London Plan: July 2011 and the Adopted Barnet Unitary Development Plan (2006).
In particular the following policies are relevant:
Adopted Barnet Unitary Development Plan (2006): GBEnv1, GBEnv2, D1, D2, D3, D5, EMP3, EMP8, CS2, IMP1 and IMP2.
Core Strategy (Publication Stage) 2010: CS5, DM01, DM02, DM03, DM12, DM14.
 - ii) The proposal is acceptable for the following reason(s): -
Having taken all material considerations into account, the proposed development would be in keeping with the character and appearance of the surrounding area and in a design which is considered to be in keeping with neighbouring dwellings. The proposed development is not considered to have a detrimental impact on the residential amenities of neighbouring developments.

1. MATERIAL CONSIDERATIONS

National Planning Policy Guidance/ Statements:

The determination of planning applications is made mindful of Central Government advice and the Development 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 basic question is whether the proposal would unacceptably affect amenities and the existing use of land and buildings which ought to be protected in the public interest.

Planning Policy Statement PPS 1 "Delivering Sustainable Development", states at paragraph 3 that "At the heart of sustainable development is the simple idea of ensuring a better quality of life for everyone now and for future generations". High quality inclusive design is identified as one of the key principles that should be applied to ensure that decisions taken on planning applications contribute to the delivery of sustainable development. Paragraph 13(iv) indicates that "Design which fails to take the opportunities available for improving the character and quality of an area should not be accepted" and at para. 18 that "Planning should seek to maintain and improve the local environment.... through positive policies on issues such as design...." Further comment regarding "Design" is made at para's 33-39.

The Mayor's London Plan July 2011:

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 2031. It forms part of the development plan for Greater London.

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.

Relevant Unitary Development Plan Policies:

The statutory plan for the Borough is the Barnet Unitary Development Plan. This was adopted on 18 May 2006, replacing the original UDP adopted in 1991. On 13 May 2009 the Secretary of State for Communities and Local Government issued a Direction "saving" 183 of the 234 policies within the UDP. The Direction and accompanying schedule and a letter from the Government Office for London.

One overall theme that runs through the plan is 'sustainable development'. Policy GSD states that the Council will seek to ensure that development and growth within the borough is sustainable.

Relevant policies to this case: GBEnv1, GBEnv2, D1, D2, D3, D5, EMP3, EMP8, CS2, IMP1 and IMP2

In June 2005 the Council published its "Three Strands Approach", setting out a vision and direction for future development, regeneration and planning within the Borough. The approach, which is based around the three strands of Protection, Enhancement and Growth, will protect Barnet's high quality suburbs and deliver new housing and successful sustainable communities whilst protecting employment opportunities. The second strand of the approach, "Enhancement", provides strong planning policy protection for preserving the character and openness of lower density suburbs and conservation areas. The Three Strands Approach will form the "spatial vision" that will underpin the Local Development Framework.

The Council has also adopted (June 2007), following public consultation, a Supplementary Planning Document "Sustainable Design and Construction". The SPD provides detailed guidance that supplements policies in the Unitary Development Plan, and sets out how sustainable development will be delivered in Barnet. Part 6 of the SPD relates to generic environmental requirements to ensure that new development within Barnet meets sufficiently high environmental and design standards.

As part of its emerging Local Development Framework the Council has adopted (October 2006), following consultation, a Supplementary Planning Document relating to Planning Obligations. This highlights the legislation and Barnet's approach in requiring contributions from new development.

On 21 February 2008 the Council also adopted following public consultation, a

Supplementary Planning Document “Contributions to Library Services”. The SPD covers the issues relating to the provision by the London Borough of Barnet of library and related cultural/learning facilities and the role of S106 planning obligations in achieving this. The SPD sets out the contributions that will have to be provided by developers for each proposed new unit of residential accommodation.

Core Strategy (Publication Stage) 2010

The Planning and Compulsory Purchase Act 2004 reformed the development plan system replacing the Unitary Development Plan (UDP) with the Local Development Framework (LDF). The LDF will be made up of a suite of documents including the Core Strategy and Development Management Policies Development Plan Documents (DPD). Until the LDF is complete, 183 policies within the adopted UDP remain. The replacement of these 183 policies is set out in both the Core Strategy and Development Management Policies DPD.

The Core Strategy will contribute to achieving the vision and objectives of Barnet's Sustainable Community Strategy and will help our partners and other organisations to deliver relevant parts of their programmes. It will cover the physical aspects of location and land use traditionally covered by planning. It also addresses other factors that make places attractive and distinctive as well as sustainable and successful.

The Council published its LDF Core Strategy Publication Stage document in September 2010. The document has been subject to three rounds of public consultation and is in general conformity with the London Plan: therefore weight can be given to it as a material consideration in the determination of planning applications.

Relevant policies: CS5, DM01, DM02, DM03, DM12, DM14.

Relevant Planning History:

58 Crewys Road, London, NW2 2AD

Application:	Planning	Number:	C/01032/M/03
Validated:	03/03/2003	Type:	APF
Status:	DEC	Date:	03/06/2003
Summary:	APC	Case Officer:	Clive Townsend
Description:	Alterations to front elevation including new entrance doors and windows and conversion of building into 4no. separate B1 units.		

58 Crewys Road, London, NW2 2AD

Application:	Planning	Number:	C/01032/R/05
Validated:	19/10/2005	Type:	APF
Status:	WDN	Date:	19/12/2005
Summary:	WIT	Case Officer:	Fabien Gaudin
Description:	Alteration to roof including dormer windows to both sides and other minor alterations.		

58 Crewys Road, London, NW2 2AD

Application:	Planning	Number:	C/01032/S/05
Validated:	13/12/2005	Type:	APF
Status:	DEC	Date:	15/02/2006
Summary:	APC	Case Officer:	Fabien Gaudin
Description:	Alterations to roof including dormer windows to both sides and other minor alterations to provide additional office space at first floor level.		

58 Crewys Road, London, NW2 2AD

Application:	Planning	Number:	C/01032/T/06
Validated:	01/06/2006	Type:	APF
Status:	DEC	Date:	17/07/2006
Summary:	APC	Case Officer:	Fabien Gaudin
Description:	Alterations to Roof Including Dormers to Both Sides and Other Minor Alterations to Building to Provide Additional Office Space at First Floor Level.		

Time House, 56B Crewys Road, London, NW2 2AD

Application:	Planning	Number:	F/04747/08
Validated:	23/12/2008	Type:	APF
Status:	DEC	Date:	10/02/2009
Summary:	REF	Case Officer:	Fabien Gaudin
Description:	Change of use from Class B1/B8 use to Class A2 use (Financial and Professional).		

56A Crewys Road, London, NW2 2AD

Application:	Planning	Number:	F/01557/11
Validated:	18/04/2011	Type:	APF
Status:	DEC	Date:	13/06/2011
Summary:	REF	Case Officer:	Junior C. Moka
Description:	Roof extension including dormer window and rooflights to create first floor office space.		

Enforcement Notices picked up in spatial search

Reference Name	ENF/01182/08
Description	Breach of Condition Notice dated 12.08.09 under Section 187A of the Town & County Planning Act 1990. (Condition 2 of Planning Permission C01032M/03)
Reference Name	ENF/00748/10/F
Description	Breach of Condition Notice dated 28.05.10 served under Section 187A of the Town & country Planning Act 1990. (Condition 2 of Planning Permission C0132M/03)

Consultations and Views Expressed:

Neighbours Consulted:	110	Replies:	12
Neighbours Wishing To Speak	2		

The objections raised may be summarised as follows:

1. Out of character;
2. Highways and parking concerns;
3. Unsustainable office location;
4. Increased noise and disturbance;
5. Gross over development of the site - minimum of a 40% increase in commercial land use;
6. Misleading information presented in the artist impression;
7. Loss of light;
8. Overlooking and the loss of privacy;
9. Concerns about the hours of use of the offices;
10. Litter and smoking outside the offices;
11. Forecourt and footway concerns.

Internal /Other Consultations:

Traffic & Development -
No objection subject to highway conditions and informative

Date of Site Notice: 06 October 2011

2. PLANNING APPRAISAL

Site Description and Surroundings:

The application site forms part of a small group of businesses within a Crewys Road which is mainly a residential area. The site's lawful use is for a purposes of Offices (Class B1).

Proposal:

The proposal relates to extension to roof including alteration to roof height and insertion of rooflights to facilitate a loft conversion and create additional office space.

This application follows the planning approval (C/01032/T/06) at no. 58 for the 'alterations to roof including dormers to both sides and other minor alterations to building to provide additional office space at first floor level'.

Planning Considerations:

The main issues in this case are considered to be:

1. Whether harm would be caused to the character and appearance of the conservation area;
2. The living conditions of existing/future neighbouring residents - noise and disturbance;
3. Parking, Access and Vehicle Movements;
4. Whether the proposal would increase pressures on the services provided by libraries incurring additional costs that should be met by the developer.

Character and appearance

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 buildings, the layout, intensity, and relationship with one another and their surroundings.

The Government advice in PPS1 says good design ensures attractive usable, durable and adaptable places. Good design is indivisible from good planning. Good design should contribute positively to making places better for people. Design which is inappropriate in its context, or which fails to take the opportunities for improving the character and quality of an area should not be accepted.

The proposal is considered acceptable and as addressed the previous reason for refusal. It was considered and acknowledged on the previously refused application that the principle of any roof extension on the shortest roof pitch by the boundary of no. 54 will not be supported, but some type of roof extension on the second roof pitch set in from the boundary of no. 54 in principle could be acceptable.

The scheme that has been designed following that advice is considered to be an acceptable alteration to this roof form within the streetsense as the bulk of the proposed scheme would not appear out of character with surrounding development. It should be noted that even as extended, the highest point of the roof would still be at a similar height to the eaves on the neighbouring house.

The proposed development would protect and enhance the quality and character of the borough's built environment (Policy GBEnv1 and GBEnv2). The proposal would preserve the local character of properties with pitched and hipped tiled roofs, neither is it based upon an understanding of local characteristics, and respect the appearance, scale and bulk of surrounding buildings (Policy D2).

Living conditions of existing/future neighbouring residents:

One of the Council's key objectives is to improve the quality of life for people living in the Borough and therefore development that results in unacceptable harm to neighbours amenity is unlikely to be supported. Good neighbourliness is a yardstick against which proposals can be measured.

Policy ENV12 says that proposals to locate development that is likely to generate unacceptable noise levels close to noise sensitive developments will not normally be permitted. Proposals to locate noise sensitive development in areas with existing high levels of noise will not normally be permitted.

The applicant has advised the LPA that 6 additional employees will be onsite as a result of this proposal. It is not considered likely that the additional space and employees would lead to unacceptable levels of noise and disturbance.

The proposed rooflights would not result in overlooking to neighbouring residential properties or gardens. The extension would not result in any demonstrable loss of amenity to neighbouring residential properties.

Parking, Access and Vehicle Movements:

The proposal is to provide an additional office space on first floor. 4 parking spaces are to be retained.

The parking provision is in accordance with the parking standards as set out in the UDP which in turn refers to London Plan Parking Standards.

Also given the particular circumstances of this development, including:

- The site is located within a Controlled Parking Zone;
- The site is within a walking distance of amenities and public transport;

The proposal is not likely to have any significant additional impact on the public highway and therefore is considered acceptable on highways grounds.

Contributions to library services:

The increase in population resulting from development is expected to place serious pressures on libraries, which are already required to meet all the needs of Barnet's diverse community. Developer's contributions are therefore necessary to ensure service provision mitigates the impact of their development activity. The Council's adopted Supplementary Planning Document "Contributions to Library Services" sets out the Council's expectations of how developers will be able to contribute to the provision and delivery of a comprehensive and efficient library service, with the aim of opening up the world of learning to the whole community using all media to support peoples educational, cultural and information needs.

Circular 5/2005 "Planning Obligations" supports the use of developer's contributions to mitigate the impacts of new development, where it would give rise to a need for additional or expanded community infrastructure. It is considered that a financial contribution towards library services is justified in terms of Circular 05/2005 and that a suitably worded legal agreement / undertaking could secure this.

To accord with UDP Policy CS2 and the SPD the proposed scheme resulting in 6 additional employees (£43 per new employee) would require a contribution of £258 (calculated at the time of determining this application) and a monitoring fee of 5%.

3. COMMENTS ON GROUNDS OF OBJECTIONS

It is considered that the character related concerns raised on this application were not sufficient to constitute a reason for refusal as the proposal is considered to have addressed the previous reason for refusal.

The highways related concerns are many of the points of objection made have been covered in the appraisal above.

4. EQUALITIES AND DIVERSITY ISSUES

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.

5. CONCLUSION

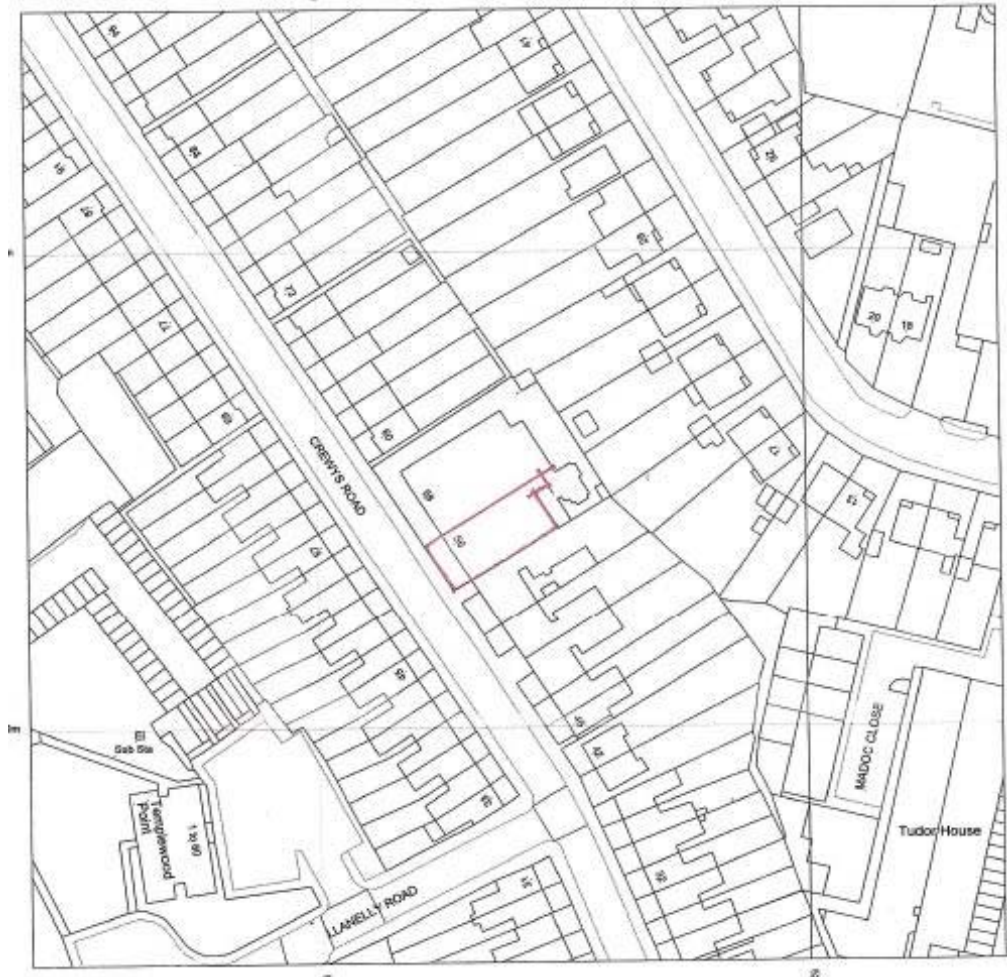
The proposal complies with the requirements of PPS1 which states in part that, 'design which is inappropriate in its context, or which fails to take the opportunities available for improving character and quality of an area and the way it functions, should not be accepted'.

The Local Planning Authority takes the view that where a proposal requires planning permission the policies of the up-to-date Unitary Development Plan and the advice in the Supplementary Planning Guidance has been followed. The proposal has been considered against these factors.

Having taken all material considerations into account, it is considered that subject to compliance with the attached conditions, this proposal complies with the Adopted Barnet UDP policies and would be in keeping with the character and appearance of the surrounding area. It is not considered to have a detrimental impact on the residential amenities of neighbouring occupiers. This application is in keeping with Council Policies and Guidelines and is therefore recommended for **APPROVAL**.

SITE LOCATION PLAN: 56A Crewys Road, London, NW2 2AD

REFERENCE: F/04036/11



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LOCATION: 20 Campbell Croft, Edgware, Middx, HA8 8DS
REFERENCE: H/03508/11 **Received:** 18 August 2011
Accepted: 18 August 2011
WARD(S): Edgware **Expiry:** 13 October 2011
Final Revisions:

APPLICANT: R & S Investment Properties
PROPOSAL: Extension to roof including rear dormers and roof lights to the front to facilitate a loft conversion for first floor flat.

RECOMMENDATION: Approve Subject to Conditions

- 1 The development hereby permitted shall be carried out in accordance with the following approved plans: 11 1975/1 and 11 1975/2D.
Reason:
For the avoidance of doubt and in the interests of proper planning.
- 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) unless otherwise agreed in writing by the local planning authority.
Reason:
To safeguard the visual amenities of the building and the surrounding area.
- 4 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 on other days unless previously approved in writing by the Local Planning Authority.
Reason:
To ensure that the proposed development does not prejudice the amenities of occupiers of adjoining residential properties.
- 5 The use of the extension hereby permitted shall at all times be ancillary to and occupied in conjunction with the main flat and shall not at any time be occupied as a separate unit.
Reason:
To ensure that the development does not prejudice the character of the locality and the amenities of occupiers of adjoining residential properties.
- 6 Before the development hereby approved is commenced, sound insulation shall be installed in the floor of the living room which is above the ground floor bedroom of flat 19. As such, a copy of the Pre-completion Sound Insulation Test Certificate of Part E of the Building Regulations 2000 (or any subsequent amendment in force at the time of implementation of the permission) shall be submitted to the Local Planning Authority and shall indicate at least 3 decibels above the Performance Standard.
Reason:
To protect the amenities of future and neighbouring residential occupiers.

INFORMATIVE(S):

- 1 The reasons for this grant of planning permission or other planning related decision are as follows: -
 - i) The proposed development accords with strategic planning guidance and policies as set out in The Mayor's London Plan: July 2011 and the Adopted Barnet Unitary Development Plan (UDP) (2006).
In particular the following policies are relevant:
Adopted Barnet Unitary Development Plan (2006): GBEnv1, GBEnv2, D1, D2, D5 and H27 and
Design guidance note 5: Extensions to houses, and:
Core Strategy (Publication Stage) 2010: CS5
 - ii) The proposal is acceptable for the following reason(s): - The proposed development would have an acceptable impact on the amenities of the neighbouring occupiers and the appearance of the property and the street scene. It complies with all relevant council policy and design guidance.

1. MATERIAL CONSIDERATIONS

Relevant Unitary Development Plan Policies:

GBEnv1, GBEnv2, D1, D2, D5 and H27 and
Design guidance note 5: Extensions to houses

Core Strategy (Publication Stage) 2010

The Planning and Compulsory Purchase Act 2004 reformed the development plan system replacing the Unitary Development Plan (UDP) with the Local Development Framework (LDF). The LDF will be made up of a suite of documents including the Core Strategy and Development Management Policies Development Plan Documents (DPD). Until the LDF is complete, 183 policies within the adopted UDP remain. The replacement of these 183 policies is set out in both the Core Strategy and Development Management Policies DPD.

The Core Strategy will contribute to achieving the vision and objectives of Barnet's Sustainable Community Strategy and will help our partners and other organisations to deliver relevant parts of their programmes. It will cover the physical aspects of location and land use traditionally covered by planning. It also addresses other factors that make places attractive and distinctive as well as sustainable and successful.

The Council published its LDF Core Strategy Publication Stage document in September 2010. The document has been subject to three rounds of public consultation and is in general conformity with the London Plan: therefore weight can be given to it as a material consideration in the determination of planning applications.

Relevant Core Strategy Policies: CS5
Development Management Policies: DM01

Relevant Planning History:

None

Consultations and Views Expressed:

Neighbours Consulted: 9 Replies: 3

Neighbours Wishing To Speak 1

The objections raised may be summarised as follows:

- loss of privacy
- noise and disturbance
- loss of parking
- out of keeping with the street scene
- over dominant/ bulky structure
- contrary to the lease

2. PLANNING APPRAISAL

Site Description and Surroundings:

The application site is a first floor 2 bedroom flat situated within a block of four flats, containing numbers 17, 18, 19 and 20 Campbell Croft. The building has the appearance is if a semi detached property.

Campbell croft is a small, quiet residential cul-de-sac.

To the east of the flats lies the property at 6 Princes Close. Campbell Croft runs along the west side of the site.

Proposal:

The applicant requests permission for 2 rear dormer windows and 2 roof lights to the front roof slope, to facilitate the conversion of the loft into additional living space for the first floor flat.

The large dormer window originally submitted has been amended into 2 smaller dormer windows, which measure 1.5m wide and 1.5m high and which have flat roofs.

The internal layout of the flat would be rearranged, with a larger living room area at first floor and the second bedroom created within the new roof space.

Planning Considerations:

Character and appearance

The dormer windows, as amended, sit centrally within the roof space. They fit well within the roof space and do not dominate it or appear overbearing. As such, they are considered to have an acceptable impact on the appearance of the property.

The dormer windows would be visible from Campbell Croft. The property directly to the south of the site, 21 Campbell Croft, also has front dormer windows. Given this context and given the appropriate size and design of the dormer windows, it is considered that there would be no undue impacts on the character of the street scene as a result of the proposal.

Impact on the neighbouring occupiers

It is considered that the occupiers of numbers 17, 18 and 19 Campbell Croft, within the block, would not be unduly affected by the proposal. The location of the dormer windows are such that there would be no loss of light to any occupier and the modest size of the dormer windows ensures that there would be no undue impacts on the visual amenities of the residents, nor would there be any loss of privacy caused.

No additional bedrooms are proposed and it is not anticipated that the development would provoke any undue additional noise and disturbance. Adequate sound proofing between the proposed living room at first floor and the bedroom below, secured by condition, would ensure that there would be no undue noise disturbance to the occupiers.

As no additional units are being created, it is not anticipated that the development would create any additional pressure on on-street parking in the area.

