

# LONDON BOROUGH OF ENFIELD

## PLANNING COMMITTEE

Date : 19<sup>th</sup> August 2014

**Report of**

Assistant Director, Planning,  
Highways & Transportation

**Contact Officer:**

Andy Higham 020 8379 3848  
Sharon Davidson 020 8379 3841  
Ms Kate Perry 020 8379 3853

**Ward:**

Cockfosters

Ref: P13-03739PLA

Category: Full Application

**LOCATION:** 22, Fairgreen, , Barnet, , EN4 0QS,

**PROPOSAL:** Demolition of existing house and erection of a 2-storey detached 6-bed single family dwelling with basement incorporating a swimming pool, rooms in roof with front and rear dormer windows, balcony to first floor at rear and integral garage.

**Applicant Name & Address:**

G FISHER  
22, Fairgreen,  
Barnet,  
EN4 0QS

**Agent Name & Address:**

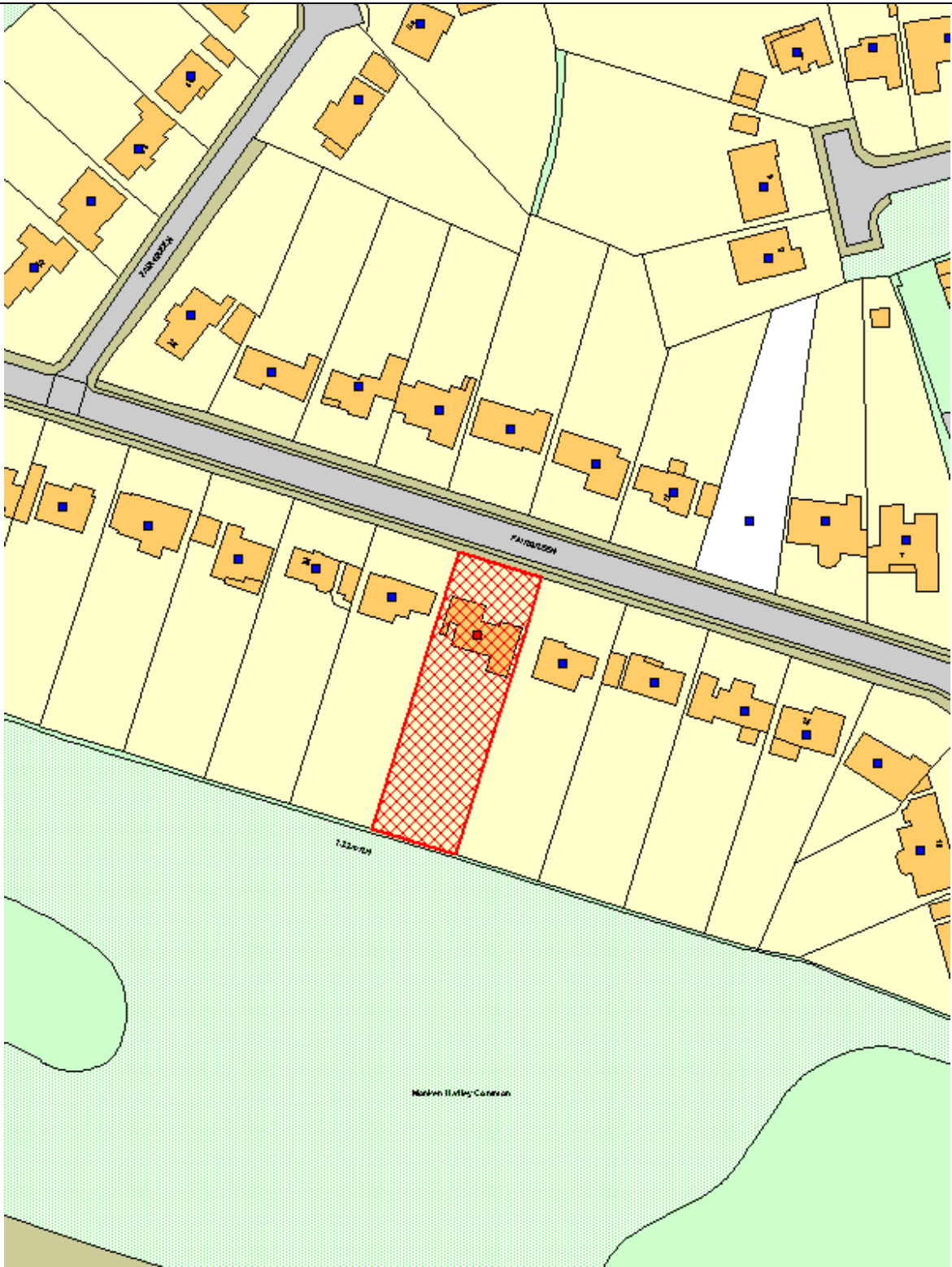
Alan Cox Associates  
22, Fairgreen,  
Barnet,  
EN4 0QS