3. COMMENTS ON GROUNDS OF OBJECTIONS

Mainly addressed above.

The grant of planning permission is not an automatic right to built. Other consents, including landlords consent, may be required.

4. EQUALITIES AND DIVERSITY ISSUES

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.

5. CONCLUSION

The proposed development complies with council policy and design guidance.

Approval is recommended.

SITE LOCATION PLAN: 20 Campbell Croft, Edgware, Middx, HA8 8DS

REFERENCE: H/03508/11



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LOCATION: 6 Broadfields Avenue, Edgware, Middx, HA8 8PG
REFERENCE: H/03788/11 **Received:** 06 September 2011
Accepted: 12 September 2011
WARD(S): Edgware **Expiry:** 07 November 2011
Final Revisions:

APPLICANT: Mr Yawitch
PROPOSAL: Single storey side extension. Roof extension including front dormer window to facilitate a loft conversion.

RECOMMENDATION: Approve Subject to Conditions

- 1 The development hereby permitted shall be carried out in accordance with the following approved plans: BROA6/PL/1 rev A, (date received 12-Sep-2011). site location plan
Reason:
For the avoidance of doubt and in the interests of proper planning.
- 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) unless otherwise agreed in writing by the local planning authority.
Reason:
To safeguard the visual amenities of the building and the surrounding area.
- 4 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, without the benefit of the grant of further specific permission in writing from the Local Planning Authority.
Reason:
To ensure that the amenities of the occupiers of adjoining properties are not prejudiced by overlooking.
- 5 Notwithstanding the provisions of any development order made under Section 59 of the Town and Country Planning Act 1990 (or any Order revoking and re-enacting that Order) no windows, other than those expressly authorised by this permission, shall be placed at any time in the flank elevation(s), of the extension(s) hereby approved, facing No.8 Broadfields Avenue without the prior specific permission of the Local Planning Authority.
Reason:
To safeguard the privacy and amenities of occupiers of adjoining residential properties.

INFORMATIVE(S):

- 1 The reasons for this grant of planning permission or other planning related decision are as follows: -
 - i) The proposed development accords with strategic planning guidance and policies as set out in The Mayor's London Plan: July 2011 and the Adopted Barnet Unitary Development Plan (UDP) (2006).
In particular the following policies are relevant:
Adopted Barnet Unitary Development Plan (2006): GBEnv1, D1, D2, D5, H27.
Supplementary Design Guidance Note 5: Extensions to Houses

Core Strategy (Publication Stage) 2010:

Relevant policies: CS5

ii) The proposal is acceptable for the following reason(s): - The proposed development is considered to have an acceptable impact on the character and appearance of the property and would be in keeping with the established appearance of neighbouring properties along Broadfields Avenue. It is not considered to have an adverse impact on the residential or visual amenities of the neighbouring occupiers and would be in accordance with the aforementioned policies.

1. MATERIAL CONSIDERATIONS

National Planning Policy Guidance/ Statements:

PPS1

The Mayor's London Plan: July 2011

Various

Relevant Unitary Development Plan Policies:

GBEnv1, D1, D2, D5, H27.

Supplementary Design Guidance Note 5: Extensions to Houses

Core Strategy (Publication Stage) 2010

The Planning and Compulsory Purchase Act 2004 reformed the development plan system replacing the Unitary Development Plan (UDP) with the Local Development Framework (LDF). The LDF will be made up of a suite of documents including the Core Strategy and Development Management Policies Development Plan Documents (DPD). Until the LDF is complete, 183 policies within the adopted UDP remain. The replacement of these 183 policies is set out in both the Core Strategy and Development Management Policies DPD.

The Core Strategy will contribute to achieving the vision and objectives of Barnet's Sustainable Community Strategy and will help our partners and other organisations to deliver relevant parts of their programmes. It will cover the physical aspects of location and land use traditionally covered by planning. It also addresses other factors that make places attractive and distinctive as well as sustainable and successful.

The Council published its LDF Core Strategy Publication Stage document in September 2010. The document has been subject to three rounds of public consultation and is in general conformity with the London Plan: therefore weight can be given to it as a material consideration in the determination of planning applications.

Relevant Core Strategy Policies:

CS5

Relevant Planning History:

Site Address: 6 Broadfields Avenue, Edgware, Middx, HA8 8PG
Application Number: H/03767/11
Application Type: Section 192
Decision: Lawful Development
Decision Date: 22/09/2011
Appeal Decision: No Appeal Decision Applies
Appeal Decision Date: No Appeal Decision Date exists
Proposal: **Single storey rear extension. Alterations to roof including dormer at rear and hip to gable facing number 8 Broadfields Avenue to facilitate a loft conversion.**
Case Officer: Lisa Cheung

Site Address: 6 Broadfields Avenue EDGWARE Middx
Application Number: W10079
Application Type: Full Application
Decision: Approve with conditions
Decision Date: 09/02/1993
Appeal Decision: No Appeal Decision Applies
Appeal Decision Date: No Appeal Decision Date exists
Proposal: **Single-storey side and rear extensions.**

Consultations and Views Expressed:

Neighbours Consulted: 13 Replies: 0
Neighbours Wishing To Speak 0

Application reported to committee as the applicant is a Councillor.

2. PLANNING APPRAISAL

Site Description and Surroundings:

The application site relates to a detached single family dwelling located on the eastern side of Broadfields Avenue. This road is residential in character comprised of detached dwellings, many of which have been extended in order to increase the living accommodation.

The application site is located close to the junction of Broadfields Avenue with Hale Lane and The Rise.

Proposal:

This application seeks planning permission for a single storey side extension and roof extension including front dormer window to facilitate a loft conversion.

The proposed single storey side extension would be 2.15m wide, 13.35m deep and 3m high with a flat roof (which has a slight slope). It would extend along the boundary with No.8 Broadfields Avenue.

The proposed front dormer would measure 2m wide, 1.6m deep and 2m high with a pitched roof.

Planning Considerations:

The council is committed to protecting, and where possible enhancing the character of the borough's residential areas and retaining an attractive street scene. Extensions to houses, both individually and cumulatively can have a profound effect on the appearance of neighbourhoods and of the street scene and on the amenities enjoyed by the occupiers of adjoining properties. Extensions to properties should reflect the design of the original building, have regard to the character of the area and amenity enjoyed by the neighbours. This means making sure the extension does not disrupt the neighbours' enjoyment of their own home, garden or neighbourhood.

The proposed side extension and front dormer are considered to be acceptable additions to this property and would not detract from the character and appearance of the property. The side extension would involve replacing the existing detached garage which is currently set back behind the front wall of the property. To erect a single storey side extension which would extend along the length of the property and beyond the rear wall of the property by 4m would not result in a bulky or overbearing addition. The height of the extension would be modest at 3m and overall the extension would be a subordinate addition. During the site visit numerous examples of front dormers were noted, including adjacent property No.4, 16 and 18 Broadfields Avenue. The proposed front dormer has been sensitively designed so that it would not detract from the character of the property and would accord with council guidance in respect of extensions to houses.

In terms of amenity, the proposed extensions are not considered to have an adverse impact on the residential or visual amenities of the neighbouring occupiers. The single storey side extension would extend along the boundary with No.8 who has not extended to the rear however given that the existing garage extends along the side boundary to a depth of 2.3m, therefore seeing an increase of 1.7m as a result of the proposed extension and that there is currently heavy screening along this boundary, the extension is not considered to significantly alter the existing relationship between the properties nor result in an overbearing form of development.

The proposed front dormer is not considered to result in more overlooking than what may currently exist with the first floor windows to the front. The property faces the rear garden of 27 The Rise however there is a distance of approximately 28m between the front dormer and the rear garden and this distance is considered sufficient.

3. COMMENTS ON GROUNDS OF OBJECTIONS

No objections received.

4. EQUALITIES AND DIVERSITY ISSUES

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

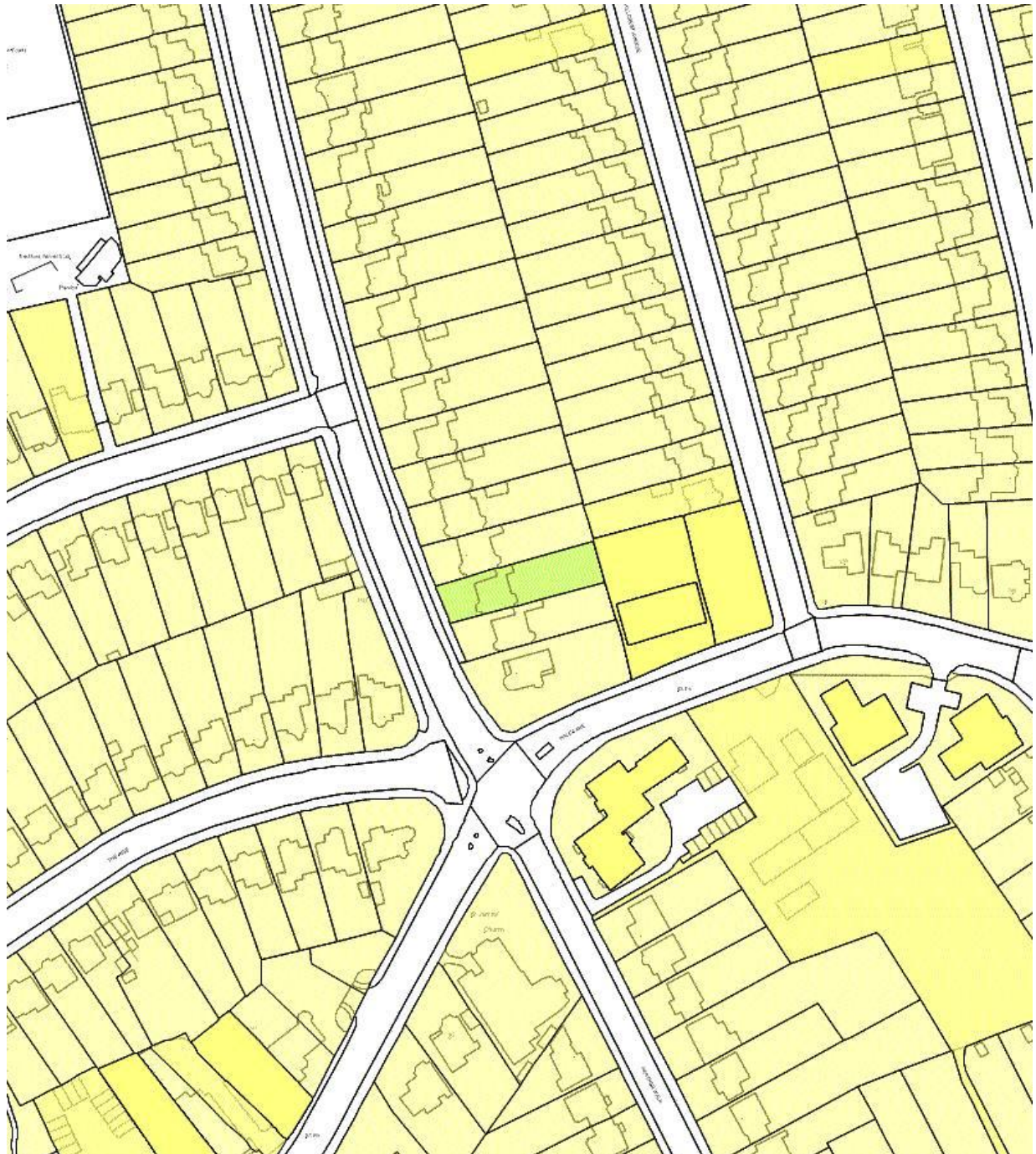
statutory equality responsibilities.

5. CONCLUSION

This application is considered to accord with council policies and guidance and is recommended for **approval** subject to conditions.

SITE LOCATION PLAN: 6 Broadfields Avenue, Edgware, Middx, HA8 8PG

REFERENCE: H/03788/11



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LOCATION: 2 & 4 Garrick Avenue, London, NW11 9AS
REFERENCE: F/03269/11 **Received:** 01 August 2011
Accepted: 11 August 2011
WARD(S): Golders Green **Expiry:** 06 October 2011
Final Revisions:

APPLICANT: Mr J Tawil
PROPOSAL: Two storey rear infill extensions to no's. 2 and 4 and construction of an outbuilding following demolition of the existing outbuilding/garage within the curtilage of no. 2. These works facilitate the provision of three self contained residential units within the main dwelling of no. 2 and the provision of home office space within the outbuilding ancillary to all units.

RECOMMENDATION: Approve Subject to Conditions

- 1 The development hereby permitted shall be carried out in accordance with the following approved plans: Location Plan; Email from Matthias Hamm (spaceAgent) [mailto:hamm@spaceagent.com] dated 21 October 2011 at 14:30; GAR_P02t; GAR_P03t; GAR_P04t; GAR_P05t; GAR_P06t; GAR_E01a; GAR_E02a; GAR_E03a; GAR_E04a; GAR_E05a; GAR_E06a.
Reason:
For the avoidance of doubt and in the interests of proper planning.
- 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 Before the development hereby permitted is occupied, existing parking spaces shall be provided as shown in drawing no. GAR_P02t submitted with the planning application. Thereafter, the parking spaces shall be used only as agreed and not be used for any purpose other than the parking and turning of vehicles in connection with approved development.
Reason:
To ensure that adequate and satisfactory provision is made for the parking of vehicles in the interests of pedestrian and highway safety and the free flow of traffic in accordance with Policies M11, M13 and M14 of the London Borough of Barnet Adopted Unitary Development Plan 2006.
- 4 The materials to be used in the external surfaces of the building(s) shall match those used in the existing building(s) unless otherwise agreed in writing by the local planning authority.
Reason:
To safeguard the visual amenities of the building and the surrounding area.
- 5 The refuse enclosure shall be provided and retained at the site in accordance with the hereby approved details before the development is occupied.
Reason:
To ensure a satisfactory appearance for the development and satisfactory accessibility; and to protect the amenities of the area.
- 6 The roof of the rear extensions 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, without the benefit of the grant of further specific permission in writing

from the Local Planning Authority.

Reason:

To ensure that the amenities of the occupiers of adjoining properties are not prejudiced by overlooking.

- 7 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 on other days unless previously approved in writing by the Local Planning Authority.

Reason:

To ensure that the proposed development does not prejudice the amenities of occupiers of adjoining residential properties.

- 8 The use of the outbuilding hereby permitted shall at all times be ancillary to and occupied for residential purposes in conjunction with all residential units within main building and shall not at any time be occupied as a separate unit.

Reason:

To ensure that the development does not prejudice the character of the locality and the amenities of occupiers of adjoining residential properties.

- 9 Prior to the occupation of the units a copy of the Pre-completion Sound Insulation Test Certificate of Part E of the Building Regulations 2000 (or any subsequent amendment in force at the time of implementation of the permission) shall be submitted to the Local Planning Authority and shall indicate at least 3 decibels above the Performance Standard.

Reason:

To protect the amenities of future and neighbouring residential occupiers.

- 10 No development shall take place until details of the arrangements to meet the obligation for education, health and library facilities and the associated monitoring costs have been submitted to and approved in writing by the local planning authority.

Reason:

To ensure the proper planning of the area and to comply with policies CS2, CS13, IMP1 and IMP2 of the adopted Unitary Development Plan and the adopted Supplementary Planning Documents "Contributions to Health Facilities", "Contributions to Libraries" and "Planning Obligations".

- 11 No development shall take place until details of the arrangement in the form of a contribution for the provision of green spaces in the Childs Hill ward has been submitted to and approved in writing by the Local Planning Authority.

Reason: In the interest of public park improvements in the area.

- 12 The rear extensions hereby approved shall be completed in full accordance with the approved plans within 6 months of the date of commencement.

Reason:

To ensure that harm is not caused by the partial implementation of the planning permission.

INFORMATIVE(S):

- 1 The reasons for this grant of planning permission or other planning related decision are as follows: -

i) The proposed development accords with strategic planning guidance and policies as set out in the London Plan 2011 and the Adopted Barnet Unitary Development Plan (2006).

In particular the following policies are relevant:

Adopted Barnet Unitary Development Plan (2006): GBEnv1, GBEnv2, D1, D2, D3, D4, D5, D6, H2, H16, H17, H18, H26, H27, M11, M13, M14, CS2, CS8, CS13, IMP1 and IMP2.

Core Strategy (Publication Stage) 2010:

Relevant policies: CS4, CS5, DM01, DM06, DM14.

ii) The proposal is acceptable for the following reason(s): -

Having taken all material considerations into account, the proposed development would be in keeping with the character and appearance of the surrounding area and in a design which is considered to be in keeping with neighbouring dwellings. The proposed development as amended is not considered to have a detrimental impact on the residential amenities of neighbouring developments.

- 2 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 Council of 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 email:

street.naming@barnet.gov.uk or by telephoning: 0208 359 7294.

1. MATERIAL CONSIDERATIONS

National Planning Policy Guidance/ Statements:

The determination of planning applications is made mindful of Central Government advice and the Development 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 basic question is whether the proposal would unacceptably affect amenities and the existing use of land and buildings which ought to be protected in the public interest.

Planning Policy Statement PPS 1 "Delivering Sustainable Development", states at paragraph 3 that "At the heart of sustainable development is the simple idea of ensuring a better quality of life for everyone now and for future generations". High quality inclusive design is identified as one of the key principles that should be applied to ensure that decisions taken on planning applications contribute to the delivery of sustainable development. Paragraph 13(iv) indicates that "Design which fails to take the opportunities available for improving the character and quality of an area should not be accepted" and at para. 18 that "Planning should seek to maintain and improve the local environment.... through positive policies on issues such as

design....” Further comment regarding “Design” is made at para’s 33-39.

Planning Policy Statement PPS3 “Housing” (2006), along with other Government housing policy and planning policy statements, provides the context for plan preparation in relation to housing development. Paragraphs 12-19 relate to the achievement of high quality housing. In para. 16 the matters to consider when addressing design quality include the extent to which the proposed development is well integrated with, and complements, the neighbouring buildings and the local area more generally in terms of scale, density, layout and access. PPS3 advises at para. 49 that more intensive development is not always appropriate.

The implications of new development on transport are included within PPG13 “Transport” (2001). Paragraph 49 relates to car parking and in para. 52 it is stated that maximum parking standards should be designed to be used as part of a package of measures to promote sustainable transport choices.

The Mayor’s London Plan July 2011:

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 2031. It forms part of the development plan for Greater London.

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.

Relevant Unitary Development Plan Policies:

The statutory plan for the Borough is the Barnet UDP. This was adopted on 18 May 2006, replacing the original UDP adopted in 1991.

On 13 May 2009 the Secretary of State for Communities and Local Government issued a Direction “saving” 183 of the 234 policies within the UDP.

One overall theme that runs through the plan is ‘sustainable development’. Policy GSD states that the Council will seek to ensure that development and growth within the borough is sustainable.

Relevant policies: GBEnv1, GBEnv2, D1, D2, D3, D4, D5, D6, H2, H16, H17, H18, H26, H27, M11, M13, M14, CS2, CS8, CS13, IMP1 and IMP2.

In June 2005 the Council published its "Three Strands Approach", setting out a vision and direction for future development, regeneration and planning within the Borough. The approach, which is based around the three strands of Protection, Enhancement and Growth, will protect Barnet's high quality suburbs and deliver new housing and successful sustainable communities whilst protecting employment opportunities. The second strand of the approach, "Enhancement", provides strong planning policy protection for preserving the character and openness of lower density suburbs and conservation areas. The Three Strands Approach will form the “spatial

vision” that will underpin the Local Development Framework.

As part of its emerging Local Development Framework the Council has adopted (October 2006), following consultation, a Supplementary Planning Document relating to Planning Obligations. This highlights the legislation and Barnet’s approach in requiring contributions from new development.

The Council has also adopted (June 2007), following public consultation, a Supplementary Planning Document “Sustainable Design and Construction”. The SPD provides detailed guidance that supplements policies in the Unitary Development Plan, and sets out how sustainable development will be delivered in Barnet. Part 6 of the SPD relates to generic environmental requirements to ensure that new development within Barnet meets sufficiently high environmental and design standards.

On 21 February 2008, following public consultation, a Supplementary Planning Document “Contributions to Education” was adopted by the Council. The SPD, which provides guidance and advice in relation to adopted planning policy to secure contributions towards education needs generated by new residential development, superseded an SPG approved in August 2000.

On 21 February 2008 the Council also adopted following public consultation, a Supplementary Planning Document “Contributions to Library Services”. The SPD covers the issues relating to the provision by the London Borough of Barnet of library and related cultural/learning facilities and the role of S106 planning obligations in achieving this. The SPD sets out the contributions that will have to be provided by developers for each proposed new unit of residential accommodation.

On 6 July 2009, following public consultation, the Council adopted a Supplementary Planning Document “Contributions to Health Facilities from Development”. The SPD provides detailed guidance that supplements policies in the Unitary Development Plan and sets out the Council’s approach to securing contributions for health facilities in order to address additional needs from new development.

Core Strategy (Publication Stage) 2010

The Planning and Compulsory Purchase Act 2004 reformed the development plan system replacing the Unitary Development Plan (UDP) with the Local Development Framework (LDF). The LDF will be made up of a suite of documents including the Core Strategy and Development Management Policies Development Plan Documents (DPD). Until the LDF is complete, 183 policies within the adopted UDP remain. The replacement of these 183 policies is set out in both the Core Strategy and Development Management Policies DPD.

The Core Strategy will contribute to achieving the vision and objectives of Barnet’s Sustainable Community Strategy and will help our partners and other organisations to deliver relevant parts of their programmes. It will cover the physical aspects of location and land use traditionally covered by planning. It also addresses other factors that make places attractive and distinctive as well as sustainable and successful.

The Council published its LDF Core Strategy Publication Stage document in September 2010. The document has been subject to three rounds of public consultation and is in general conformity with the London Plan: therefore weight can be given to it as a material consideration in the determination of planning applications.

Relevant policies: CS4, CS5, DM01, DM06, DM14.

Relevant Planning History:

2 & 4 Garrick Avenue, London, NW11 9AS

Application:	Planning	Number:	F/00723/11
Validated:	28/02/2011	Type:	APF
Status:	DEC	Date:	09/05/2011
Summary:	APC	Case Officer:	Junior C. Moka
Description:	Two storey rear infill extensions to no's. 2 and 4 and a single storey side outbuilding following demolition of existing outbuilding/garage within the curtilage of no. 2.		

Consultations and Views Expressed:

Neighbours Consulted:	52	Replies:	6
Neighbours Wishing To Speak	1		

The objections raised may be summarised as follows:

1. The outbuilding will result in overlooking and the loss of privacy;
2. The outbuilding will result in the loss of light to gardens;
3. The outbuilding will be harmful to the character of the area;
4. Overdevelopment;
5. The conversion is out of character and out of keeping on this street family dwelling street;
6. Impact on traffic, access and parking in the area;

Internal /Other Consultations:

Traffic & Development -

The proposal is acceptable on highways grounds subject to a highway condition and informative.

Date of Site Notice: 25 August 2011

2. PLANNING APPRAISAL

Site Description and Surroundings:

2 & 4 Garrick Avenue are a pair of traditional semi detached properties with a two storey rear projection as a result of their 'L' shaped footprints located within the Golders Green Ward. Due to the building pattern of Garrick Avenue properties, the existing garage/outbuilding and side elevation of 2 Garrick Avenue backs onto the rear gardens of a group of properties on Golders Green Road (no's. 216, 218, 220 &

222) which have a common depth of garden of 28.7 metres.

The surrounding area is characterised by residential single family dwellings and converted dwellings with the majority of properties of a similar architectural style.

It must be advised that 212 Golders Green Road is currently being used as a children's day nursery (Golders Green Day Nursery) and 208 Golders Green Road is used as Sage Nursing Home.

Proposal:

This application relates to a two storey rear infill extensions to no's. 2 and 4 and the construction of an outbuilding (as referred to on the previous application, single storey side outbuilding) following demolition of the existing outbuilding/garage within the curtilage of no. 2. These works facilitate the provision of three self contained residential units within the main dwelling of no. 2 and the provision of home office space within the outbuilding ancillary to all units.

The proposal also includes two off street car parking spaces to be provided to no. 2.

The application will include the following unit mix:

1. Unit A - Two bedroom 85m² unit over the ground floor - 3 Bedroom;
2. Unit B - Two bedroom 80m² unit over the first floor - 2 Bedroom;
3. Unit C - One bedroom 40m² unit with the loft - 1 Bedroom.

This application follows the previously consented scheme (F/00723/11) for two storey rear infill extensions to no's. 2 and 4 and a single storey side outbuilding following demolition of existing outbuilding/garage within the curtilage of no. 2. This application was approved by the Finchley & Golders Green Sub Committee on 4 May 2011.

Planning Considerations:

In considering that the extensions have already been approved, the main considerations on this application is the principle of the change to three self contained residential units from the lawful use of 2 Garrick Avenue as a single family dwelling as stated on 'Council Tax Valuation List'.

The immediate surroundings are characterised mainly by houses in single family occupancy with 3 out of 47 dwellings converted into flats (1, 21 & 47). The proposal would result in the re-use of a brownfield site and as such a flatted development is considered acceptable in this location. The proposed density is in line with policy H21.

Different types of tenure do not necessarily make bad neighbours and it is considered that, as conditioned, and the location of this proposal on Garrick Avenue would have an acceptable impact on the amenity of neighbouring occupiers.

The Council recognises that flatted developments can make an important contribution to housing provision, in particular smaller units and that they can make

more efficient use of urban land.

The proposed redevelopment of the site to provide additional residential units are considered to comply with the requirements of Policy H2 of the Adopted UDP. It is not considered that the conversion of the property from a single family dwelling house to three self contained flats would harm the amenities of the neighbouring occupiers. It is not considered that the two additional units would result in levels of noise and disturbance that would be detrimental to neighbouring occupiers. It is not considered that the change to three units would materially change the character of the area due to its sitting in Garrick Avenue.

The proposal in the main ensure that rooms are stacked appropriately so that the living accommodation is located above living rooms to upper/lower flats and bedrooms are located above or below other bedrooms, to minimise noise and disturbance between the units. However, to ensure that the amenities of the future occupiers are preserved in respect to sound impact levels, there is a condition that is attached to the decision to ensure this.

Barnet's SPD for Sustainable Design and Construction requires the addition of sound insulation systems in relation to impact and airborne noise to achieve a sound attenuation of 3dB above Building Regulation requirements for airborne sound and 3dB above Building Regulation requirements for impact sound. It should be noted that this standard is similar to the Eco Homes requirements. To ensure the sustainability of each unit an insulation of acoustic separation for the proposed new units would be required for the floors and party walls.

All units comply with the minimum space standards for new development outlined in Policy 3.5 (table 3.3) of the London Plan July 2011.

The application shows where the refuse store will be located within part of the proposed outbuilding which is considered acceptable.

Amenity of existing/future occupiers:

UDP policy H18 sets out minimum amenity space standards. The following standard, with the emphasis being on 'usable amenity space' for flats:

- 5 square metres of space per habitable room.
- Rooms exceeding 20 square metres will be counted as two habitable rooms.

The proposed development would fail to provide sufficient amounts of on site usable outdoor space for the enjoyment of all future occupiers as there are 8 habitable rooms - the required total amount of outdoor amenity space is 35m² in order to comply will Policy H16.

The proposed development includes a total of 58m² of garden space to be used by the ground floor unit alone. Details of landscaping are required by condition.

It must be noted that if the applicant proposed the garden to be a communal garden then the would be inward overlooking concerns from the side passage into bedroom

2 of the ground floor Unit A. Although the site is within an area identified as being deficient in open space, there is a park within a walking distance and the proposed units will have other locational advantages in being close to transport and services as a result of its edge of town centre location. Therefore, the LPA do not consider that this in itself would be a sufficient reason to refusal, particularly given that the applicant has agreed that this application be condition to secure a contribution towards open space. A contribution of £3000 (plus monitoring costs) for greenspaces provision within the ward of Childs Hill is required to address the issues and the applicant has indicated their acceptance of this requirement in an email.

Parking, Access and Vehicle Movements:

Taking into consideration the following:

- The site is located within a walking distance of a town centre location and close to local amenities.
- It is within a good Public transport accessibility area.
- The proposal is for a conversion.

The proposal is acceptable on highways grounds.

Education needs generated by the development:

The scheme would provide residential units that are considered would generate an increased demand for educational facilities in the area. The method of calculating the likely demand resulting from new development is provided in the Council's Supplementary Planning Document "Contributions to Education" adopted in February 2008.

Circular 05/2005 supports the use of planning obligations to secure contributions towards the provision of educational facilities, provided that they are directly related to the development proposal, the need for them arises from its implementation, and they are related in scale and kind. It is considered that a financial contribution towards future education facilities is justified in terms of Circular 05/2005 and that a suitably worded legal agreement / undertaking could secure this.

However, although it seems that a blanket requirement on all new residential development is usually imposed, in this case, because of the nature of the proposal, the Supplementary Planning Document "Contributions to Education" doesn't require an education contribution. It is therefore conclude that the requirement for education contributions in this case would not accord with the advice given in Circular 5/2005: Planning Obligations as there is no identified need related to the development.

Contributions to library services:

The increase in population resulting from development is expected to place serious pressures on libraries, which are already required to meet all the needs of Barnet's diverse community. Developer's contributions are therefore necessary to ensure service provision mitigates the impact of their development activity. The Council's adopted Supplementary Planning Document "Contributions to Library Services" sets

out the Council's expectations of how developers will be able to contribute to the provision and delivery of a comprehensive and efficient library service, with the aim of opening up the world of learning to the whole community using all media to support peoples educational, cultural and information needs.

Circular 5/2005 "Planning Obligations" supports the use of developer's contributions to mitigate the impacts of new development, where it would give rise to a need for additional or expanded community infrastructure. It is considered that a financial contribution towards library services is justified in terms of Circular 05/2005 and that a suitably worded legal agreement / undertaking could secure this.

To accord with UDP Policy CS2 and the SPD the proposed scheme of 3 residential units (one-bed flat, one-two bed flat, and one-three flat) would require a contribution of £173 (calculated at the time of determining this application) and a monitoring fee of 5%.

Contributions to Health facilities:

The scheme would provide residential units that it is considered would generate an increased demand for health care facilities in the area. The Council's SPD "Contributions to Health Facilities from Development" adopted in July 2009 sets out capital contributions per residential unit.

Circular 05/2005 supports the use of planning obligations to secure contributions towards the provision of community infrastructure provided that they are directly related to the development proposal, the need for them arises from its implementation, and they are related in scale and kind.

No information has been provided to demonstrate how the health care needs of the future occupiers of the development would be met by the submitted scheme, or how the proposal fits within NHS Barnet's long term plans to deliver primary care services on a "hub and spoke model" (para. 5.16 of the SPD).

It is considered that a financial contribution towards health care facilities is justified in terms of Circular 05/2005 and that a suitably worded legal agreement / undertaking could secure this.

To accord with UDP Policy CS13 and the SPD the proposed scheme would require a contribution of £1,652 (calculated at the time of determining this application) and a monitoring fee of 5%.

The library services & health facilities contributions are to be secured by condition.

3. COMMENTS ON GROUNDS OF OBJECTIONS

All on the points (1 - 3) were covered to have been covered in the previously approved application F/00723/11.

In considering points 4 - 6 of objections received, these have been acknowledged in the main body of the report above.

It is considered that the planning related concerns raised on this application were not sufficient to constitute a reason for refusal.

4. EQUALITIES AND DIVERSITY ISSUES

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.

5. CONCLUSION

Having taken all material considerations into account, the proposed development would be in keeping with the character and appearance of the surrounding area. The proposed development is not considered to have a detrimental impact on the residential amenities of neighbouring developments. It is recommended that the application be **APPROVED** subject to the discharging of attached conditions.

SITE LOCATION PLAN: 2 & 4 Garrick Avenue, London, NW11 9AS

REFERENCE: F/03269/11



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LOCATION: R/o 138 Clitterhouse Road, London, NW2 1DN
REFERENCE: F/03597/11 **Received:** 25 August 2011
Accepted: 25 August 2011
WARD(S): Golders Green **Expiry:** 20 October 2011
Final Revisions:
APPLICANT: Mr G Ampofo
PROPOSAL: Erection of a two storey detached building together with an integral garage at the rear following demolition of existing shed and garage.

RECOMMENDATION: Approve Subject to Conditions

- 1 The development hereby permitted shall be carried out in accordance with the following approved plans: Location Plan; Design & Access Statement; 0290/00 A; 0290/01 A; 0290/02 A; 0290/03 A; 0290/04 A.
Reason:
For the avoidance of doubt and in the interests of proper planning.
- 2 Before the development hereby permitted commences, details of the materials to be used for the external surfaces of the building(s) and hard surfaced areas shall be submitted to and approved in writing by the Local Planning Authority. The development shall be implemented in accordance with such details as approved.
Reason:
To safeguard the visual amenities of the locality.
- 3 Before this development is commenced, details of the levels of the building(s), road(s) and footpath(s) in relation to adjoining land and highway(s) and any other changes proposed in the levels of the site shall be submitted to and approved in writing by the Local Planning Authority. The development shall be implemented in accordance with such details as approved.
Reason:
To ensure that the work is carried out at suitable levels in relation to the highway and adjoining land having regard to drainage, gradient of access and the amenities of adjoining occupiers and the health of any trees on the site.
- 4 Before the development hereby permitted commences, 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 and shall be provided at the site in accordance with the approved details before the development is occupied.
Reason:
To ensure a satisfactory appearance for the development and satisfactory accessibility; and to protect the amenities of the area.
- 5 A scheme of hard and soft landscaping, including details of existing trees to be retained, shall be submitted to and agreed in writing by the Local Planning Authority before the development, hereby permitted, is commenced.
Reason:
To ensure a satisfactory appearance to the development.
- 6 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.

Reason:

To ensure a satisfactory appearance to the development.

- 7 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.

- 8 Before the development hereby permitted is occupied the parking garages shown on Plan 0290/02 A 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.

- 9 Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any order revoking and re-enacting that Order with or without modification), no development otherwise permitted by any of Classes A, B, C, D and E of Schedule 2, Part 1 of that Order shall be carried out without the prior written permission of the Local Planning Authority.

Reason:

To ensure that the development does not prejudice the character of the locality and the enjoyment by existing and/or neighbouring occupiers of their properties.

- 10 The dwelling(s) shall achieve a Code Level 3 in accordance with the Code for Sustainable Homes Technical Guide (October 2008) (or such national measure of sustainability for house design that replaces that scheme). No dwelling shall be occupied until a Final Code Certificate has been issued certifying that Code Level 3 has been achieved and this certificate has been submitted to and approved by the local planning authority.

Reason:

To ensure that the development is sustainable and complies with policy GSD of the adopted Unitary Development Plan (adopted 2006) and the adopted Sustainable Design and Construction Supplementary Planning Document (June 2007).

- 11 Notwithstanding the provisions of any development order made under Section 59 of the Town and Country Planning Act 1990 (or any Order revoking and re-enacting that Order) no windows, other than those expressly authorised by this permission, shall be placed at any time in the building approved without the prior specific permission of the Local Planning Authority.

Reason:

To safeguard the privacy and amenities of occupiers of adjoining residential properties.

INFORMATIVE(S):

- 1 The reasons for this grant of planning permission or other planning related decision are as follows: -
 - i) The proposed development accords with strategic planning guidance and policies as set out in The Mayor's London Plan: July 2011 and the Adopted Barnet Unitary Development Plan (2006).

In particular the following policies are relevant:

Adopted Barnet Unitary Development Plan (2006): GBEnv1, GBEnv2, D1, D2, D3, D4, D5, D11, D13, H1, H2, H16, M4, M5, M11, M13, M14, CS2, CS8, CS13, IMP1 and IMP2.

Core Strategy (Publication Stage) 2010: CS4, CS5, DM01, DM06, DM14.

ii) The proposal is acceptable for the following reason(s): -

Having taken all material considerations into account, it is considered that subject to compliance with the attached conditions, this proposal complies with the Adopted Barnet UDP policies and would be in keeping with the character and appearance of the surrounding area. It is not considered to have a detrimental impact on the residential amenities of neighbouring occupiers.

1. MATERIAL CONSIDERATIONS

National Planning Policy Guidance/ Statements:

The determination of planning applications is made mindful of Central Government advice and the Development 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 basic question is whether the proposal would unacceptably affect amenities and the existing use of land and buildings which ought to be protected in the public interest.

Planning Policy Statement PPS 1 “Delivering Sustainable Development”, states at paragraph 3 that “At the heart of sustainable development is the simple idea of ensuring a better quality of life for everyone now and for future generations”. High quality inclusive design is identified as one of the key principles that should be applied to ensure that decisions taken on planning applications contribute to the delivery of sustainable development. Paragraph 13(iv) indicates that “Design which fails to take the opportunities available for improving the character and quality of an area should not be accepted” and at para. 18 that “Planning should seek to maintain and improve the local environment.... through positive policies on issues such as design....” Further comment regarding “Design” is made at para’s 33-39.

Planning Policy Statement PPS3 “Housing” (2006), along with other Government housing policy and planning policy statements, provides the context for plan preparation in relation to housing development. Paragraphs 12-19 relate to the achievement of high quality housing. In para. 16 the matters to consider when addressing design quality include the extent to which the proposed development is well integrated with, and complements, the neighbouring buildings and the local area more generally in terms of scale, density, layout and access. PPS3 advises at para. 49 that more intensive development is not always appropriate.

The implications of new development on transport are included within PPG13 “Transport” (2001). Paragraph 49 relates to car parking and in para. 52 it is stated that maximum parking standards should be designed to be used as part of a package of measures to promote sustainable transport choices.

The Mayor's London Plan July 2011:

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 2031. It forms part of the development plan for Greater London.

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.

Relevant Unitary Development Plan Policies:

The statutory plan for the Borough is the Barnet UDP. This was adopted on 18 May 2006, replacing the original UDP adopted in 1991.

On 13 May 2009 the Secretary of State for Communities and Local Government issued a Direction "saving" 183 of the 234 policies within the UDP.

One overall theme that runs through the plan is 'sustainable development'. Policy GSD states that the Council will seek to ensure that development and growth within the borough is sustainable.

Relevant policies: GBEnv1, GBEnv2, D1, D2, D3, D4, D5, D11, D13, H1, H2, H16, M4, M5, M11, M13, M14, CS2, CS8, CS13, IMP1 and IMP2.

In June 2005 the Council published its "Three Strands Approach", setting out a vision and direction for future development, regeneration and planning within the Borough. The approach, which is based around the three strands of Protection, Enhancement and Growth, will protect Barnet's high quality suburbs and deliver new housing and successful sustainable communities whilst protecting employment opportunities. The second strand of the approach, "Enhancement", provides strong planning policy protection for preserving the character and openness of lower density suburbs and conservation areas. The Three Strands Approach will form the "spatial vision" that will underpin the Local Development Framework.

As part of its emerging Local Development Framework the Council has adopted (October 2006), following consultation, a Supplementary Planning Document relating to Planning Obligations. This highlights the legislation and Barnet's approach in requiring contributions from new development.

The Council has also adopted (June 2007), following public consultation, a Supplementary Planning Document "Sustainable Design and Construction". The SPD provides detailed guidance that supplements policies in the Unitary Development Plan, and sets out how sustainable development will be delivered in Barnet. Part 6 of the SPD relates to generic environmental requirements to ensure that new development within Barnet meets sufficiently high environmental and design standards.

On 21 February 2008, following public consultation, a Supplementary Planning

Document “Contributions to Education” was adopted by the Council. The SPD, which provides guidance and advice in relation to adopted planning policy to secure contributions towards education needs generated by new residential development, superseded an SPG approved in August 2000.

On 21 February 2008 the Council also adopted following public consultation, a Supplementary Planning Document “Contributions to Library Services”. The SPD covers the issues relating to the provision by the London Borough of Barnet of library and related cultural/learning facilities and the role of S106 planning obligations in achieving this. The SPD sets out the contributions that will have to be provided by developers for each proposed new unit of residential accommodation.

On 6 July 2009, following public consultation, the Council adopted a Supplementary Planning Document “Contributions to Health Facilities from Development”. The SPD provides detailed guidance that supplements policies in the Unitary Development Plan and sets out the Council’s approach to securing contributions for health facilities in order to address additional needs from new development.

Core Strategy (Publication Stage) 2010

The Planning and Compulsory Purchase Act 2004 reformed the development plan system replacing the Unitary Development Plan (UDP) with the Local Development Framework (LDF). The LDF will be made up of a suite of documents including the Core Strategy and Development Management Policies Development Plan Documents (DPD). Until the LDF is complete, 183 policies within the adopted UDP remain. The replacement of these 183 policies is set out in both the Core Strategy and Development Management Policies DPD.

The Core Strategy will contribute to achieving the vision and objectives of Barnet's Sustainable Community Strategy and will help our partners and other organisations to deliver relevant parts of their programmes. It will cover the physical aspects of location and land use traditionally covered by planning. It also addresses other factors that make places attractive and distinctive as well as sustainable and successful.

The Council published its LDF Core Strategy Publication Stage document in September 2010. The document has been subject to three rounds of public consultation and is in general conformity with the London Plan: therefore weight can be given to it as a material consideration in the determination of planning applications.

Relevant policies: CS4, CS5, DM01, DM06, DM14.

Relevant Planning History:

138 Clitterhouse Road, London, NW2 1DN

Application:	Planning	Number:	C/06104/B/03
Validated:	03/06/2003	Type:	192
Status:	DEC	Date:	12/09/2003
Summary:	ULW	Case Officer:	Laura Knight

Description: Loft conversion including rear dormer window.

138 Clitterhouse Road, London, NW2 1DN

Application:	Planning	Number:	C/06104/C/03
Validated:	09/07/2003	Type:	APF
Status:	DEC	Date:	15/08/2003
Summary:	APC	Case Officer:	Laura Knight
Description:	Single storey rear extension.		

138 Clitterhouse Road, London, NW2 1DN

Application:	Planning	Number:	C/06104/D/03
Validated:	23/10/2003	Type:	192
Status:	DEC	Date:	29/12/2003
Summary:	LW	Case Officer:	Laura Knight
Description:	Alterations to roof including hip to gable and rear dormer window to facilitate a loft conversion.		

138 Clitterhouse Road, London, NW2 1DN

Application:	Planning	Number:	C/06104/E/05
Validated:	14/03/2005	Type:	192
Status:	DEC	Date:	07/04/2005
Summary:	LW	Case Officer:	Laura Knight
Description:	Demolition and rebuilding of garage.		

R/o 138 Clitterhouse Road, London, NW2 1DN

Application:	Planning	Number:	C/06104/F/05
Validated:	14/10/2005	Type:	APF
Status:	DEC	Date:	09/12/2005
Summary:	REF	Case Officer:	Fabien Gaudin
Description:	Demolition of existing garage and erection of a single storey building to be used as residential unit.		

R/o 138 Clitterhouse Road, London, NW2 1DN

Application:	Planning	Number:	C/06104/G/08
Validated:	11/01/2008	Type:	APF
Status:	DEC	Date:	06/03/2008
Summary:	APC	Case Officer:	Fabien Gaudin
Description:	Erection of new garage following demolition of existing.		

R/o 138 Clitterhouse Road, London, NW2 1DN

Application:	Planning	Number:	F/03945/08
Validated:	22/10/2008	Type:	APF
Status:	APD	Date:	01/06/2009
Summary:	APC	Case Officer:	Junior C. Moka
Description:	Erection of a two storey house including rooms in the roof space and integral garage. Associated landscaping.		

Consultations and Views Expressed:

Neighbours Consulted: 40 Replies: 4

Neighbours Wishing To Speak 0

The objections raised may be summarised as follows:

- The development would set precedent in the area;
- Loss of hedgerow;
- Parking problems and highway concerns;
- Loss of light and privacy as a result of the development;
- Overdevelopment of the site.

Internal /Other Consultations:

Traffic & Development - No objection

Date of Site Notice: 08 September 2011

2. PLANNING APPRAISAL

Site Description and Surroundings:

There are rows of houses on one side of Brent Terrace with their rear yards facing the street. On the other side are the grounds of a school, the rear gardens of houses on Clitterhouse Road and a play area all set back behind a deep verge and screened by an attractive hedge and trees. At 138 Clitterhouse Road a drive cuts across the verge leading to a garage in the rear garden.

Proposal:

The proposal relates to the erection of a two storey detached building together with an integral garage at the rear following demolition of existing shed and garage. The proposed building would have an internal area of 68 sqm and outdoor amenity area of 24 sqm in the form of a front garden.