**RECOMMENDATION:**

That planning permission be **GRANTED** subject to conditions

**Note for Members:**

Whilst this is an application that would normally be dealt with under delegated powers, the application is reported to Committee at the request of Cllr Lavender due to concerns regarding neighbouring amenity.



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## **1 Site and Surroundings**

- 1.1 The application property is a detached house which is located along the southern side of Fairgreen. The existing property has a 2 storey forward facing gable feature on the eastern side and the remainder of the second floor is provided by dormered accommodation in the roof space.
- 1.2 Land levels drop relatively steeply west to east such that number 20 Fairgreen is situated on a higher ground level than the application property and number 24 is lower.
- 1.3 The surrounding area is characterised by large detached dwelling houses set in generously sized plots.
- 1.4 The site is not a listed building and is not located within a Conservation Area.
- 1.5 The site is located within a bat protection area and a SINC's buffer.

## **2 Proposal**

- 2.1 The application seeks planning permission for the erection of a new 2 storey single family dwelling house with accommodation in the roofspace and a basement, following demolition of the existing property.
- 2.2 The dwelling would measure a maximum of 12.32 metres in depth, 16.15m in width and 9m in height from original ground level and to the top of the crown roof. It would have a hipped roof, 2 forward facing dormers, 3 rear facing dormers and a 2 storey forward facing gable.
- 2.3 The property would comprise:  
  
Basement: swimming pool, kitchen, gym, dance studio, wine cellar and shower/ changing room.  
Ground Floor: kitchen, family room, study, cloakroom, wet room, utility room, toilet and garage.  
First Floor: 4 bedrooms all en-suite  
Loft Floor: 2 en-suite bedrooms and a kitchen.

## **3 Relevant Planning Decisions**

- 3.1 Planning permission P13-02277PLA which was for the demolition of existing dwelling and erection of a detached 1 x 6-bed single family dwelling including integral garage, construction of basement incorporating swimming pool and habitable rooms, terrace and steps at ground floor level, doors and balcony at first floor rear, 3 x rear dormers, 2 x front dormers, 1 x front and 2 x side roof lights, lantern roof light to provide accommodation in roof and erection of cycle shed at rear, was refused for the following reasons:

*The proposed development by reason of its height, width, design and siting, particularly given the sloping nature of Fairgreen, would result in the addition of a property which would be overly dominant and intrusive in the streetscene and would fail to respect the size, design and scale of the neighbouring properties contrary to policy (II)GD3 of the Unitary Development Plan, policies 6, 8 and 37 of the*

*Submission Version Development Management Document, policies 7.1 and 7.4 of the London Plan and the National Planning Policy Framework.*

*The proposed development, by reason of its depth beyond the rear building line of number 24 Fairgreen, its height and proximity to the site boundary, particularly give the drop in levels between the properties, would result in an overly dominant form of development in relation to the neighbouring property resulting in a heightened sense of enclosure detrimental to the amenities of the neighbouring occupiers and contrary to policies (II) GD3 and (II) H12 of the Unitary Development Plan and Submission Version Development Management Document Policies 8, 11 and 37.*

*The proposed development, by reason of the increased height of the terrace and the proximity of this to the side site boundaries as well as the addition of a first floor rear facing balcony would result in additional overlooking (actual and perceived) of the neighbouring properties contrary to policy (II) H8 of the Unitary Development Plan and Submission Version Development Management Document Policy 8.*