This application follows the appeal made against the decision of the Council in respect to planning application F/03945/08, dated 20 October 2008, which was refused dated 11 December 2008. This refused application was for the erection of a detached one bedroomed dwelling together with integral garage on land off Brent Terrace. It was allowed at appeal.

Planning Considerations:

The main issues are considered to be:

1. Whether harm would be caused to the character and appearance of the street scene along Brent Terrace;
2. The living conditions of future residents having regard to the provision of amenity space;
3. The living conditions of neighbours with regard to outlook;
4. Parking, Access and Vehicle Movements;
5. Whether the proposal would result in the community incurring extra educational costs that should be met by the developer;
6. Whether the proposal would increase pressures on the services provided by

- libraries incurring additional costs that should be met by the developer;
7. Whether the proposal would increase the demand for health care facilities incurring extra costs that should be met by the developer.

Proposed siting, character and appearance:

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 buildings, the layout, intensity, and relationship with one another and their surroundings. Proposals involving the redevelopment of sites are required to reflect the particular character of the street in which the site is located and the scale and proportion of the buildings. The Council recognises that flat developments can make an important contribution to housing provision, in particular smaller units and that they can make more efficient use of urban land, however they normally involve an intensification of use creating more activity and can adversely affect the appearance of a street through, for example, the provision of car parking and refuse facilities, that can have an unacceptable impact on the established character of an area.

In considering view of the inspector which were... *"The size, position and design of the house, clad in timber boards, mean that it would not be unduly prominent or intrusive when seen from the street, set back and screened by the high hedge and planting in the garden. Although visible the new house would not significantly detract from the character and appearance of the street scene along Brent Terrace. As such I conclude that the development would be compliant with Policies GBEnv1, GBEnv2, D1, D2, D3, D7 and H16 of the Barnet Unitary Development Plan (UDP)."*

The Local Planning Authority doesn't consider that alteration to the position of the building now along the boundary to no. 136 (instead of the boundary to no. 140) warrant refusal as they still comply with the conclusions reached by the planning inspector.

Amenity of future occupiers:

The proposed units would provide adequate internal space and therefore comply with policies H16 of the Adopted UDP (2006) as well as the Policy 3.5 (table 3.3) of the London Plan July 2011.

Policy H16 of the Barnet Unitary Development Plan (May 2006) [UDP] states that new residential developments should harmonise with and respect the character of the area within which they are situated and should, among other matters, provide adequate levels of private garden or amenity space. UDP policy H18 sets out minimum amenity space standards.

To accord with Policy H18 the Council require private garden space for new dwellings comprising up to four habitable rooms of a minimum 40 sqm, which for houses should be provided in the form of rear gardens. The policy indicates that proposals in or near town centres may be exempt from this requirement if alternative amenities are provided.

The scheme would provide limited space to the front of the site. The amenity space proposed would fall below the level outlined in policy H18 of the UDP. However, the provision was be comparable with the standard required for a one bedroom flat. The 'usable amenity space' standards for flats:

- 5 square metres of space per habitable room.
- Rooms exceeding 20 square metres will be counted as two habitable rooms.

The Inspector views on this were... *"The garden is sufficiently wide to allow a driveway at the side of the new house and long enough to accommodate the house and leave small but adequate gardens for both houses, existing and proposed."*

Amenity of existing/future neighbouring occupiers:

One of the Councils key objectives is to improve the quality of life for people living in the Borough and therefore development that results in unacceptable harm to neighbours amenity is unlikely to be supported. Good neighbourliness is a yardstick against which proposals can be measured.

Unitary Development Plan Policies D5 seek, amongst other things, to ensure adequate outlook for occupiers adjoining new development, and that new residential developments should provide and preserve adequate residential amenity, however the policies, and the preamble in the preceding paragraphs, do not offer any guidance for assessment. It is therefore necessary for a judgement to be made by the decision maker with regard to this issue.

In considering view of the inspector which were... *"The houses on Clitterhouse Road would face the side wall of the new garages that would be about 3.65m high and clad in brick with vertical timber boarding above. The roof would slope away from the houses. The side wall would be a minimum of 12m away from the Clitterhouse Road houses. This distance, and the height and design of the development would mean that it would not be unduly prominent in the outlook from the rear of the Clitterhouse Road houses or their gardens. I conclude that the development would not significantly detract from the living conditions of neighbours with regard to outlook and would comply with UDP Policies D4, D5 and H16."*

It is not considered that alterations to the position of the building now along the boundary to no. 136 (instead of the boundary to no. 140) warrant refusal as they still comply with the conclusions reached by the planning inspector.

Parking, Access and Vehicle Movements

The proposal provides one car parking space for the new unit and one space for the existing unit. The two parking spaces at the rear of the site with turning points so vehicles can exit the site in a forward gear are considered to be acceptable of highways grounds. The parking provision would meet the parking standards set out in the UDP 2006.

Education needs generated by the development:

The scheme would provide residential units that are considered would generate an increased demand for educational facilities in the area. The method of calculating the likely demand resulting from new development is provided in the Council's Supplementary Planning Document "Contributions to Education" adopted in February 2008.

Circular 05/2005 supports the use of planning obligations to secure contributions towards the provision of educational facilities, provided that they are directly related to the development proposal, the need for them arises from its implementation, and they are related in scale and kind. It is considered that a financial contribution towards future education facilities is justified in terms of Circular 05/2005 and that a suitably worded legal agreement / undertaking could secure this.

To accord with UDP Policy CS8 and the SPD the proposed scheme of a new residential unit (one bedroom house) would require a contribution of £741 (calculated at the time of determining this application) and a monitoring fee of 5%.

Contributions to library services:

The increase in population resulting from development is expected to place serious pressures on libraries, which are already required to meet all the needs of Barnet's diverse community. Developer's contributions are therefore necessary to ensure service provision mitigates the impact of their development activity. The Council's adopted Supplementary Planning Document "Contributions to Library Services" sets out the Council's expectations of how developers will be able to contribute to the provision and delivery of a comprehensive and efficient library service, with the aim of opening up the world of learning to the whole community using all media to support peoples educational, cultural and information needs.

Circular 5/2005 "Planning Obligations" supports the use of developer's contributions to mitigate the impacts of new development, where it would give rise to a need for additional or expanded community infrastructure. It is considered that a financial contribution towards library services is justified in terms of Circular 05/2005 and that a suitably worded legal agreement / undertaking could secure this.

To accord with UDP Policy CS2 and the SPD the proposed scheme would require a contribution of £244 (calculated at the time of determining this application) and a monitoring fee of 5%.

Contributions to Health facilities:

The scheme would provide residential units that it is considered would generate an increased demand for health care facilities in the area. The Council's SPD "Contributions to Health Facilities from Development" adopted in July 2009 sets out capital contributions per residential unit.

Circular 05/2005 supports the use of planning obligations to secure contributions towards the provision of community infrastructure provided that they are directly

related to the development proposal, the need for them arises from its implementation, and they are related in scale and kind.

No information has been provided to demonstrate how the health care needs of the future occupiers of the development would be met by the submitted scheme, or how the proposal fits within NHS Barnet's long term plans to deliver primary care services on a "hub and spoke model" (para. 5.16 of the SPD).

It is considered that a financial contribution towards health care facilities is justified in terms of Circular 05/2005 and that a suitably worded legal agreement / undertaking could secure this.

To accord with UDP Policy CS13 and the SPD the proposed scheme would require a contribution of £802 (calculated at the time of determining this application) and a monitoring fee of 5%.

The Local Planning Authority acknowledges that the applicant did offer a Unilateral Undertaking to cover the financial contributions required as part of the appeal against F/03945/08. However, there is no record that payment has ever been received to cover this cost required. Mindful of this, total sum £1,876.35 (calculated at the time of determining this application) for education, library services & health facilities contributions and a monitoring fee of 5% are required to be secured by condition.

3. COMMENTS ON GROUNDS OF OBJECTIONS

Considering the views of the Planning Inspectorate, these reasons of objections notes above are not considered sufficient to constitute a reason for refusal as the amendments are considered to have addressed these concerns.

4. EQUALITIES AND DIVERSITY ISSUES

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.

5. CONCLUSION

The proposal complies with the requirements of PPS1 which states in part that, 'design which is inappropriate in its context, or which fails to take the opportunities available for improving character and quality of an area and the way it functions, should not be accepted'.

The Local Planning Authority takes the view that where a proposal requires planning permission the policies of the up-to-date Unitary Development Plan and the advice in the Supplementary Planning Guidance has been followed. The proposal has been considered against these factors.

Having taken all material considerations into account, it is considered that subject to compliance with the attached conditions, this proposal complies with the Adopted

Barnet UDP policies and would be in keeping with the character and appearance of the surrounding area. It is not considered to have a detrimental impact on the residential amenities of neighbouring occupiers. This application is in keeping with Council Policies and Guidelines and is therefore recommended for **APPROVAL**.

SITE LOCATION PLAN: R/o 138 Clitterhouse Road, London, NW2 1DN

REFERENCE: F/03597/11



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LOCATION: 45 Hampstead Way, London, NW11 7DY
REFERENCE: F/03498/11 **Received:** 15 August 2011
Accepted: 15 August 2011
WARD(S): Garden Suburb **Expiry:** 10 October 2011
Final Revisions:
APPLICANT: Trustees of the Lloyd Dorfman Settlement
PROPOSAL: Conversion of garage into habitable room. Single storey rear extension, including new timber painted windows with leaded window lights. Replacement to side timber gate with new archway brickwork. Installation of new flat roof between existing garage and kitchen. Erection of new cantilevered lead roof canopy over front door. Alterations to rear fenestration.

RECOMMENDATION: Approve Subject to Conditions

- 1 The development hereby permitted shall be carried out in accordance with the following approved plans: A151 Rev: A, A152 Rev: A, A153 Rev: A, A91 Rev: A, A101, A102, A103, A104, A105, Existing Location and Site Plan, Existing North West Elevation, Existing North East Elevation, Existing South West and South East Elevations, Existing Ground Floor Plan, Existing First Floor Plan, Existing Second Floor Plan, Existing Loft Plan and a Design and Access Statement.
Reason:
For the avoidance of doubt and in the interests of proper planning.
- 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) unless otherwise agreed in writing by the local planning authority.
Reason:
To safeguard the visual amenities of the building and the surrounding area.
- 4 The hereby approved windows shall match the original windows in material and style and be single glazed.
Reason:
To protect the character of the house and the Hampstead Garden Suburb Conservation Area.

INFORMATIVE(S):

- 1 The reasons for this grant of planning permission or other planning related decision are as follows: -
 - i) The proposed development accords with strategic planning guidance and policies as set out in The Mayor's London Plan: July 2011 and the Adopted Barnet Unitary Development Plan (UDP) (2006).
In particular the following policies are relevant: PPS1 and PPS5.
Adopted Barnet Unitary Development Plan (2006): GBEnv1 (Character), GBEnv2 (Design), D1 (Design), D2 (Built Environment / Character), D5 (Outlook), HC1 (Conservation Areas), HC5 (Area of Special Character) and H27 (Extensions to Houses and Detached Buildings). Design Guidance Note 5 - Extensions to houses is also relevant here.
Core Strategy (Publication Stage) 2010:
Relevant policies: CS5, DM01, DM02 and DM06

ii) The proposal is acceptable for the following reason(s): - Having taken all material considerations into account, it is considered that subject to compliance with the attached conditions, the proposal would comply with the Council's policies and guidelines and would not cause unacceptable harm to the conservation area, the existing building or the amenities of any neighbouring property.

1. MATERIAL CONSIDERATIONS

National Planning Policy Guidance/ Statements: PPS1 and PPS5.

Relevant Unitary Development Plan Policies: GBEnv1 (Character), GBEnv2 (Design), D1 (Design), D2 (Built Environment / Character), D5 (Outlook), HC1 (Conservation Areas) and H27 (Extensions to Houses and Detached Buildings). Design Guidance Note 5 - Extensions to houses is also relevant here.

Core Strategy (Publication Stage) 2010

The Planning and Compulsory Purchase Act 2004 reformed the development plan system replacing the Unitary Development Plan (UDP) with the Local Development Framework (LDF). The LDF will be made up of a suite of documents including the Core Strategy and Development Management Policies Development Plan Documents (DPD). Until the LDF is complete, 183 policies within the adopted UDP remain. The replacement of these 183 policies is set out in both the Core Strategy and Development Management Policies DPD.

The Core Strategy will contribute to achieving the vision and objectives of Barnet's Sustainable Community Strategy and will help our partners and other organisations to deliver relevant parts of their programmes. It will cover the physical aspects of location and land use traditionally covered by planning. It also addresses other factors that make places attractive and distinctive as well as sustainable and successful.

The Council published its LDF Core Strategy Publication Stage document in September 2010. The document has been subject to three rounds of public consultation and is in general conformity with the London Plan: therefore weight can be given to it as a material consideration in the determination of planning applications.

Relevant Core Strategy Policies: CS 5, DM01, DM02 and DM06.

Relevant Planning History:

Application:	Planning	Number:	F/02539/09
Validated:	16/07/2009	Type:	APF
Status:	DEC	Date:	09/09/2009
Summary:	APC	Case Officer:	David Campbell
Description:	New door and windows to garage. Replacement glazing to loggia. Rear extension to garage linking property to garage. New window to rear of property. Removal of garden shed. Addition of bay window to rear.		

Consultations and Views Expressed:

Neighbours Consulted:	0	Replies:	3
Neighbours Wishing To Speak	0		

The objections raised may be summarised as follows:

- Reduction in the amount of garden space
- Overlooking and loss of amenity to neighbours
- Not in keeping with the existing building or conservation area
- The resultant building will be too large
- Impact on wildlife
- The plans do not show where the additional cameras will go.
- Loss of the loggia.
- Traffic, access and parking
- Impact on the listed buildings of Reynolds Close
- Loss of the garage

Internal /Other Consultations:

The HGS CAAC have objected to the application for the following reasons:

- Loss of the garage.
- The rear extension is over fenestrated.
- The archway to the side should match the neighbour.
- The canopy over the front door should be lower.

2. PLANNING APPRAISAL

Site Description and Surroundings: The property is a single family residential dwelling house in the Hampstead Garden Suburb Conservation Area.

Proposal: The application seeks consent for the conversion of garage into habitable room, a single storey rear extension, including new timber painted windows with leaded window lights, replacement to side timber gate with new archway brickwork, installation of new flat roof between existing garage and kitchen, erection of new cantilevered lead roof canopy over front door and alterations to rear fenestration.

Planning Considerations: The main considerations are the impacts on the property, the surrounding conservation area and on any neighbouring properties.

The differences between the current and previously approved applications are as follows:

- The rear infill extension
- Removal of the rear bay window
- Alterations to the glazing
- The proposed extension to the front

- The new archway and side gate
- The new canopy

It is considered that the rear extension linking the main property to the garage is acceptable and will be in keeping the character of the property, the conservation area and will not give rise to any loss of amenity to any neighbouring property. The extension at the front linking the garage to the main property is also considered to be acceptable. The proposed extensions respect the dimensions and general principles set in the HGS Design Guidance and would result in a subordinate additions to the application site.

The new doors and windows, replacement of the new archway, side timber gate and new canopy of the front door are all also considered to be acceptable, as they are considered to be compatible with neighbouring properties. The CCTV cameras have been removed from the application. The glazing on the application are in place of existing glazing or previously approved glazing. It is not therefore considered that the application could be refused on the grounds of overlooking.

The application has been amended since it was first submitted to address the comments made by CAAC. It is considered that the amendments are acceptable and can be approved. The CCTV cameras have been removed from the application. It is not considered that the application could be refused on loss of the garage as this was previously approved under application F/02539/09.

The proposed alterations do not detrimentally impact on the qualities of the building and protect the character of this part of the Hampstead Garden Suburb Conservation Area. The design, size and siting of the alterations is such that they preserve the amenities of the occupiers of the neighbouring properties and the character and appearance of the individual property, street scene, conservation area and area of special character.

3. COMMENTS ON GROUNDS OF OBJECTIONS

Most of the grounds of objection have been addressed in the main report. the others have been addressed below:

- It is not considered that the reduction in the amount of garden space or impact on wildlife are reasons to refuse the application.
- It is also not considered that the application will prejudice highway safety or convenience.
- It is not considered that the application will negatively impact the listed buildings of Reynolds Close.

4. EQUALITIES AND DIVERSITY ISSUES

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.

5. CONCLUSION

Having taken all material considerations into account, it is considered that subject to compliance with the attached conditions, the proposal would comply with the Council's policies and guidelines and would not cause unacceptable harm to the conservation area, the existing building or the amenities of any neighbouring property.

It is therefore recommended that the application be **APPROVED**.

SITE LOCATION PLAN: 45 Hampstead Way, London, NW11 7DY

REFERENCE: F/03498/11



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LOCATION: 8 Orchard Crescent, Edgware, Middx, HA8 9PW
REFERENCE: H/03704/11 **Received:** 05 September 2011
Accepted: 05 September 2011
WARD(S): Hale **Expiry:** 31 October 2011
Final Revisions:

APPLICANT: Mr L Etingen
PROPOSAL: Part single, part two-storey rear extension.

RECOMMENDATION: Approve Subject to Conditions

1 The development hereby permitted shall be carried out in accordance with the following approved plans: OC/08R/01 Rev.A, Existing Ground Floor Rev.A, Existing First Floor Plan Rev. A, Existing Rear Elevation Rev.A, Existing Side Elevation Rev.A, Proposed Ground Floor Plan Rev.A, Proposed First Floor Plan Rev.A, Proposed Rear Elevation Rev.A, Proposed Side Elevation Rev.A.

Reason:

For the avoidance of doubt and in the interests of proper planning

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) unless otherwise agreed in writing by the local planning authority.

Reason:

To safeguard the visual amenities of the building and the surrounding area.

4 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, without the benefit of the grant of further specific permission in writing from the Local Planning Authority.

Reason:

To ensure that the amenities of the occupiers of adjoining properties are not prejudiced by overlooking.

5 Notwithstanding the provisions of any development order made under Section 59 of the Town and Country Planning Act 1990 (or any Order revoking and re-enacting that Order) no windows, other than those expressly authorised by this permission, shall be placed at any time in the first floor flank elevation(s), of the extension(s) hereby approved, facing 28 Laneside and 10 Orchard Crescent without the prior specific permission of the Local Planning Authority.

Reason:

To safeguard the privacy and amenities of occupiers of adjoining residential properties.

INFORMATIVE(S):

1 The reasons for this grant of planning permission or other planning related decision are as follows: -

i) The proposed development accords with strategic planning guidance and policies as set out in The Mayor's London Plan: July 2011 and the Adopted Barnet Unitary Development Plan (UDP) (2006).

In particular the following policies are relevant:

Adopted Barnet Unitary Development Plan (2006): GBEnv1, D2 and H27 and

Design Guidance Note No 5: Extensions to Houses, and:
Core Strategy (Publication Stage) 2010:
Relevant policies: CS5

ii) The proposal is acceptable for the following reason(s): -
The proposed extensions would have an acceptable impact on the character and appearance of the area, wider locality and established streetscene and would not harm the visual or residential amenities of any neighbouring occupier.

1. MATERIAL CONSIDERATIONS

National Planning Policy Guidance/ Statements:

PPS1 - Delivering Sustainable Development
PPS3 - Housing

The Mayor's London Plan: July 2011

7.1, 7.2, 7.4, 7.6

Relevant Unitary Development Plan Policies:

GBEnv1, D1, D2, D5 and H27
Design Guidance Note No 5: Extensions to Houses

Core Strategy (Publication Stage) 2010

The Planning and Compulsory Purchase Act 2004 reformed the development plan system replacing the Unitary Development Plan (UDP) with the Local Development Framework (LDF). The LDF will be made up of a suite of documents including the Core Strategy and Development Management Policies Development Plan Documents (DPD). Until the LDF is complete, 183 policies within the adopted UDP remain. The replacement of these 183 policies is set out in both the Core Strategy and Development Management Policies DPD.

The Core Strategy will contribute to achieving the vision and objectives of Barnet's Sustainable Community Strategy and will help our partners and other organisations to deliver relevant parts of their programmes. It will cover the physical aspects of location and land use traditionally covered by planning. It also addresses other factors that make places attractive and distinctive as well as sustainable and successful.

The Council published its LDF Core Strategy Publication Stage document in September 2010. The document has been subject to three rounds of public consultation and is in general conformity with the London Plan: therefore weight can be given to it as a material consideration in the determination of planning applications.

Relevant Core Strategy Policies:

CS5

Development Management Policies DPD (draft 2011)

DM01, DM02, DM14, DM15

Relevant Planning History:

Application:	Planning	Number:	H/04192/11
Validated:	11/10/2011	Type:	192
Status:	PDE	Date:	
Summary:	LW	Case Officer:	Emily Benedek

Description: Roof extension including hip to gable end and rear dormer window to facilitate a loft extension.

Site Address:	8 Orchard Crescent Edgware
Application Number:	W07481A
Application Type:	Full Application
Decision:	Refuse
Decision Date:	06/01/1987
Appeal Decision:	No Appeal Decision Applies
Appeal Decision Date:	06/01/1987
Proposal:	Two-storey side extension to form two garages with self-contained flat over.

Case Officer:

Site Address:	8 Orchard Crescent Edgware
Application Number:	W07481
Application Type:	Full Application
Decision:	Approve with conditions
Decision Date:	17/05/1984
Appeal Decision:	No Appeal Decision Applies
Appeal Decision Date:	No Appeal Decision Date exists
Proposal:	Single-storey side extension to form double garage.

Case Officer:

Consultations and Views Expressed:

Neighbours Consulted:	11	Replies:	5
Neighbours Wishing To Speak	1		

The objections raised may be summarised as follows:

- Effect on traffic, access and parking
- Scale and appearance of the proposal and impact on the surrounding area and adjoining neighbours
- Loss of light
- Overlooking and loss of privacy
- Noise and disturbance resulting from use and building works
- Whether the use would be appropriate for the area
- Proposal might be a 10 room bedsit or flats
- Work has already been erected and completed with no planning or building

regulations

- Building works carried out without inspection from Building Control
- Drainage
- Loss of trees
- Application site now applying for planning permission to extend 5 metres on site of building and go up 2 floors which will only result in more rooms in this building
- Safety issues with workers on site

Internal /Other Consultations:

N/A

Date of Site Notice:

N/A

2. PLANNING APPRAISAL

Site Description and Surroundings:

The application site relates to a semi-detached single family dwelling house located on the south side of Orchard Crescent, close to the junction with Laneside, which is predominantly residential in character.

Proposal:

The application seeks permission for a part single, part two-storey rear extension. The proposed ground floor rear extension will measure 3.95 metres in depth, 5.75 metres in width and 3 metres in height with a flat roof. The proposed first floor rear extension will measure 2.5 metres in depth, 3.75 metres in width and 6.25 metres in height with a pitched roof.

Planning Considerations:

Policy Context

Barnets adopted Unitary Development Plan (UDP) requires new residential development to respect the character of an area and the local environment, which can be achieved through promoting high quality design and applying appropriate density and amenity space standards.

General Policy GBEnv1 aims to maintain and improve the character and quality of the environment.

Policies D1 and D2 aims to ensure compatibility with the established character and architectural identity of existing and adjoining properties and the general location in terms of scale, design and impact on neighbouring properties. Established local character and townscape quality can be harmed by insensitive development, which is out of scale with and unrelated to the locality.

Part of policy D5 requires new development to safeguard outlook and light of neighbouring residential occupiers

Policy H27 states that extensions to houses should harmonise existing and neighbouring properties, maintain the appearance of the streetscene and have no significant adverse effect on the amenity of neighbouring occupiers. They should be in keeping with the scale, proportion, design and materials of existing and neighbouring houses.

The Council Guide "Extensions to house" was approved by the Planning and Environment Committee (The Local Planning Authority) on 9th January 2003. This leaflet in the form of supplementary planning guidance (SPG) 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 subject to separate consultation.

Included advice says:

Large areas of Barnet are characterised by relatively low -density suburban housing with an attractive mixture of semi-detached and detached houses. The Council is committed to protecting and where possible enhancing the character of the boroughs residential areas and retaining an attractive streetscene.

Harmony: extensions to buildings should be consistent in terms of form, scale and architectural style with the original building and area.

The extension should be in proportion both in its own right and in relationship to the original dwelling.

Appraisal

The application site currently benefits from roof extensions constructed under permitted development. The building works for the part single, part two storey rear extension have already been started on site. It appears that the first floor extension has been completed with a flat roof however, the applicant's agent has confirmed that the first floor rear extension will benefit from a pitched roof as per the plans submitted as part of this application.

The proposed part single, part two storey rear extensions are considered acceptable additions to the property and would meet the design considerations listed within the aforementioned guidance note. Although the proposed ground floor rear extension is larger than normally permitted under full planning permission, it will be in line with the existing rear extension at No 12 Orchard Crescent and is therefore not considered to have a detrimental impact on neighbouring amenity. On the opposing side the rear extension will be located more than 3 metres away from No 28 Laneside. This neighbouring property also benefits from a single storey rear extension and the proposed ground floor rear extension is therefore considered to have minimal adverse impacts on this neighbouring property.

The proposed first floor rear extension will be located 2 metres away from the boundary with No 12 Orchard Crescent and approximately 2.5 metres away from the nearest neighbouring habitable room windows. The extension will also be located 4 metres away from the boundary with 28 Laneside. A condition has been recommended restricting the insertion of any windows on either first floor flank

elevation without prior consent from the Local Planning Authority. It is therefore considered that the proposal will not result in any overlooking or loss of privacy to the occupiers of the neighbouring residential properties.

3. COMMENTS ON GROUNDS OF OBJECTIONS

- Mostly addressed in the above report.
- Any works started on site prior to obtaining planning permission are done at the owner's own risk.
- There is no evidence to suggest that the single family dwelling will be used as either bedsits or flats and is therefore not considered to result in noise and disturbance or have an impact on traffic, access and parking in the locality
- Noise and disturbance during building works, drainage, safety issues on site and matters relating to Building Control are not material planning considerations.
- There are no protected trees on site and the Council does not have control over their felling.
- The proposal is only for a two storey rear extension. Any additional extensions to the side of the property would require planning permission.

4. EQUALITIES AND DIVERSITY ISSUES

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.

5. CONCLUSION

The proposals are considered to be consistent with Council policies and guidelines and can be accommodated without undue impact on the character or appearance of the locality or the residential amenities of occupiers of adjoining properties and are accordingly recommended for **APPROVAL**.

SITE LOCATION PLAN: 8 Orchard Crescent, Edgware, Middx, HA8 9PW

REFERENCE: H/03704/11



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LOCATION: Flat 10, Linden Court, 1-3 Selvage Lane, London, NW7 3SR
REFERENCE: H/03403/11 **Received:** 09 August 2011
Accepted: 19 September 2011
WARD(S): Hale **Expiry:** 14 November 2011
Final Revisions:

APPLICANT: Alko group
PROPOSAL: Alteration to roof including dormer window to side and front elevation to facilitate a loft conversion for flat.

RECOMMENDATION: Approve Subject to Conditions

1 The development hereby permitted shall be carried out in accordance with the following approved plans: Site Location Plan, RDD07-01 (Amended Plan received 18/10/11), RDD07-02 (Amended Plan received 18/10/11), RDD07-03 (Amended Plan received 18/10/11), RDD07-04 (Amended Plan received 18/10/11), RDD07-05 (Amended Plan received 18/10/11), RDD07-06 (Amended Plan received 18/10/11), RDD07-07 (Amended Plan received 18/10/11).

Reason:

For the avoidance of doubt and in the interests of proper planning.

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) unless otherwise agreed in writing by the local planning authority.

Reason:

To safeguard the visual amenities of the building and the surrounding area.

4 Before the building hereby permitted is occupied the proposed window(s) in the third floor flank elevation facing 5 Selvage Lane 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, unless otherwise agreed in writing by the Local Planning Authority.

Reason:

To safeguard the privacy and amenities of occupiers of adjoining residential properties.

INFORMATIVE(S):

1 The reasons for this grant of planning permission or other planning related decision are as follows: -

i) The proposed development accords with strategic planning guidance and policies as set out in The Mayor's London Plan: July 2011 and the Adopted Barnet Unitary Development Plan (UDP) (2006).

In particular the following policies are relevant:

Adopted Barnet Unitary Development Plan (2006): GBEnv1, D2 and H27 and Design Guidance Note No 5: Extensions to Houses, and:

Core Strategy (Publication Stage) 2010:

Relevant policies: CS5

ii) The proposal is acceptable for the following reason(s): - The proposed development would have an acceptable impact on the appearance of the property and the amenities of the neighbouring occupiers. It complies with all relevant council policy and design guidance.

1. MATERIAL CONSIDERATIONS

National Planning Policy Guidance/ Statements:

PPS1 - Delivering Sustainable Development
PPS3 - Housing

The Mayor's London Plan: July 2011

7.1, 7.2, 7.4, 7.6

Relevant Unitary Development Plan Policies:

GBEnv1, D1, D2, D5 and H27
Design Guidance Note No 5: Extensions to Houses

Core Strategy (Publication Stage) 2010

The Planning and Compulsory Purchase Act 2004 reformed the development plan system replacing the Unitary Development Plan (UDP) with the Local Development Framework (LDF). The LDF will be made up of a suite of documents including the Core Strategy and Development Management Policies Development Plan Documents (DPD). Until the LDF is complete, 183 policies within the adopted UDP remain. The replacement of these 183 policies is set out in both the Core Strategy and Development Management Policies DPD.

The Core Strategy will contribute to achieving the vision and objectives of Barnet's Sustainable Community Strategy and will help our partners and other organisations to deliver relevant parts of their programmes. It will cover the physical aspects of location and land use traditionally covered by planning. It also addresses other factors that make places attractive and distinctive as well as sustainable and successful.

The Council published its LDF Core Strategy Publication Stage document in September 2010. The document has been subject to three rounds of public consultation and is in general conformity with the London Plan: therefore weight can be given to it as a material consideration in the determination of planning applications.

Relevant Core Strategy Policies:

CS5

Development Management Policies DPD (draft 2011)

DM01, DM02, DM14, DM15

Relevant Planning History:

There is no relevant planning history.

Consultations and Views Expressed:

Neighbours Consulted: 29 Replies: 7
Neighbours Wishing To Speak 4

The objections raised may be summarised as follows:

- Impact on traffic, access and parking
- Proposal would create an unbalanced look to the roof and therefore the whole building
- Scale and appearance, proposal would not be in keeping with other properties in Selvage Lane
- Loss of privacy as neighbours will be overlooked
- Scaffolding
- Health and safety issues
- Block at full capacity and any changes would put too much strain on services coming into the building
- Impact on property prices
- Proposal will give flats ugly and damaging outlook to whole street
- Freeholder issues
- Subsidence

Internal /Other Consultations:

N/A

Date of Site Notice:

N/A

2. PLANNING APPRAISAL

Site Description and Surroundings:

The application site relates to a three-storey block of flats located on the west side of Selvage Lane, close to junction with Hale Lane. The area is predominantly residential in character although the site is adjacent to the Harvester restaurant and the local shopping parade on Hale Lane.

Proposal:

The application seeks permission for 2 no. dormer windows to front and 1 no. dormer window to the side elevations to facilitate a loft conversion for Flat 10. The plans have been amended.

The proposed front dormer windows will measure 1.8 metres in width, 1.6 metres in height and 1.6 metres in depth. The proposed side dormer will measure 2 metres in width, 1.8 metres in height and 1.9 metres in depth.

Planning Considerations:

Policy Context

Barnets adopted Unitary Development Plan (UDP) requires new residential development to respect the character of an area and the local environment, which can be achieved through promoting high quality design and applying appropriate density and amenity space standards.

General Policy GBEEnv1 aims to maintain and improve the character and quality of the environment.

Policies D1 and D2 aims to ensure compatibility with the established character and architectural identity of existing and adjoining properties and the general location in terms of scale, design and impact on neighbouring properties. Established local character and townscape quality can be harmed by insensitive development, which is out of scale with and unrelated to the locality.

Part of policy D5 requires new development to safeguard outlook and light of neighbouring residential occupiers

Policy H27 states that extensions to houses should harmonise existing and neighbouring properties, maintain the appearance of the streetscene and have no significant adverse effect on the amenity of neighbouring occupiers. They should be in keeping with the scale, proportion, design and materials of existing and neighbouring houses.

The Council Guide "Extensions to house" was approved by the Planning and Environment Committee (The Local Planning Authority) on 9th January 2003. This leaflet in the form of supplementary planning guidance (SPG) 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 subject to separate consultation.

Included advice says:

Large areas of Barnet are characterised by relatively low -density suburban housing with an attractive mixture of semi-detached and detached houses. The Council is committed to protecting and where possible enhancing the character of the boroughs residential areas and retaining an attractive streetscene.

Harmony: extensions to buildings should be consistent in terms of form, scale and architectural style with the original building and area.

The extension should be in proportion both in its own right and in relationship to the original dwelling.

Appraisal

The application relates to Flat 10 Linden Court, a second floor flat located on the side closest to No 5 Selvage Lane. The application seeks to create additional floorspace to provide an additional bedroom, bathroom and a playroom to the existing unit.

The proposed front and side dormer windows are considered acceptable additions to the property and would meet the design considerations listed within the aforementioned guidance note. The plans have been amended to reduce the size of the side and front dormer windows so that they are subordinate features within the existing roof slope and would not overly dominate the front and side elevations. In addition the proposed rear dormer has been removed from the plans as there are several existing dormer windows on the rear elevation and it was considered that an additional rear dormer would result in an unacceptable level of clutter to this elevation. Although front dormer windows do not form part of the character of Selvage Lane, the application site is also read in the context of the neighbouring property at the Harvester and several other properties on Hale Lane where front dormers feature prominently. The property is well set back within the existing street scene and given the size and siting of the proposed dormer windows is not considered to have a detrimental impact on the character and appearance of the property or the surrounding area. Given the fact that the proposal would increase the existing floor space to Flat 10 and would not provide an additional separate unit, it will not have an adverse impact on traffic, access and parking in the immediate area or have a detrimental impact on neighbouring amenity.

A condition has been recommended that the window on the third floor flank elevation facing No 5 Selvage Lane is obscurely glazed. It is therefore considered that the proposal will not result in any overlooking or loss of privacy to the occupiers of the neighbouring residential properties.

3. COMMENTS ON GROUNDS OF OBJECTIONS

- Mostly addressed in the above report.
- Health and safety issues, scaffolding, impact on property prices, subsidence and matters relating to the freehold are not material planning considerations.

4. EQUALITIES AND DIVERSITY ISSUES

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.

5. CONCLUSION

The proposals are considered to be consistent with Council policies and guidelines and can be accommodated without undue impact on the character or appearance of the locality or the residential amenities of occupiers of adjoining properties and are accordingly recommended for **APPROVAL**.

SITE LOCATION PLAN:
NW7 3SR

Flat 10, Linden Court, 1-3 Selvage Lane, London,

REFERENCE:

H/03403/11



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LOCATION: 122 Warwick Avenue, Edgware, Middx, HA8 8UL
REFERENCE: H/03657/11 **Received:** 25 August 2011
Accepted: 23 September 2011
WARD(S): Hale **Expiry:** 18 November 2011
Final Revisions:

APPLICANT: Mrs Sandhya Bhargava
PROPOSAL: Retention of single storey building in rear garden.

RECOMMENDATION: Approve Subject to Conditions

- 1 The development hereby permitted shall be carried out in accordance with the following approved plans:
Floor plan, Front View, Site location plan (all unnumbered) (date received 25-Aug-2011)
Rear View, Side View, Site plan (all unnumbered) (date received 23-Sep-2011).
Reason:
For the avoidance of doubt and in the interests of proper planning.
- 3 The use of the outbuilding hereby permitted shall at all times be ancillary to and occupied in conjunction with the main building and shall not at any time be occupied as a separate unit.
Reason:
To ensure that the development does not prejudice the character of the locality and the amenities of occupiers of adjoining residential properties.

INFORMATIVE(S):

- 1 The reasons for this grant of planning permission or other planning related decision are as follows: -
 - i) The proposed development accords with strategic planning guidance and policies as set out in The Mayor's London Plan: July 2011 and the Adopted Barnet Unitary Development Plan (UDP) (2006).
In particular the following policies are relevant:
Adopted Barnet Unitary Development Plan (2006): GBEnv1, D1, D2, D5, H27.
Supplementary Design Guidance Note 5: Extensions to Houses
Core Strategy (Publication Stage) 2010:
Relevant policies: CS5
 - ii) The proposal is acceptable for the following reason(s): -
The existing development is considered to be an acceptable and appropriate form of development which would be in keeping with the character and appearance of the surrounding locality. It is not considered to have an adverse impact on the amenities of the neighbouring occupiers and would be in accordance with the aforementioned policies.

1. MATERIAL CONSIDERATIONS

National Planning Policy Guidance/ Statements:

PPS1

The Mayor's London Plan: July 2011

Various

Relevant Unitary Development Plan Policies:

GBEnv1, D1, D2, D5, H27.

Supplementary Design Guidance Note 5: Extensions to Houses

Core Strategy (Publication Stage) 2010

The Planning and Compulsory Purchase Act 2004 reformed the development plan system replacing the Unitary Development Plan (UDP) with the Local Development Framework (LDF). The LDF will be made up of a suite of documents including the Core Strategy and Development Management Policies Development Plan Documents (DPD). Until the LDF is complete, 183 policies within the adopted UDP remain. The replacement of these 183 policies is set out in both the Core Strategy and Development Management Policies DPD.

The Core Strategy will contribute to achieving the vision and objectives of Barnet's Sustainable Community Strategy and will help our partners and other organisations to deliver relevant parts of their programmes. It will cover the physical aspects of location and land use traditionally covered by planning. It also addresses other factors that make places attractive and distinctive as well as sustainable and successful.

The Council published its LDF Core Strategy Publication Stage document in September 2010. The document has been subject to three rounds of public consultation and is in general conformity with the London Plan: therefore weight can be given to it as a material consideration in the determination of planning applications.

Relevant Core Strategy Policies:

CS5

Relevant Planning History:

Site Address: 122 Warwick Avenue EDGWARE MIDDX
Application Number: W10334
Application Type: Full Application
Decision: Approve with conditions
Decision Date: 09/03/1994
Appeal Decision: No Appeal Decision Applies
Appeal Decision Date: No Appeal Decision Date exists
Proposal: **Single storey front and rear extensions,dormer windows to side and rear.**

Consultations and Views Expressed:

Neighbours Consulted:	7	Replies: 3 (any other replies will be reported at the meeting)
Neighbours Wishing To Speak	1	

The objections raised may be summarised as follows:

- Loss of light
- Impact on the surrounding appearance
- Cramped development
- Have considerable impact in terms of noise and loss of light
- The loss of trees would also have an impact on the natural surroundings
- Structure is already in place
- Significantly affects the view from neighbouring gardens and the neighbours enjoyment of the garden
- Could have a detrimental effect on the value of neighbouring properties
- Windows are double glazed. Is this an indication that the structure functions as accommodation?
- There is a raised step to enable access to the front door of the structure
- The appearance would accommodate most of the rear garden
- The cluttering of a further outbuilding inappropriate and not in keeping with the neighbourhood.

2. PLANNING APPRAISAL

Site Description and Surroundings:

The application site relates to a semi-detached bungalow which is located on the eastern side of Warwick Avenue. This road is residential in character comprised of both bungalows and semi-detached single family dwellings.

The application property has been previously extended by way of a side/rear extension.

Proposal:

This application seeks retrospective planning permission for the erection of single storey building in rear garden.

The outbuilding as built and viewed during the site visit measures 3.9m wide, 2.7m deep and 3.3m high to a pitched roof. It is sited 0.5m off the boundary with 91 Kenilworth Road and .5m off the boundary with No.120 Warwick Avenue.

Planning Considerations:

The erection of ancillary detached buildings within residential curtilage can help to improve peoples quality of life. However any such development must be constrained by the general requirement to protect and enhance the character of the area and respect the amenities of neighbouring occupiers.

The outbuilding is considered to be acceptable in terms of its size and design. The outbuilding would play a subsidiary role which would have an acceptable impact on the character of the area and other forms of detached outbuildings were noted in the vicinity during the site visit, including No.124 Warwick Road and No. 91 Kenilworth Road. The size and siting of the outbuilding is considered to be appropriate with a

sufficient amount of rear garden retained to ensure that the outbuilding does not look unduly bulky or overbearing. Therefore to erect an outbuilding of this size in this siting is not considered to detract from the character and appearance of the locality not is it considered to be visually overbearing from neighbouring gardens.

In terms of the amenities of the neighbouring occupiers, the outbuilding is not considered to adversely impact upon the amenities of the neighbouring occupiers. The use of the building as a shed as indicated on the drawings is not dissimilar from the existing detached buildings in the area and the use is considered compatible with this residential area. The outbuilding is not considered to be overbearing when viewed from neighbouring gardens and given its size is not considered to lend itself to be used to such an extent as to cause undue levels of noise and disturbance. There are no windows in the side or rear of the building and two obscure glazed windows in the front elevation along with a door. It is therefore not considered to lead to undue levels of overlooking and subsequent loss of privacy. It is considered that the development would afford a suitable degree of amenity to the neighbouring occupiers.

To ensure that the use of the outbuilding remains ancillary to the enjoyment of the main dwelling house rather than to be used as a separate unit (which would be difficult given the size of the building) a suitably worded condition has been recommended.

3. COMMENTS ON GROUNDS OF OBJECTIONS

Mainly considered in the planning appraisal. However the following comments can be made:

- Impacts on property prices are not a material planning consideration.
- No trees on this site were covered under a Tree Preservation Order and therefore their removal did not require consent.

4. EQUALITIES AND DIVERSITY ISSUES

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.

5. CONCLUSION

The outbuilding as built is considered to be an acceptable and appropriate form of development which would be in keeping with the character and appearance of the surrounding locality. It is not considered to have an adverse impact on the amenities of the neighbouring occupiers and would be in accordance with the aforementioned policies.

SITE LOCATION PLAN: 122 Warwick Avenue, Edgware, Middx, HA8 8UL

REFERENCE: H/03657/11



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LOCATION: 8 Green Walk, London, NW4 2AJ
REFERENCE: H/01957/11 **Received:** 06 May 2011
WARD(S): Hendon **Accepted:** 13 May 2011
APPLICANT: Bridgewood plc **Expiry:** 08 July 2011
PROPOSAL: Demolition of existing detached bungalow and construction of a pair of two storey semi-detached dwellinghouses with rooms in the roofspace.
Final Revisions:

Subject to a Section 106 Agreement

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 **Education Facilities (excl. libraries) £7,799.00**
A contribution towards the provision of Education Facilities in the borough.
- 4 **Libraries (financial) £244.00**
A contribution towards Library Facilities and Resources in the borough
- 5 **Health £1,682.00**
A contribution towards Health Facilities and Resources in the borough
- 6 **Monitoring of the Agreement £486.25**
Contribution towards the Council's costs in monitoring the obligations of the agreement.

RECOMMENDATION II:

That upon completion of the agreement the Assistant Director of Planning and Development Management approve the planning application reference: H/01957/11 under delegated powers subject to the following conditions: -

RECOMMENDATION: Approve Subject to Conditions

- 1 The development hereby permitted shall be carried out in accordance with the following approved plans: DP100D, D0311-E1, DP102, D0311-T.
Reason:
For the avoidance of doubt and in the interests of proper planning.
- 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 Before the development hereby permitted is occupied the parking spaces/garages shown on Plan DP100D 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.
- 4 No structure or erection with a height exceeding 1.05m above footway level shall be placed along the frontage(s) of Green Walk from a point 2.4m from the highway boundary for a distance of 2.4m on both sides of the vehicular access(es).
Reason:
To prevent danger, obstruction and inconvenience to users of the adjoining highway and the premises.
- 5 Before this development is commenced, details of the levels of the building(s), road(s) and footpath(s) in relation to adjoining land and highway(s) and any other changes proposed in the levels of the site shall be submitted to and approved in writing by the Local Planning Authority. The development shall be implemented in accordance with such details as approved.
Reason:
To ensure that the work is carried out at suitable levels in relation to the highway and adjoining land having regard to drainage, gradient of access and the amenities of adjoining occupiers and the health of any trees on the site.
- 6 Before the development hereby permitted commences, 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 and shall be provided at the site in accordance with the approved details before the development is occupied.
Reason:
To ensure a satisfactory appearance for the development and satisfactory accessibility; and to protect the amenities of the area.
- 7 Before the building hereby permitted is occupied the proposed window(s) in the first and second floor west and east flank elevations facing 6 Green Walk and 10 Green Walk 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, unless otherwise agreed in writing by the Local Planning Authority.
Reason:
To safeguard the privacy and amenities of occupiers of adjoining residential properties.
- 8 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 on other days unless previously approved in writing by the Local Planning Authority.
Reason:
To ensure that the proposed development does not prejudice the amenities of occupiers of adjoining residential properties.
- 9 Before the development hereby permitted commences, details of the materials to be used for the external surfaces of the building(s) and hard surfaced areas shall be submitted to and approved in writing by the Local Planning Authority. The development shall be implemented in accordance with such details as approved.
Reason:
To safeguard the visual amenities of the locality.
- 10 Provisions shall be made within the site to ensure that all vehicles associated with the construction of the development hereby approved are properly washed

and cleaned to prevent the passage of mud and dirt onto the adjoining highway.