*Insufficient evidence has been submitted to demonstrate the overall energy efficiency / CO2 reduction of the scheme against targets set by the Development Plan and the principles of the energy hierarchy particularly in the case where the technical feasibility of achieving claimed improvements over Part L1A of Building Regulations is questionable for a scheme of this size and scale. This is further compounded by virtue of the credits claimed as part of issue ENE1 of the Code for Sustainable Homes, where failure to comply with stated CO2 reduction targets would jeopardise or prevent the ability of the scheme to achieve a minimum Code Level 3 rating. In the absence of appropriate technical documents and mindful of the provisions of Circular 11/95, the Local Planning Authority are unable to levy a condition to satisfy such concerns where the condition may undermine the benefit of consent. This is contrary to Core Policies 4 and 20 of the Core Strategy, Policies DMD 49, 50 & 51 of the emerging Development Management Document, Policies 5.1, 5.2, 5.3 and 5.4 of the London Plan and the National Planning Policy Framework.*

## **4 Consultations**

### **4.1 Statutory and non-statutory consultees**

#### **4.1.1 Traffic and Transportation**

No objections subject to conditions regarding details of enclosure and details of surfacing materials.

#### **4.1.2 Biodiversity Officer**

No objections subject to conditions and in particular the retention of the existing pond in the rear garden

#### **4.1.3 Sustainable Design and Construction Officer**

No objections subject to conditions.

#### 4.1.4 Thames Water

No objections. Directive recommended.

#### 4.2 **Public**

4.2.1 Consultation letters were sent to 4 neighbouring occupiers and a site notice advertised the application. Responses were received from the neighbouring occupiers at number 24 Fairgreen raising the following concerns (in summary):

- Factual inaccuracy in that the site is a lot smaller than suggested by the applicant.
- Concerned about the dominance and large scale of the proposal.
- Concerned about disruption as a result of the building work.
- Neighbouring site is on a higher ground level and built closer to the boundary over 2 storeys.
- Proposal will have an overbearing impact including on the garden and terrace.
- The proposed development will be much higher than the existing and come closer to number 22 not only resulting a heightened sense of enclosure but also resulting in a loss of light especially to the bedroom and lounge.
- The raised ground level at the neighbouring property in particular the side way and terrace on the boundary would result in a loss of privacy.
- The size and mass of the dwelling is significantly greater than existing houses in the road.
- The building would be more than 1m in front of existing front building line of number 22 Fairgreen.

4.2.2 Since this objection was received the proposal has been amended as follows:

- The development has been reduced in width such that it is 2m from the boundary at first floor level with number 24 Fairgreen.
- The building has been moved rearward in to the site so that the front elevation of the development has been set back so it is line with the front of the existing dwelling. The rear elevation has also moved a metre rearward.
- The patio at the rear has been lowered so that it is no higher than the existing – including to the side of the dwelling along the boundary with number 24 Fairgreen.

4.2.3 The revised drawings have been sent to the neighbouring occupier at number 24 Fairgreen and the following additional comments have been received:

- The whole house has been moved back which is welcome at the front but means the 45 degree line is crossed at the rear and the development would appear even more overbearing.
- The plans do not demonstrate whether the height of the sideway is to remain the same or to be increased [Subsequent to this, the applicant has confirmed by amending drawing 3B that the side way will be no higher than the existing].
- The side elevation does not show that there would now be to skylights facing west.
- The side way is narrower than the existing and would afford greater overlooking.
- The basement extends too close to the common boundary with number 24 and raises concerns regarding deep excavations, piling and foundations.
- The basement would be out of keeping with the character of the area.