Reason:

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

- 11 Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any order revoking and re-enacting that Order with or without modification), no development otherwise permitted by any of Classes A, B, D, of Part 1 to Schedule 2 of that Order shall be carried out within the area of the red-line application site currently known as 8 Green Walk hereby approved without the prior written permission of the local planning authority.

Reason:

To safeguard the amenities of neighbouring occupiers and the general locality.

- 12 The dwelling(s) shall achieve a Code Level 3 in accordance with the Code for Sustainable Homes Technical Guide (October 2008) (or such national measure of sustainability for house design that replaces that scheme). No dwelling shall be occupied until a Final Code Certificate has been issued certifying that Code Level 3 has been achieved and this certificate has been submitted to and approved by the local planning authority.

Reason:

To ensure that the development is sustainable and complies with policy GSD of the adopted Unitary Development Plan (adopted 2006) and the adopted Sustainable Design and Construction Supplementary Planning Document (June 2007).

- 13 A scheme of hard and soft landscaping, including details of existing trees to be retained, shall be submitted to and agreed in writing by the Local Planning Authority before the development, hereby permitted, is commenced.

Reason:

To ensure a satisfactory appearance to the development.

- 14 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.

Reason:

To ensure a satisfactory appearance to the development.

- 15 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.

INFORMATIVE(S):

- 1 The reasons for this grant of planning permission or other planning related decision are as follows: -
i) The proposed development accords with strategic planning guidance and policies as set out in the consultation draft replacement London Plan 2009 and the Adopted Barnet Unitary Development Plan (2006).

In particular the following policies are relevant:

Adopted Barnet Unitary Development Plan (2006): GBEnv1, GBEnv2, D1, D2,

D3, D4, D5, D6, D12, D13, M11, M12, M14, H16, H17, H18, CS2, CS8, CS13, IMP1, IMP2.

PPS1

PPS3

PPG13

Core Strategy (Publication Stage) 2010: CS5

ii) The proposal is acceptable for the following reason(s): -

The proposed new dwellings would contribute to housing available within the borough for which there is known demand. It would not have a materially harmful impact of the character or appearance of the general locality or neighbouring amenity. The proposed development includes provision for appropriate contributions in accordance with Regulation 122 of the Community Infrastructure Levy Regulations 2010.

- 2 With regard to surface water drainage it is the responsibility of a developer to make proper provision for drainage to ground, water courses or a suitable sewer. In respect of surface water it is recommended that the applicant should ensure that storm flows are attenuated or regulated into the receiving public network through on or off site storage. When it is proposed to connect to a combined public sewer, the site drainage should be separate and combined at the final manhole nearest the boundary. Connections are not permitted for the removal of Ground Water. Where the developer proposes to discharge to a public sewer, prior approval from Thames Water Developer Services will be required. They can be contacted on 0845 850 2777. Reason - to ensure that the surface water discharge from the site shall not be detrimental to the existing sewerage system.
- 3 Any alteration to the existing crossovers or new crossovers will be subject to detailed survey by the Crossover Team in Highways Group as part of the application for crossover under Highways Act 1980 and would be carried out at the applicant's expense. Please note, reinstatement of redundant crossovers, any relocation of street furniture, lighting column or amendments to parking bays affected by the proposed works would be carried out under a rechargeable works agreement by the Council's term contractor for Highway Works. An estimate for this work could be obtained from London Borough of Barnet, Environment and operations Directorate, NLBP, Building 4, 2 nd Floor, Oakleigh Road South, London N11 1NP
- 4 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 Council of 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 email:

street.naming@barnet.gov.uk or by telephoning: 0208 359 7294.

RECOMMENDATION III

That if an agreement has not been completed by 07/12/2011, that unless otherwise agreed in writing, the Assistant Director of Planning and Development Management should REFUSE the application H/01957/11 under delegated powers for the following reason/s:

1. The development does not include a formal undertaking to meet the education, libraries, health services costs, together with associated monitoring costs arising as a result of the development, contrary to Policies CS2, CS8, CS13 and IMP2 of the Adopted Barnet Unitary Development Plan 2006, and Supplementary Planning Document - Planning Obligations, Supplementary Planning Document - Contributions to Education, Supplementary Planning Document - Contributions to Libraries, Supplementary Planning Document - Contributions to Health.

The application has been referred back to the sub-committee as the figures for the planning obligations were incorrect, as they were based on the original plans for two 4 bedroom houses, but the scheme was amended to two 3 bedroom houses, and as a result the contributions required should have been lower than shown on the previous report. These have now been corrected and are shown in this report. The application is otherwise identical to the previous scheme the committee resolved to approve.

1. MATERIAL CONSIDERATIONS

National Planning Policy Guidance/ Statements:

PPS1 - Delivering Sustainable Development
PPS3 - Housing
PPG13 - Transport

The Mayor's London Plan: July 2011: 3.5, 3.10, 5.4, 7.6

Relevant Unitary Development Plan Policies: GBEnv1, GBEnv2, D1, D2, D3, D4, D5, H16, H17, H18, CS2, CS8, CS13, IMP1, IMP2.

Supplementary Planning Document: Contributions to Education
Supplementary Planning Document: Contributions to Libraries
Supplementary Planning Document: Contributions to Health
Supplementary Planning Document: Planning Obligations
Supplementary Planning Document: Sustainable Design and Construction

Core Strategy (Publication Stage) 2010

The Planning and Compulsory Purchase Act 2004 reformed the development plan system replacing the Unitary Development Plan (UDP) with the Local Development Framework (LDF). The LDF will be made up of a suite of documents including the Core Strategy and Development Management Policies Development Plan Documents (DPD). Until the LDF is complete, 183 policies within the adopted UDP remain. The replacement of these 183 policies is set out in both the Core Strategy and Development Management Policies DPD.

The Core Strategy will contribute to achieving the vision and objectives of Barnet's Sustainable Community Strategy and will help our partners and other organisations to deliver relevant parts of their programmes. It will cover the physical aspects of location and land use traditionally covered by planning. It also addresses other factors that make places attractive and distinctive as well as sustainable and successful.

The Council published its LDF Core Strategy Publication Stage document in September 2010. The document has been subject to three rounds of public consultation and is in general conformity with the London Plan: therefore weight can be given to it as a material consideration in the determination of planning applications.

Relevant Core Strategy Policies: CS5

Relevant Development Management Policies: DM01, DM02, DM08

Relevant Planning History:

None Relevant

Consultations and Views Expressed:

Neighbours Consulted:	36	Replies:	3
Neighbours Wishing To Speak	1		

The objections raised may be summarised as follows:

- Impact on the character of the area, not in keeping with Art Deco blocks, front dormer windows
- Impact on sewerage and drainage
- Parking, can the residents be restricted to one parking space each

Internal /Other Consultations:

- Traffic & Development - Comments contained within report. The proposed dwellings have been amended from 4 bedroom units to 3 bedroom units.
- Thames Water - Thames Water would advise that with regard to sewerage infrastructure we would not have any objection to the above planning application.

On the basis of information provided, Thames Water would advise that with regard to water infrastructure we would not have any objection to the above planning application.

Date of Site Notice: 26 May 2011

2. PLANNING APPRAISAL

Site Description and Surroundings:

The site property is an existing bungalow on the south side of Green Walk in a predominantly residential area.

Proposal:

The proposal is for the demolition of existing detached bungalow and construction of a pair of two storey semi-detached dwellinghouses with rooms in the roofspace.

The proposed dwellings have been amended to reduce the roof pitch to 50 degrees, to remove the front dormer windows, set the buildings back from the front building line and to improve the appearance of the rear elevation.

Planning Considerations:

Policy context

General Policy GBEnv1 aims to maintain and improve the character and quality of the environment.

Policies D1 and D2 aims to ensure compatibility with the established character and architectural identity of existing and adjoining properties and the general location in terms of scale, design and impact on neighbouring properties. Established local character and town scape quality can be harmed by insensitive development, which is out of scale with and unrelated to the locality.

Policy D3 advises that the size, shape, position and detailing of spaces created within or around new buildings should enhance the development of which they are part, and should be in keeping with the overall character and quality of the area.

Policy D4 states that new development should respect the constraints of the site to accommodate development and should not result in over-development.

Part of policy D5 requires new development to safeguard outlook and light of neighbouring residential occupiers

Policy H16 advises that new residential developments should harmonise with and respect the character of the area within which they are situated and should:

- Be well laid out in terms of access, car parking and landscaping;
- Provide and preserve adequate daylight, outlook and residential amenity;
- Provide a safe and secure residential environment;
- Maintain privacy and prevent overlooking; and
- Provide adequate levels of private garden or amenity space.

Policy H17 states that in new residential development there should be a minimum distance of 21 metres between properties with facing windows to habitable rooms to avoid overlooking, and 10.5 metres to a neighbouring garden. This distance should be increased by three metres for each additional storey over two storeys. Where overlooking is a problem, especially in relation to neighbouring development, a higher degree of privacy will be required. In town centre developments and

regeneration areas, these standards may not apply. In the case of higher density developments where less distance is provided, proposals should include innovative design solutions to avoid overlooking.

Policy H18 states that in new residential schemes, the minimum provision of gardens or amenity space should be at the following standards:

- For Flats:

- > 5 square metres of space per habitable room.

- For Houses:

- > 40 square metres of space for up to four habitable rooms.

- > 55 square metres of space for up to five habitable rooms.

- > 70 square metres of space for up to six habitable rooms.

- > 85 square metres of space for up to seven or more habitable rooms.

Proposals in or near town centre sites may be exempt from this requirement if alternative amenities are provided.

Whether the proposed dwellings would have an acceptable impact on the character and appearance of the general locality and streetscene.

The existing property is an anomaly within the streetscene in that it is a bungalow. Properties are generally semi-detached art-deco influenced houses with two storey bay windows. The exceptions to these are no.2 which is detached but of similar design, no.16 which is detached, and no.10 and no.12 which are detached and of brick construction with different forms. No.10 in particular has been extended unsympathetically with front dormer window and gable ends, though no permission can be found for these extensions.

It is considered that two dwellings would fit acceptably on this site, and that this would not be out of character given that dwellings are located on similar sized plots elsewhere on Green Walk. The dwellings would not appear unduly cramped.

The proposal would seek to replace the bungalow with two semi-detached dwellings. These would be two storey with rooms in the roofspace. The roof has been amended to 50 degrees in pitch, which is steeper than the majority of the properties in the locality. However, taking into account that the existing property on site is already at variance with the locality, this difference is considered to be acceptable.

The footprints of the proposed dwellings have been amended so that they would project less far forwards and the appearance of the rear elevation has been improved.

It is considered that the proposed dwellings would have an acceptable impact on the character and appearance of the streetscene and general locality.

Whether the proposed dwellings would have an acceptable impact on the amenities of neighbouring and future occupiers

The proposed new dwellings would extend approximately 2.1m beyond the rear wall of no.6 Green Walk at first floor level, a distance of 1m from the boundary and 3m from the flank wall of no.6. At ground floor level the dwellings would extend

approximately 0.1m beyond the rear projection of no.6.

The new dwellings would extend 0.8m beyond the rear wall of no.10 at first floor level, approximately 2m from the flank wall of no.10 and 1m from the boundary. At ground floor it would extend 2m beyond the rear wall of no.10.

There is a slight decrease in levels from west to east towards no.10. Taking into account the size of the proposed new dwellings and their relationship to neighbouring properties, it is not considered that the proposals would result in a harmful impact on the visual or residential amenities of neighbouring occupiers.

Whether the proposals would have an acceptable impact on highway safety

The proposal is for the erection of 2 no. 3 bed dwellings following the demolition of the existing dwelling. 1 parking space is being provided for each dwelling.

While parking stress in the area is quite high, site visits have demonstrated that there is some space available on-street. In light of recent appeal decisions it is necessary to demonstrate that additional on-street parking created by a development will cause harm. In this case as enough space is available near the site on-street to accommodate the increase, the application is considered acceptable on highways grounds.

Whether the proposals would make satisfactory provision towards education, libraries and health facilities

In line with the approved supplementary planning documents, the following planning obligations would be required in association with the development:

Contributions to Education - £7,799

Contributions to Libraries - £244.00

Contributions to Health Facilities - £1,682

Associated Monitoring Costs- £486.25

The applicant has agreed to provide a unilateral undertaking providing these contributions.

3. COMMENTS ON GROUNDS OF OBJECTIONS

Generally addressed in main report.

- Impact on sewerage and drainage - This is principally a building regulations matter, Thames Water have been consulted as part of the application.

4. EQUALITIES AND DIVERSITY ISSUES

The proposals would provide additional housing units for which there is known

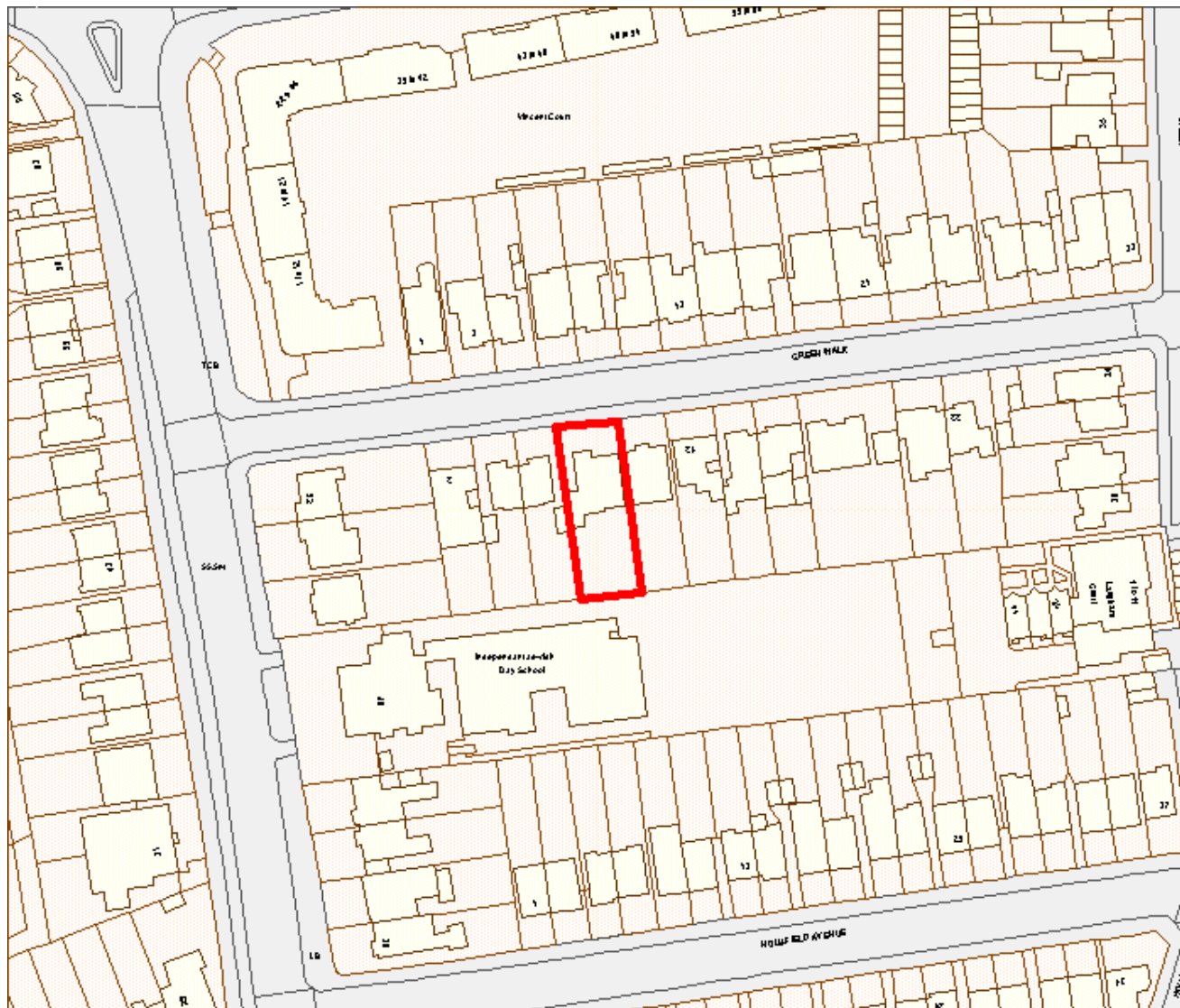
demand. The proposals do not conflict with either Barnet Council's Equalities Policy or the commitments set in our Equality Scheme and supports the council in meeting its statutory equality responsibilities.

5. CONCLUSION

The application is recommended for **APPROVAL**.

SITE LOCATION PLAN: 8 Green Walk, London, NW4 2AJ

REFERENCE: H/01957/11



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LOCATION: 117 Sunny Gardens Road, London, NW4 1SH
REFERENCE: H/02716/11 **Received:** 28 June 2011
Accepted: 28 June 2011
WARD(S): Hendon **Expiry:** 23 August 2011
Final Revisions:
APPLICANT: Mr Mendy Levy
PROPOSAL: Extension to roof including rear dormer window, and roof lights to the rear elevation to facilitate a loft conversion. Demolition of existing rear extension. Internal alterations. Conversion of existing single family dwelling into 3 self-contained units.

RECOMMENDATION: Approve Subject to Conditions

- 1 The development hereby permitted shall be carried out in accordance with the following approved plans: Design and access statement, site plan, HD-OPT-1/101, HD-OPT-1/100, HD-OPT-1/200, HD-OPT-1/201 (amended plan 6/10/2011), HD-OPT-1/202, HD-OPT-1/203 (amended plan 4/10/2011) and email from applicant dated 6/10/11.
Reason:
For the avoidance of doubt and in the interests of proper planning.
- 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) unless otherwise agreed in writing by the local planning authority.
Reason:
To safeguard the visual amenities of the building and the surrounding area.
- 4 The internal layout of the proposed development shall remain as per the approved drawings unless otherwise agreed in writing by the local planning authority.
Reason:
To protect the amenities of the future occupiers of the flats.
- 5 Before the development hereby permitted commences, 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 and shall be provided at the site in accordance with the approved details before the development is occupied.
Reason:
To ensure a satisfactory appearance for the development and satisfactory accessibility; and to protect the amenities of the area.
- 6 Before the development hereby permitted is occupied the parking spaces/garages shown on Plan HD-OPT-1/203 (Amended plan 04/10/11) shall be provided and shall not be used for any purpose other than the parking of vehicles in connection with the approved flats.
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.

- 7 Prior to the occupation of the units a copy of the Pre-completion Sound Insulation Test Certificate of Part E of the Building Regulations 2000 (or any subsequent amendment in force at the time of implementation of the permission) shall be submitted to the Local Planning Authority and shall indicate at least 3 decibels above the Performance Standard.

Reason:

To protect the amenities of future and neighbouring residential occupiers.

- 8 Before development commences, a scheme of proposed noise mitigation measures shall be submitted to and approved by the Local Planning Authority. The approved mitigation scheme shall be implemented in its entirety before (any of the units are occupied / the use commences).

Reason:

To ensure that the amenities of occupiers are not prejudiced by rail and / or road traffic and / or mixed use noise in the immediate surroundings.

- 9 A scheme of hard and soft landscaping, including details of existing trees to be retained, shall be submitted to and agreed in writing by the Local Planning Authority before the development, hereby permitted, is commenced.

Reason:

To ensure a satisfactory appearance to the development.

- 10 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.

Reason:

To ensure a satisfactory appearance to the development.

- 11 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.

- 12 No development shall take place until details of the arrangements to meet the obligation for health and library facilities and the associated monitoring costs have been submitted to and approved in writing by the local planning authority.

Reason:

To ensure the proper planning of the area and to comply with policies CS2, CS13, IMP1 and IMP2 of the adopted Unitary Development Plan and the adopted Supplementary Planning Documents "Contributions to Education", "Contributions to Health Facilities", "Contributions to Libraries" and "Planning Obligations".

INFORMATIVE(S):

- 1 The reasons for this grant of planning permission or other planning related decision are as follows: -

i) The proposed development accords with strategic planning guidance and policies as set out in The Mayor's London Plan: July 2011 and the Adopted Barnet Unitary Development Plan (2006).

In particular the following policies are relevant:

Adopted Barnet Unitary Development Plan (2006): GBEnv1, GBEnv2, D1, D2, D5, M11, M12, M14, H23, H26, H27, CS2, CS13, IMP1 and IMP2.

Supplementary Design Guidance 5: Extensions to Houses
Supplementary Design Guidance 7: Residential Conversions
Supplementary Planning Document: Contributions to Libraries
Supplementary Planning Document: Planning Obligations
Supplementary Planning Document: Sustainable Design and Construction.

ii) The proposal is acceptable for the following reason(s): - The proposed development would be in keeping with the character of the area and would have an acceptable impact on the amenities of the neighbouring occupier and the appearance of the property. It complies with all relevant council policies and design guidance.

- 2 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 Council of 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 email:

street.naming@barnet.gov.uk or by telephoning: 0208 359 7294.

- 3 Any alteration to the existing crossovers or new crossovers will be subject to detailed survey by the Crossover Team in Highways Group as part of the application for crossover under Highways Act 1980 and would be carried out at the applicant's expense. Please note, reinstatement of redundant crossovers, any relocation of street furniture, lighting column or amendments to parking bays affected by the proposed works would be carried out under a rechargeable works agreement by the Council's term contractor for Highway Works. An estimate for this work could be obtained from London Borough of Barnet, Environment and operations Directorate, NLBP, Building 4, 2nd Floor, Oakleigh Road South, London N11 1NP.
- 4 This permission does not convey approval of the unauthorised garage development which is subject to an enforcement notice.

1. MATERIAL CONSIDERATIONS

National Planning Policy Guidance/ Statements:

Planning Policy Statement 3: Housing

The Mayor's London Plan: July 2011

Policy 3.5

Relevant Unitary Development Plan Policies:

GBEnv1, GBEnv2, D1, D2, D5, M11, M12, M14, H23, H26, H27, CS2, CS13, IMP1 and IMP2.

Supplementary Design Guidance 5: Extensions to Houses
Supplementary Design Guidance 7: Residential Conversions
Supplementary Planning Document: Contributions to Libraries
Supplementary Planning Document: Planning Obligations
Supplementary Planning Document: Sustainable Design and Construction.

Core Strategy (Publication Stage) 2010

The Planning and Compulsory Purchase Act 2004 reformed the development plan system replacing the Unitary Development Plan (UDP) with the Local Development Framework (LDF). The LDF will be made up of a suite of documents including the Core Strategy and Development Management Policies Development Plan Documents (DPD). Until the LDF is complete, 183 policies within the adopted UDP remain. The replacement of these 183 policies is set out in both the Core Strategy and Development Management Policies DPD.

The Core Strategy will contribute to achieving the vision and objectives of Barnet's Sustainable Community Strategy and will help our partners and other organisations to deliver relevant parts of their programmes. It will cover the physical aspects of location and land use traditionally covered by planning. It also addresses other factors that make places attractive and distinctive as well as sustainable and successful.

The Council published its LDF Core Strategy Publication Stage document in September 2010. The document has been subject to three rounds of public consultation and is in general conformity with the London Plan: therefore weight can be given to it as a material consideration in the determination of planning applications.

Relevant Core Strategy Policies: CS1, CS3 and CS5.
development management policies: DM01 and DM08.

Relevant Planning History:

Application:	Planning	Number:	H/03448/11
Validated:	26/08/2011	Type:	S63
Status:	DEC	Date:	
Summary:	WITHDRAWN	Case Officer:	Sally Fraser
Description:	Retention of existing garage in rear garden and lower ground floor extension. Removal of basement windows to front elevation. Installation of a 2 meter fence following removal of existing fence.		

Application:	Planning	Number:	H/01092/11
Validated:	16/03/2011	Type:	192
Status:	DEC	Date:	28/04/2011
Summary:	LW	Case Officer:	Sally Fraser
Description:	Single storey rear extensions. Roof extension including rear dormer window and insertion of rooflights to front elevation.		

Application: Planning
Validated: 29/04/2008
Status: DEC
Summary: APC
Description: Removal of existing first floor structure to rear and erection of first floor rear extension.
Planning

Number: H/01157/08
Type: APF
Date: 27/06/2008
Case Officer: Sally Fraser

Application:
Validated: 12/06/2009
Status: DEC
Summary: APC
Description: Erection of single storey detached garage to rear.

Number: H/02029/09
Type: APF
Date: 15/03/2010
Case Officer: Sally Fraser

Consultations and Views Expressed:

Neighbours Consulted: 79 Replies: 10 plus 1 petition with 46 signatories
Neighbours Wishing To Speak 5

The objections raised may be summarised as follows:

- traffic/ parking problems
- over intensification of the property
- contrary to the character of the road
- additional noise and disturbance
- use of the building to the rear

Internal /Other Consultations:

- Traffic & Development - no objection

Date of Site Notice: 07 July 2011

2. PLANNING APPRAISAL

This application was deferred at 6th October West Area Planning Sub-Committee to allow members to visit the site.

Site Description and Surroundings:

The application site is a 2 storey single family semi detached dwelling house.

Proposal:

The applicant requests permission for the conversion of the property into 3 self contained flats, including the addition of a dormer window to the rear, roof lights to the front and the demolition of an existing single storey rear extension.

There would be a 3 bedroom flat on the ground floor, a 2 bedroom flat on the first floor and a 1 bedroom flat on the second floor.

Each flat would have access to garden area to the rear, accessed via a side passage.

The double garage to the rear of the garden would be used by the occupiers of the ground floor flat. There would be 3 parking spaces on the existing hardstanding to the front of the property.

The refuse storage would be located to the rear.

The proposed dormer window would be 1.4m wide and 1.3m high with a flat roof.

Planning Considerations:

Principle of flats

The immediate area contains a mix of single family houses and residential conversions. Number 127 Sunny Gardens Road is used as 3 flats and a number of properties in the immediate vicinity are used as 2 flats. In this context, the conversion of the property into 3 self contained flats is considered acceptable in planning terms and would not harm the character of the area.

The application provides additional residential accommodation, which accords with policy GH1 of the Adopted UDP (2006) as well as the SPD on Sustainable Design and Construction (2007), which indicates that the Council will seek the provision of additional homes through the redevelopment of existing sites.

Flat Details

The stacking of the units is appropriate and would not lead to undue inter- flat noise.

The amount of amenity space complies with council policy and is acceptable in planning terms.

Concern has been raised over the use of the existing rear garage. The applicant has confirmed that this would be used as parking for the ground floor flat. The overall number of parking spaces proposed for the development is in line with the councils parking standards.

The size of the units comply with the councils sustainable design supplementary planning document and would provide adequate living conditions for the future occupiers.

Policy H26 states that proposals for residential conversions must include suitably enclosed storage areas at the rear of the property. If it is not practical, storage areas at the front or side of the property should be adequately screened so as not to become a dominant feature, and to avoid loss of amenity. The application shows that there will be wheelie bins and recycling boxes which would be sited to the rear of the property.

Appearance of the extensions

The rear dormer window sits well within the roof slope and would not dominate it.

It is acceptable in size and design and complies with council design guidance.

Impact on the neighbouring occupiers

There would be no undue impact on the amenities of the neighbouring occupiers as a result of the extensions.

Whilst there would be some additional comings and goings associated with the increased intensity of use, this is not uncharacteristic of the area and is not considered to cause undue harm to the neighbouring occupiers.

Section 106 Issues

In line with the current adopted supplementary planning documents, the following contributions are necessary as a result of the impacts generated by the development:

- Libraries: £173
- Health: £1,652
- Monitoring: £91.25

3. COMMENTS ON GROUNDS OF OBJECTIONS

Mainly addressed above.

The proposal requires that the rear garage be reinstated to that approved under application H/02029/09.

4. EQUALITIES AND DIVERSITY ISSUES

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.

5. CONCLUSION

The proposed development complies with council policy and design guidance.

Approval is recommended.

SITE LOCATION PLAN: 117 Sunny Gardens Road, London, NW4 1SH

REFERENCE: H/02716/11



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LOCATION: 42 Tenterden Gardens, London, NW4 1TE
REFERENCE: H/03374/11 **Received:** 11 August 2011
WARD(S): Hendon **Accepted:** 11 August 2011
Final Revisions: **Expiry:** 06 October 2011
APPLICANT: Mr M Kahaner
PROPOSAL: Two storey side extension and part single, part two-storey rear extensions.

RECOMMENDATION: Approve Subject to Conditions

- 1 The development hereby permitted shall be carried out in accordance with the following approved plans: site plan, TG/11/2/B and TG/11/1.
Reason:
For the avoidance of doubt and in the interests of proper planning.
- 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 Before the building hereby permitted is occupied the proposed window(s) in the flank elevation facing the rear garden of Sundial House 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, unless otherwise agreed in writing by the Local Planning Authority.
Reason:
To safeguard the privacy and amenities of occupiers of adjoining residential properties.
- 4 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, without the benefit of the grant of further specific permission in writing from the Local Planning Authority.
Reason:
To ensure that the amenities of the occupiers of adjoining properties are not prejudiced by overlooking.
- 5 The materials to be used in the external surfaces of the building(s) shall match those used in the existing building(s) unless otherwise agreed in writing by the local planning authority.
Reason:
To safeguard the visual amenities of the building and the surrounding area.

INFORMATIVE(S):

- 1 The reasons for this grant of planning permission or other planning related decision are as follows: -
 - i) The proposed development accords with strategic planning guidance and policies as set out in The Mayor's London Plan: July 2011 and the Adopted Barnet Unitary Development Plan (UDP) (2006).
In particular the following policies are relevant:
Adopted Barnet Unitary Development Plan (2006): GBEnv1, GBEnv2, D1, D2, D5 and H27 and
Design guidance note 5: Extensions to houses, and:

Core Strategy (Publication Stage) 2010: CS5

ii) The proposal is acceptable for the following reason(s): - The proposed development would have an acceptable impact on the amenities of the neighbouring occupiers and the appearance of the property and the street scene. It complies with all relevant council policy and design guidance.

1. MATERIAL CONSIDERATIONS

Relevant Unitary Development Plan Policies:

GBEnv1, GBEnv2, D1, D2, D5 and H27 and
Design guidance note 5: Extensions to houses

Core Strategy (Publication Stage) 2010

The Planning and Compulsory Purchase Act 2004 reformed the development plan system replacing the Unitary Development Plan (UDP) with the Local Development Framework (LDF). The LDF will be made up of a suite of documents including the Core Strategy and Development Management Policies Development Plan Documents (DPD). Until the LDF is complete, 183 policies within the adopted UDP remain. The replacement of these 183 policies is set out in both the Core Strategy and Development Management Policies DPD.

The Core Strategy will contribute to achieving the vision and objectives of Barnet's Sustainable Community Strategy and will help our partners and other organisations to deliver relevant parts of their programmes. It will cover the physical aspects of location and land use traditionally covered by planning. It also addresses other factors that make places attractive and distinctive as well as sustainable and successful.

The Council published its LDF Core Strategy Publication Stage document in September 2010. The document has been subject to three rounds of public consultation and is in general conformity with the London Plan: therefore weight can be given to it as a material consideration in the determination of planning applications.

Relevant Core Strategy Policies: CS5
Development Management Policies: DM01

Relevant Planning History:

Application:	Planning	Number:	H/02515/08
Validated:	15/07/2008	Type:	192
Status:	DEC	Date:	08/09/2008
Summary:	LW	Case Officer:	Graham Robinson
Description:	Extensions to roof involving rear dormer with gable ends to facilitate a loft conversion.		

Consultations and Views Expressed:

Neighbours Consulted: 13 Replies: 4 (including 1 in support)

The objections raised may be summarised as follows:

- impact on parking
- overlooking/loss of privacy to the residents of Sundial House
- concern that flat roof will be used as a terrace
- loss of light
- loss of trees

2. PLANNING APPRAISAL

Site Description and Surroundings:

The application site is a 2 storey single family detached dwelling house located on Tenterden Gardens.

It is bounded to the north by number 40 Tenterden gardens and to the south by Sundial House, which fronts onto Finchley Lane.

Proposal:

The applicant requests permission for ground and first floor side and rear extensions.

The 2 storey side extension would be set in from the side boundary by 1m and set back from the front of the house by 1m. It would have a subordinate pitched roof and would extend the full depth of the house and around to the rear.

On the side elevation of the extension there would be 2 doors and 2 non habitable room windows at ground floor and 2 non habitable room windows at first floor.

To the rear the ground floor extension would be 6.5m deep with a flat roof and would extend the full width of the house.

At first floor the rear extension would be sited on the side closest to the boundary with Sundial House and would be 2.5m deep with a subordinate pitched roof.

Planning Considerations:

Character and appearance

The side extensions, when viewed from the front of the house, would have a subordinate appearance and are in keeping with the character of the property and the street scene.

The new flank elevation of the property would also be acceptable in appearance terms. The roof of the extension has been set down from the main room and the minimal depth of the first floor rear extension means that this elevation would not appear overly bulky or overbearing when viewed from the garden of Sundial house adjacent to the site.

The ground floor rear extension, although deeper than usually considered acceptable, matches an existing extension at the adjacent property and would not appear out of character with its surrounding.

Overall the extensions would be in keeping with the size and scale of the property and represent good design.

Impact on the neighbouring occupiers

In terms of the issue of overlooking into the garden of Sundial House, there would be no more windows on the flank elevation of the proposed extension than there are on the existing wall and although these would be 1.5m closer to the boundary, all windows would be obscurely gazed and sited around 15m away from Sundial House itself. There would be no undue overlooking as a result of the proposal.

Concern has been raised over the potential use of the flat roof over the rear extension. A condition would prevent the use of this use as a balcony.

In terms of the impact on the adjacent property at number 40 Tenterden Gardens, the rear extension would extend no further into the garden than an existing extension at that property. There would be no loss of light to or outlook from the windows of that property.

Other issues

One site parking space would remain for the property. The proposal is acceptable in parking terms.

3. COMMENTS ON GROUNDS OF OBJECTIONS

Mainly addressed above.

There are no protected trees on the site. The council are unfortunately unable to protect trees on neighbouring sites which may be damaged during construction.

4. EQUALITIES AND DIVERSITY ISSUES

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.

5. CONCLUSION

The proposed development complies with council policy and design guidance.

Approval is recommended.

SITE LOCATION PLAN: 42 Tenterden Gardens, London, NW4 1TE

REFERENCE: H/03374/11



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LOCATION: 17 Downage, London, NW4 1AS

REFERENCE: H/03719/11

Received: 01 September 2011

Accepted: 01 September 2011

WARD(S): Hendon

Expiry: 27 October 2011

Final Revisions:

APPLICANT: Mr & Mrs Lousky

PROPOSAL: Part single part two storey rear extension. Roof extension including rooflights to the front, sides and rear elevations.

RECOMMENDATION: Approve Subject to Conditions

1 The development hereby permitted shall be carried out in accordance with the following approved plans: 07990515489/11/1701 revA, 07990515489/11/1703 and 07990515489/11/1702 revA.

Reason:

For the avoidance of doubt and in the interests of proper planning.

2 The materials to be used in the external surfaces of the building(s) shall match those used in the existing building(s) unless otherwise agreed in writing by the local planning authority.

Reason:

To safeguard the visual amenities of the building and the surrounding area.

3 The roof of the single storey rear 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, without the benefit of the grant of further specific permission in writing from the Local Planning Authority.

Reason:

To ensure that the amenities of the occupiers of adjoining properties are not prejudiced by overlooking.

INFORMATIVE(S):

1 The reasons for this grant of planning permission or other planning related decision are as follows: -

i) The proposed development accords with strategic planning guidance and policies as set out in The Mayor's London Plan: July 2011 and the Adopted Barnet Unitary Development Plan (UDP) (2006).

In particular the following policies are relevant:

Adopted Barnet Unitary Development Plan (2006): GBEnv1, GBEnv2, D1, D2, D5 and H27 and

Design guidance note 5: Extensions to houses, and:

Core Strategy (Publication Stage) 2010: CS5

ii) The proposal is acceptable for the following reason(s): - The proposed development would have an acceptable impact on the amenities of the neighbouring occupiers and the appearance of the property and the street scene. It complies with all relevant council policy and design guidance.

1. MATERIAL CONSIDERATIONS

Relevant Unitary Development Plan Policies:

GBEnv1, GBEnv2, D1, D2, D5 and H27 and
Design guidance note 5: Extensions to houses

Core Strategy (Publication Stage) 2010

The Planning and Compulsory Purchase Act 2004 reformed the development plan system replacing the Unitary Development Plan (UDP) with the Local Development Framework (LDF). The LDF will be made up of a suite of documents including the Core Strategy and Development Management Policies Development Plan Documents (DPD). Until the LDF is complete, 183 policies within the adopted UDP remain. The replacement of these 183 policies is set out in both the Core Strategy and Development Management Policies DPD.

The Core Strategy will contribute to achieving the vision and objectives of Barnet's Sustainable Community Strategy and will help our partners and other organisations to deliver relevant parts of their programmes. It will cover the physical aspects of location and land use traditionally covered by planning. It also addresses other factors that make places attractive and distinctive as well as sustainable and successful.

The Council published its LDF Core Strategy Publication Stage document in September 2010. The document has been subject to three rounds of public consultation and is in general conformity with the London Plan: therefore weight can be given to it as a material consideration in the determination of planning applications.

Relevant Core Strategy Policies: CS5
Development Management Policies: DM01

Relevant Planning History:

Application:	Planning	Number:	H/02971/11
Validated:	20/07/2011	Type:	HSE
Status:	WDN	Date:	01/09/2011
Summary:	WIT	Case Officer:	Matthew Corcoran
Description:	Two storey rear extension. Roof extension including rooflights.		

Consultations and Views Expressed:

Neighbours Consulted: 8 Replies: 4
Neighbours Wishing To Speak 3

The objections raised may be summarised as follows:

- scale of extensions- visually intrusive
- loss of outlook
- sense of enclosure
- loss of light
- loss of privacy
- concern over size of garden building
- loss of trees

2. PLANNING APPRAISAL

Site Description and Surroundings:

The application site is a 2 storey single family detached dwelling house.

Proposal:

The applicant requests permission for a ground and first floor rear extension and roof extensions including increasing the pitch, lowering of the main roof and raising of another part.

The ground floor rear extension would be 5m deep and would extend the full width of the house. It would have a flat roof.

The first floor rear extension would be 3m deep and would be set in from the flank wall of the property by 1m. It would, as amended, have a subordinate pitched roof.

The existing main roof of the house would be lowered by 0.5m and the existing lower roof to the left side would be raised to match. The pitch of the side, front and rear roof slopes would be increased from 39 degrees to 45 degrees to provide more room within the roof space.

History

The application is a resubmission of application H/02971/11 which was withdrawn in 2011. Amendments within this application include the lowering of the main roof, decrease in pitch and a reduction in depth and width of the first floor rear extension.

Planning Considerations:

The main issues within this application are the appearance of the extensions and their effect on the neighbouring occupiers.

Character and appearance

Houses within the immediate vicinity of the site do not conform to a single roof type; rather they show variety in roof pitch and roof height. Whilst most have hipped roofs many have been extended into the roof space and some do have crown roofs. The land rises towards the south and the height of houses rise accordingly.

In this context, it is considered that the roof alterations proposed would not appear out of place. Whilst there is an increase in pitch this is not dramatic and the roof has been lowered which reduces its bulk to an acceptable level, whilst still maintaining the natural slope of the houses down the road. The extensions are in keeping with the appearance of the property and the street scene and represent good design.

To the rear, the roof over the first floor extension has been lowered on request, which has reduced the overall bulk of the extensions. The scale of the extensions, given the size of the property and the existence of extensions on neighbouring houses, would be in keeping with the scale of the property and would not appear

over dominant, nor would they create an undue sense of enclosure from neighbouring properties or gardens. They are acceptable in appearance terms.

Impact on the neighbouring occupiers

In terms of the ground floor rear extension, it is the case that both adjacent neighbours have existing rear extensions. Given this and given that fact that the property is detached, this part of the proposal would not impact unduly on the light to or outlook from the rear windows of either adjacent property.

In terms of the first floor rear extensions, there would be a gap of 2m between the flank wall of the extension and the flank wall of number 19. The property at number 19 is also set slightly further into the rear garden than the subject property. As such, there would be no undue impact on the amenities of the occupiers of this property as a result of this part of the proposal.

There would be a gap of 2.5m between the site property and number 15. Again number 15 is set further into the garden than the subject property and, as such, there would be no undue impacts on the residential amenities of the occupiers.

3. COMMENTS ON GROUNDS OF OBJECTIONS

Mainly addressed above. There are no protected trees on the site. It is presumed that the garden building was built under permitted development.

4. EQUALITIES AND DIVERSITY ISSUES

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.

5. CONCLUSION

The proposed development complies with council policy and design guidance.

Approval is recommended.

SITE LOCATION PLAN: 17 Downage, London, NW4 1AS

REFERENCE: H/03719/11



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LOCATION: 3A Sunny Gardens Road, London, NW4 1SL
REFERENCE: H/03732/11 **Received:** 02 September 2011
Accepted: 20 September 2011
WARD(S): Hendon **Expiry:** 15 November 2011
Final Revisions:
APPLICANT: Dr J J Goldsteine
PROPOSAL: Retention of a single storey detached building in the rear garden.

RECOMMENDATION: Approve Subject to Conditions

- 1 The development hereby permitted shall be carried out in accordance with the following approved plans: 6070.01, 6070.02, e-mail from agent dated 20/10/2011
Reason:
For the avoidance of doubt and in the interests of proper planning.
- 2 The building hereby permitted shall not be occupied at any time other than for purposes ancillary to the residential use of the dwelling known as 3A Sunny Gardens Road.
Reason:
To safeguard the living conditions of neighbouring occupiers and the character of the locality.

INFORMATIVE(S):

- 1 The reasons for this grant of planning permission or other planning related decision are as follows: -
 - i) The proposed development accords with strategic planning guidance and policies as set out in The London Plan (Consolidated with Alterations since 2004) and the Adopted Barnet Unitary Development Plan (UDP) (2006).
In particular the following policies are relevant:
Adopted Barnet Unitary Development Plan (2006): GBEnv1 (Character), D1, D2 (Built Environment / Character), D5, and H27 (Extensions to Houses and Detached Buildings), and Supplementary Design Guidance 5: Extensions to Houses and:
Core Strategy (Publication Stage) 2010: CS5
 - ii) The proposal is acceptable for the following reason(s): -
The proposal is acceptable in terms of design, scale and size and is not considered to be detrimental to the character and appearance of the property and streetscene, or the visual and residential amenities of neighbouring occupiers.

1. MATERIAL CONSIDERATIONS

National Planning Policy Guidance/ Statements:

PPS1: Delivering Sustainable Development

The Mayor's London Plan: 5.4, 7.6

Relevant Unitary Development Plan Policies: GBEnv1, GBEnv2, D1, D2, D5, H27

Supplementary Design Guidance 5: Extensions to Houses

Core Strategy (Publication Stage) 2010

The Planning and Compulsory Purchase Act 2004 reformed the development plan system replacing the Unitary Development Plan (UDP) with the Local Development Framework (LDF). The LDF will be made up of a suite of documents including the Core Strategy and Development Management Policies Development Plan Documents (DPD). Until the LDF is complete, 183 policies within the adopted UDP remain. The replacement of these 183 policies is set out in both the Core Strategy and Development Management Policies DPD.

The Core Strategy will contribute to achieving the vision and objectives of Barnet's Sustainable Community Strategy and will help our partners and other organisations to deliver relevant parts of their programmes. It will cover the physical aspects of location and land use traditionally covered by planning. It also addresses other factors that make places attractive and distinctive as well as sustainable and successful.

The Council published its LDF Core Strategy Publication Stage document in September 2010. The document has been subject to three rounds of public consultation and is in general conformity with the London Plan: therefore weight can be given to it as a material consideration in the determination of planning applications.