#### 5 **Relevant Policy**

- 5.1 The National Planning Policy Framework (NPPF) published in March 2012 allowed Local Planning Authorities a 12 month transition period to prepare for the full implementation of the NPPF. Within this 12 month period Local Planning Authorities could give full weight to the saved UDP policies and the Core Strategy, which was adopted prior to the NPPF. The 12 month period has elapsed and as from 28<sup>th</sup> March 2013 the Council's saved UDP and Core Strategy will be given due weight in accordance to their degree of consistency with the NPPF.
- 5.2 The Development Management Document (DMD) policies have been prepared under the NPPF regime to be NPPF compliant. The Submission version DMD document was approved by Council on 27<sup>th</sup> March 2013 and is now under examination. An Inspector has been appointed on behalf of the Government to conduct the examination to determine whether the DMD is sound. The examination process is a continuous process running from the submission through to receiving the Inspector's report. Part of the process involves oral hearing sessions and these took place on 23<sup>rd</sup> and 24<sup>th</sup> April 2014. The DMD provides detailed criteria and standard based policies by which planning applications will be determined, and is considered to carry greater weight now it is at examination stage.
- 5.3 The policies listed below are considered to be consistent with the NPPF and therefore it is considered that due weight should be given to them in assessing the development the subject of this application.
- 5.4 The London Plan (Including London Plan Alterations 2013)
- 3.3 Increasing housing supply
  - 3.4 Optimising housing potential
  - 3.5 Quality and design of housing development
  - 3.8 Housing choice
  - 3.9 Mixed and balanced communities
  - 3.10 Definition of affordable housing
  - 3.11 Affordable housing targets
  - 3.12 Negotiating affordable housing on schemes
  - 3.13 Affordable housing thresholds
  - 5.1 Climate change mitigation
  - 5.2 Minimising carbon dioxide emissions
  - 5.3 Sustainable design and construction
  - 5.7 Renewable energy
  - 5.13 Sustainable drainage
  - 5.14 Water quality and wastewater infrastructure
  - 5.15 Water use and supplies
  - 5.16 Waste self sufficiency
  - 6.13 Parking
  - 7.1 Building London's neighbours and communities
  - 7.2 An inclusive environment
  - 7.4 Local character
  - 7.5 Public realm
  - 7.6 Architecture
- 5.5 Local Plan - Core Strategy
- SO1: Enabling and focusing change
  - SO4: New homes
  - SO8: Transportation and accessibility

SO10: Built environment  
CP2: Housing supply and locations for new homes  
CP4: Housing quality  
CP5: Housing types  
CP21: Delivering sustainable water supply, drainage and sewerage infrastructure  
CP30 Maintaining and enhancing the built environment  
CP36 Biodiversity

#### 5.6 Saved Unitary Development Plan (UDP) Policies

(II) GD3 Design and character  
(II) GD6 Traffic implications  
(II) GD8 Site access and servicing  
(II) H8 Privacy and overlooking  
(II) H12 Extensions  
(II) H9 Amenity space  
(II)T13 Access onto public highway

#### 5.7 Submission Version Development Management Document (DMD)

DMD 2 Affordable Housing for Developments of less than 10 units  
DMD 3 Providing a mix of different size homes  
DMD 6 Residential Character  
DMD 8 General Standards for New Residential Development  
DMD 9 Amenity Space  
DMD 10 Distancing  
DMD 11 Rear extensions  
DMD 37 Achieving High Quality and Design Led Development  
DMD 45 Parking Standards and Layout  
DMD 49 Sustainable Design and Construction Statements  
DMD 51 Energy Efficiency Standards

#### 5.8 Other Relevant Policy

National Planning Policy Framework  
National Planning Practice Guidance

### **6 Analysis**

6.1 Planning permission was refused for the demolition of the existing house and the erection of a replacement dwelling on this site in 2013. A key consideration in the determination of this planning application is whether the proposal addresses those reasons for refusal.

#### 6.2 Principle

6.2.1 The proposal would be compatible with Policies 3.3 and 3.4 of the London Plan and Core Policy 2 of the Core Strategy insofar as it would maintain the Borough's housing stock.

6.2.2 However, the application must be judged on its own merits and assessed in relation to material considerations including, among others, the impact of the development on the character of the area and neighbouring residential amenity.

#### 6.3 Impact on the street scene and the character of the area

6.3.1 The first reason for refusal of the earlier application (Ref: P13-02277PLA) was concerned with the impact of the proposed development on the street scene and that it would have been visually dominant and overly intrusive particularly given the sloping nature of Fairgreen. The most recent incarnation of the proposal has been reduced in width such that 2m would be retained to the boundary with number 24 at first floor level (previously 1m) and the development has also been set back further in the site to mirror the front building line of the existing dwelling (previously it projected forward of the existing building by 0.8m). In addition, one of the proposed front dormers has been amended so that it reflects the fenestration of the rest of the dwelling and is more in keeping with the street scene. It is considered that these revisions mitigate the previous concerns identified. It is acknowledged that the development will appear larger in the street scene than the existing dwelling but a development of this scale would not be out of keeping with the pattern of development in the surrounding area and it would present an acceptable appearance in the street scene.