Relevant Core Strategy Policies: CS5

Relevant Development Management Policies: DM01

Relevant Planning History:

Site Address: 3 Sunny Gardens Road NW4
Application Number: W07345
Application Type: Full Application
Decision: Approve with conditions
Decision Date: 14/09/1983
Appeal Decision: No Appeal Decision Applies
Appeal Decision Date: No Appeal Decision Date exists
Proposal: **Conversion to three self-contained flats, car parking for two cars and an external staircase.**

Case Officer:

Site Address: 3 SUNNY GARDENS ROAD LONDON NW4 1SL
Application Number: W07345C/03
Application Type: Full Application
Decision: Approve with conditions
Decision Date: 06/05/2003
Appeal Decision: No Appeal Decision Applies
Appeal Decision Date: No Appeal Decision Date exists
Proposal: **Construction of vehicular crossover and hardstanding.**
Case Officer: Sally Fraser

Consultations and Views Expressed:

Neighbours Consulted: 15 Replies: 3
Neighbours Wishing To Speak 0

The application has been referred to the West Area Sub- Committee at the request of Councillor Braun.

The objections raised may be summarised as follows:

- Concern over the use of the outbuilding.
- Has proper front door with letterbox and windows, would be used as a dwelling
- Overlooking
- Loss of light
- In breach of lease, applicant did not consult residents prior to doing work

Internal /Other Consultations:

N/A

2. PLANNING APPRAISAL

Site Description and Surroundings:

The site property is a ground floor flat within a mid-terraced building on the west side of Sunny Gardens Road.

Proposal:

The proposal is for the retention of existing outbuilding. The outbuilding is 5.95 deep, 5.17 wide, and 3.9m high with a hipped roof. The outbuilding would be used for a study and gym.

Planning Considerations:

Policy Context

General Policy GBEEnv1 aims to maintain and improve the character and quality of the environment.

Policies D1 and D2 aims to ensure compatibility with the established character and architectural identity of existing and adjoining properties and the general location in terms of scale, design and impact on neighbouring properties. Established local character and townscape quality can be harmed by insensitive development, which is out of scale with and unrelated to the locality.

Part of policy D5 requires new development to safeguard outlook and light of neighbouring residential occupiers

Policy H27 states that extensions to houses should harmonise existing and neighbouring properties, maintain the appearance of the streetscene and have no significant adverse effect on the amenity of neighbouring occupiers. They should be in keeping with the scale, proportion, design and materials of existing and neighbouring houses.

The Council Guide "Extensions to house" was approved in March 2010. This leaflet in the form of supplementary planning guidance (SPG) 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 subject to separate consultation.

Included advice says:

Large areas of Barnet are characterised by relatively low -density suburban housing with an attractive mixture of semi-detached and detached houses. The Council is committed to protecting and where possible enhancing the character of the boroughs residential areas and retaining an attractive streetscene.

Harmony: extensions to buildings should be consistent in terms of form, scale and architectural style with the original building and area.

The extension should be in proportion both in its own right and in relationship to the original dwelling.

In relation specifically to outbuildings it states that they:

- 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.

The impact on the character and appearance of the streetscene and general locality.

The building is a brick outbuilding with tiled roof. It is sited 1.1m from the boundary with no.1, and 0.75m from the boundary with no.5. The building has a hipped roof which is pitched away from all boundaries.

The outbuilding is a red brick structure, and it is considered that this is acceptable in an area of a mixture of buildings. Whilst it is appreciated that the height of the building at 3.9m is relatively high, given that the roof is hipped it is not considered that this is excessive. It should be noted that land slopes west towards Sunningfields Road and the impact of the building would largely be screened from this direction by existing outbuildings.

The use of the building as a study and gym is considered appropriate within this residential area providing that it is incidental to the ground floor flat. A condition is proposed ensuring this.

It is not considered that the outbuilding would materially harm the character and appearance of the general locality.

The impact on the neighbouring amenity

The outbuilding is sited approximately 0.6m from the rear boundary with no.16 and no.18 Sunningfields Road. It is noted that there are existing outbuildings at no.16 and no.18 that are sited close to the boundary, approximately at eaves level to the existing outbuilding on site. Therefore only the roof of the outbuilding would be perceptible from these properties, and it is not considered that this would harm the

living conditions of the occupiers of these properties.

The outbuilding is sited away from both side boundaries. Whilst there are low fences, taking into account the size and use of the building it is not considered that it would harm the enjoyment of the gardens of any neighbouring property. Moreover, it is not considered that the building appears overbearing as viewed from neighbouring gardens. It is considered that the outbuilding has an acceptable impact on the visual and residential amenities of neighbouring occupiers.

3 COMMENTS ON GROUNDS OF OBJECTIONS

- Concern over the use of the outbuilding. - *This is considered to be acceptable and could be controlled by condition.*
- Has proper front door with letterbox and windows, would be used as a dwelling - *The fact that the property has a door and windows in itself does not make the outbuilding unacceptable. The use could be controlled by condition.*
- Overlooking - *It is not considered that any of the windows result in a harmful level of overlooking to the neighbouring properties or the flats above the site property.*
- Loss of light - *It is not considered that the outbuilding results in a material loss of light to neighbouring properties.*
- In breach of lease - *This is not a planning matter.*

4. EQUALITIES AND DIVERSITY ISSUES

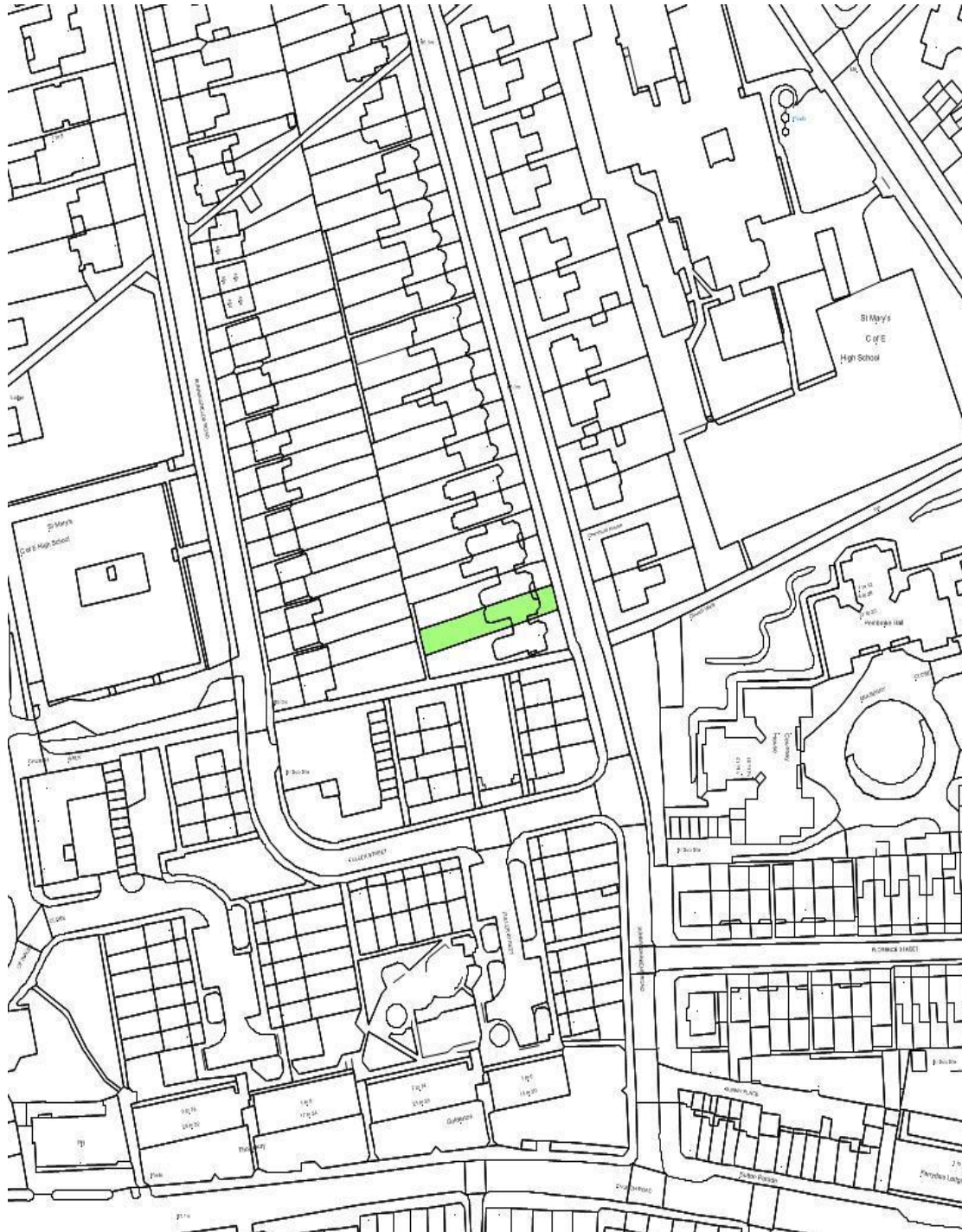
The proposals do not conflict with either Barnet Council's Equalities Policy or the commitments set in our Equality Scheme and supports the council in meeting its statutory equality responsibilities.

5. CONCLUSION

The application is recommended for **APPROVAL**.

SITE LOCATION PLAN: 3A Sunny Gardens Road, London, NW4 1SL

REFERENCE: H/03732/11



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LOCATION: Winsford Court, 11 Tenterden Grove, London, NW4 1SX
REFERENCE: H/03980/11 **Received:** 26 September 2011
Accepted: 27 September 2011
WARD(S): Hendon **Expiry:** 22 November 2011
Final Revisions:

APPLICANT: Avocado Developments Ltd
PROPOSAL: Construction of new bin store to replace existing.

RECOMMENDATION: Approve Subject to Conditions

1 The development hereby permitted shall be carried out in accordance with the following approved plans: F564/P100, 09023 01.03 Rev. F, 09023 01 Rev. B, Design & Access Statement, 09023 02 Revision D, 09023 01.01.

Reason:

For the avoidance of doubt and in the interests of proper planning.

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.

INFORMATIVE(S):

1 The reasons for this grant of planning permission or other planning related decision are as follows: -

i) The proposed development accords with strategic planning guidance and policies as set out in the consultation draft replacement London Plan 2009 and the Adopted Barnet Unitary Development Plan (2006).

In particular the following policies are relevant:

Adopted Barnet Unitary Development Plan (2006): GSD,GBEnv1, GBnv2, GParking, ENV13, D1, D2, D3, D4, D5, D6, D9, H16.

National Planning Policy Guidance/ Statements:

PPS1

The Mayor's London Plan: 5.3, 7.4, 7.6

Core Strategy (Publication Stage) 2010:CS5

ii) The proposal is acceptable for the following reason(s): -

The development as altered and retained would have an acceptable impact on the character and appearance of the streetscene and general locality and on the visual and residential amenities of neighbouring occupiers.

2 The applicant is advised that the proposed works should be carried out within 2 months of this grant of permission. Failure to do this will result in enforcement action being considered.

1. MATERIAL CONSIDERATIONS

National Planning Policy Guidance/ Statements:

PPS1: Delivering Sustainable Development

The Mayor's London Plan: July 2011: 5.3, 7.4, 7.6

Relevant Unitary Development Plan Policies: GBEEnv1, GBEEnv2, D1, D2, D5, D6, D9, H16.

Core Strategy (Publication Stage) 2010

The Planning and Compulsory Purchase Act 2004 reformed the development plan system replacing the Unitary Development Plan (UDP) with the Local Development Framework (LDF). The LDF will be made up of a suite of documents including the Core Strategy and Development Management Policies Development Plan Documents (DPD). Until the LDF is complete, 183 policies within the adopted UDP remain. The replacement of these 183 policies is set out in both the Core Strategy and Development Management Policies DPD.

The Core Strategy will contribute to achieving the vision and objectives of Barnet's Sustainable Community Strategy and will help our partners and other organisations to deliver relevant parts of their programmes. It will cover the physical aspects of location and land use traditionally covered by planning. It also addresses other factors that make places attractive and distinctive as well as sustainable and successful.

The Council published its LDF Core Strategy Publication Stage document in September 2010. The document has been subject to three rounds of public consultation and is in general conformity with the London Plan: therefore weight can be given to it as a material consideration in the determination of planning applications.

Relevant Core Strategy Policies: CS5

Relevant Development Management Policies: DM01, DM02.

Relevant Planning History:

Site Address: Lido & Winsford, Tenterden Grove, London, NW4 1SX
Application Number: H/01642/10
Application Type: Conditions Application
Decision: Approve
Decision Date: 22/06/2010
Appeal Decision: No Appeal Decision Applies
Appeal Decision Date: No Appeal Decision Date exists
Proposal: **Submission of details of Conditions 4 (Levels), 5 (Materials), 16 (Education. Libraries/ Monitoring SPDs) pursuant to planning permission H/00111/09 dated 04/03/09.**
Case Officer: Graham Robinson

Site Address: LIDO & WINSFORD, TENTERDEN GROVE, LONDON, NW4 1SX
Application Number: H/02083/08
Application Type: Full Application
Decision: Approve with conditions
Decision Date: 05/08/2008
Appeal Decision: No Appeal Decision Applies
Appeal Decision Date: No Appeal Decision Date exists
Proposal: **Demolition of existing dwelling and construction of two-storey building (plus basement and rooms in roofspace) for 6 self-contained units with associated amenity space and parking.**
Case Officer: Emily Benedek

Site Address: Winsford Court, 11 Tenterden Grove, London, NW4 1SX
Application Number: H/02157/11
Application Type: Conditions Application
Decision: Approve
Decision Date: 17/08/2011
Appeal Decision: No Appeal Decision Applies
Appeal Decision Date: No Appeal Decision Date exists
Proposal: **Submission of details of Conditions Nos.3 (Visibility); No.5 (Materials - Details); No.6 (Means of Enclosure); No.9 (Landscaping - Details); No.16 (Screening - Details) pursuant to planning permission Ref: H/00111/09 dated: 4/3/2009.**
Case Officer: Graham Robinson

H/00111/09 - Demolition of existing dwelling and construction of two-storey building with roof terrace (plus basement and rooms in roofspace) with gym in basement, for 5 self-contained units with associated amenity space and parking. Amendment to application reference H/02083/08 previously approved on 05/08/2008 to reduce number of units from 6 to 5, alterations to internal layout, increase to rear projection at ground floor level, alterations to elevations with timber banding being replaced by reconstituted stone. - Approved - 04/03/2009.

H/02083/08 - Demolition of existing dwelling and construction of two-storey building (plus basement and rooms in roofspace) for 6 self-contained units with associated amenity space and parking. – Approved – 29/07/2008

Consultations and Views Expressed:

Neighbours Consulted:	28	Replies: 3
Neighbours Wishing To Speak	1	

The consultation period for this application expires on 27/10/2011. Any further comments will be referred to the West Area Planning Sub- Committee.

The objections raised may be summarised as follows:

- Refuse store is an eyesore which spoils the appearance of the development. It does not need to be higher than bin height, and there should be alternative locations available.
- Height of fence
- Encourages rodents

1. MATERIAL CONSIDERATIONS

National Planning Policy Guidance/ Statements:

PPS1: Delivering Sustainable Development

The Mayor's London Plan: July 2011: 5.3, 7.4, 7.6

Relevant Unitary Development Plan Policies: GBEnv1, GBEnv2, D1, D2, D5, D6, D9, H16.

Core Strategy (Publication Stage) 2010

The Planning and Compulsory Purchase Act 2004 reformed the development plan system replacing the Unitary Development Plan (UDP) with the Local Development Framework (LDF). The LDF will be made up of a suite of documents including the Core Strategy and Development Management Policies Development Plan Documents (DPD). Until the LDF is complete, 183 policies within the adopted UDP remain. The replacement of these 183 policies is set out in both the Core Strategy and Development Management Policies DPD.

The Core Strategy will contribute to achieving the vision and objectives of Barnet's Sustainable Community Strategy and will help our partners and other organisations to deliver relevant parts of their programmes. It will cover the physical aspects of location and land use traditionally covered by planning. It also addresses other factors that make places attractive and distinctive as well as sustainable and successful.

The Council published its LDF Core Strategy Publication Stage document in September 2010. The document has been subject to three rounds of public consultation and is in general conformity with the London Plan: therefore weight can be given to it as a material consideration in the determination of planning applications.

Relevant Core Strategy Policies: CS5

Relevant Development Management Policies: DM01, DM02.

Relevant Planning History:

Site Address: Lido & Winsford, Tenterden Grove, London, NW4 1SX
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Case Officer: Graham Robinson

H/00111/09 - Demolition of existing dwelling and construction of two-storey building with roof terrace (plus basement and rooms in roofspace) with gym in basement, for 5 self-contained units with associated amenity space and parking. Amendment to application reference H/02083/08 previously approved on 05/08/2008 to reduce number of units from 6 to 5, alterations to internal layout, increase to rear projection at ground floor level, alterations to elevations with timber banding being replaced by reconstituted stone. - Approved - 04/03/2009.

H/02083/08 - Demolition of existing dwelling and construction of two-storey building (plus basement and rooms in roofspace) for 6 self-contained units with associated amenity space and parking. – Approved – 29/07/2008

Consultations and Views Expressed:

Neighbours Consulted:	28	Replies:	3
Neighbours Wishing To Speak	1		

The consultation period for this application expires on 27/10/2011. Any further comments will be referred to the West Area Planning Sub- Committee.

The objections raised may be summarised as follows:

- Refuse store is an eyesore which spoils the appearance of the development. It does not need to be higher than bin height, and there should be alternative locations available.
- Height of fence
- Encourages rodents

Internal /Other Consultations:

N/A

Date of Site Notice: 06 October 2011

2. PLANNING APPRAISAL

Site Description and Surroundings:

The application site relates to a pair of semi detached houses located on the north side of Tenterden Grove which is predominantly residential in character. The area is characterised by large semi detached and detached single family dwelling houses,

although directly to the west of the site is Raymead, a three-storey block of 9 no. self-contained units. The land slopes upwards across the site from south to north.

Proposal:

The proposal is for the construction of a new bin store to replace existing.

On the originally approved plans under application reference H/00111/09, the proposed refuse store was to be sited centrally on the site frontage to Tenterden Grove. It has been constructed in a location adjacent to the boundary with Hazelwood, to the east of the site, with a slightly higher roof than approved.

The proposed new replacement bin store would be sited between 1m and 1.4m from the boundary with Hazelwood, and would be enclosed by timber panels 2.2m in height. A timber fence including trellis would remain to the boundary.

Planning Considerations:

The main issues are considered to be:

- *Whether the retention and alterations to the bin store would harm neighbouring amenity*
- *Whether the retention and alterations to the bin store would harm the character and appearance of the locality and streetscene*

Policy context

Policy D1 – High Quality Design

All new development should represent high quality design and should be in keeping with the council's objectives of sustainable development and ensuring community safety.

Policy D2 – Character

The council will encourage development proposals which are based on an understanding of local characteristics, preserve or enhance local character and respect the appearance, scale, bulk, height and pattern of surrounding buildings, surrounding street and movement patterns and the overall character and quality of the area.

Policy D3 – Spaces

The size, shape, position and detailing of spaces created within or around new buildings should enhance the development of which they are part, and should be in keeping with the overall character and quality of the area.

Policy D4 – Over-development

New development should respect the constraints of the site to accommodate development and should not result in over-development.

Policy D5 – Outlook

New developments should be designed to allow for adequate daylight, sunlight,

privacy and outlook for adjoining and potential occupiers and users.

Policy D6 – Street Interest

To ensure attractive, safe and, where appropriate, vibrant streets, new development should provide visual interest, particularly at street level. Blank walls overlooking streets will be resisted and new development should provide windows to such elevations.

Policy D9 – Designing Out Crime

The council will require all new development to be designed to provide safety and security in the environment and reduce opportunities for crime and the fear of crime. Particular regard shall be given to:

- Ensuring that public areas are overlooked by buildings;
- Increasing natural surveillance in public areas at different times by promoting a mix of land uses in an area;
- Ensuring that main entrances are visible from the street or other public places;
- Ensuring that streets and paths are well and appropriately lit;
- Ensuring that buildings, landscaping and planting do not create dark or secluded areas; and
- Creating clear boundaries between public and private space.

Policy H16 – Residential Development – Character

New residential developments should harmonise with and respect the character of the area within which they are situated and should:

- Be well laid out in terms of access, car parking and landscaping;
- Provide and preserve adequate daylight, outlook and residential amenity;
- Provide a safe and secure residential environment;
- Maintain privacy and prevent overlooking; and
- Provide adequate levels of private garden or amenity space.

Whether the replacement bin store would harm the character and appearance of the locality and streetscene

The site forms a transition between flats and houses within the locality. Whilst it is appreciated that the gardens prior to the development were open, a refuse store in the front garden was part of the terms of the original planning approval under reference H/00111/09. The refuse store would be sited further from the boundary with Hazelwood than the existing and would have a height of 2.2m.

Refuse stores are common features within flatted developments. Providing they are appropriately designed there is no reason why they should be harmful in planning terms. The applicant is proposing to make some reductions to the size and height of the store constructed on site.

The bin store is visible within the streetscene. In the context of overall development and neighbouring residential houses it is not considered that it appears unduly obtrusive.

Whether the retention and alterations to the bin store would harm neighbouring amenity

The new bin store on site would be sited further away from the boundary with Hazelwood than that existing. There is a timber fence sited between the store and Hazelwood. In this way the refuse store would largely be screened by this fence when viewed from Hazelwood. It is not considered that there would be any undue impact from the use of the area as a refuse store, it is considered that residents should not be subject to undue noise or odour disturbance if refuse is appropriately stored within bins.

It is not considered that the proposed bin store would materially harm the visual or residential amenities of any neighbouring occupier.

3. COMMENTS ON GROUNDS OF OBJECTIONS

- Refuse store is an eyesore which spoils the appearance of the development. It does not need to be higher than bin height, and there should be alternative locations available. - *Addressed in main report. It is not considered that such a reduction would be justified.*
- Height of fence - This is as approved under the terms of planning application H/00111/09
- Encourages rodents - *This would be an environmental health matter, if refuse is appropriately stored there should be no reason why this would be caused.*

4. EQUALITIES AND DIVERSITY ISSUES

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.

5. CONCLUSION

The application is recommended for **APPROVAL**.

SITE LOCATION PLAN:
NW4 1SX

Winsford Court, 11 Tenterden Grove, London,

REFERENCE:

H/03980/11



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