6.3.2 In light of the above the proposal is consistent with Core Policy 30 of the Core Strategy, policy (II)GD3 of the Unitary Development Plan, DMD 6, 8 and 37 of the Submission Version Development Management Document, policies 7.1 and 7.4 of the London Plan and the National Planning Policy Framework.

#### 6.4 Residential Amenity

6.4.1 Turning to the impact on the residential amenities of neighbours, the properties most affected by the proposed development would be numbers 20 and 24 Fairgreen and the occupiers of number 24 Fairgreen have objected to the proposed development.

6.4.2 The second reason for refusal of the earlier scheme related to the impact of the development on the occupiers of number 24 Fairgreen and in particular that it would be overly dominant and result in a heightened sense of enclosure. As stated above the current application has been amended such that the full depth of the first floor of the development would be positioned 2m off the boundary (previously 1m) which would reduce the scale of the development when viewed from the neighbouring house and would prevent it appearing unacceptably overly dominant.

6.4.3 It is noted that the development has been positioned further rearward in the site (by approximately 0.8m to mitigate against street scene concerns previously identified). However, the development would not breach a 45 degree angle from the midpoint of the nearest ground floor rear facing window at number 24.

6.4.4 With regard to the first floor element, the dwelling would breach a 30 degree angle from the nearest first floor rear window of number 24. However, at its nearest point the first floor element would be some 7m distant and would only minimally breach the 30 degree angle. The new dwelling would extend 0.4m beyond the 30 degree line at this point. The second breach of the 30 degree angle would occur at a distance of 10.6m and would be located in a similar position as the existing house and so would not have an unacceptably greater impact despite extending 0.3m deeper. The eaves height and existing and proposed soffit height at this point would be very similar to the existing.

6.4.5 With regard to privacy, the development has been revised so that the proposed patio will extend no higher than the existing in proximity to the boundary with number 24 Fairgreen. This includes the sideway at the side of the new dwelling. The development therefore will not result in an unacceptable loss of privacy for the



neighbouring property. In addition, a rear facing balcony which was proposed as part of the refused scheme has been replaced with a Juliet balcony which would not afford significantly more overlooking than existing first floor windows. It is recommended that side facing rooflights be obscure glazed and non-opening unless 1.7m above internal floor level.

- 6.4.4 With regard to the impact on the occupiers of number 20 Fairgreen, number 20 has a single storey garage on the boundary with number 22 beyond which the proposed development would extend to a greater depth. However, it would not extend beyond the main rear building line of the neighbouring property and would not result in a loss of light or outlook for the neighbouring occupiers and nor would it appear overly dominant.

#### 6.5 Internal layout of the new dwelling

- 6.5.1 The space standards for new residential development are set out in table 3.3 of the London Plan 2011. For a 3 storey 4 bed, 6 person house the Gross Internal Area (GIA) should be 113 sq. m. The proposed dwelling has 6 double bedrooms and proposes a gross internal area of approximately 593sq. m which exceeds the minimum space requirement.

#### 6.6 Amenity space

- 6.6.1 The submitted drawings indicate that the proposed new dwelling would have a private amenity space to the rear of the site of approximately 800 sq. m. which exceeds the standards required by the Submission Version DMD and the UDP.

#### 6.7 Parking, Access and Servicing

- 6.7.1 With regard to parking, pedestrian and vehicle access, and servicing, no objections have been made by the Council's Traffic and Transportation department. No changes are proposed to the access or boundary arrangement.

#### 6.8 Sustainable Design and Construction

- 6.8.1 To accord with the stipulations of Core Policy 4 of the Core Strategy and Policy 5.2 of the London Plan, all new residential developments must achieve a minimum of Level 3 under the Code for Sustainable Homes.

The Council's Sustainable Design Officer has inspected the proposed scheme and has stated that he has no objection to the development subject to conditions.

#### 6.9 Biodiversity

- 6.9.1 The Council's Biodiversity Officer has inspected the revised scheme including the submitted Phase 1 bat survey. The bat emergence survey submitted recorded bat activity around the site but no bats were seen to be emerging from the property itself. This means the Officer has confirmed that there are no ecological constraints associated with the proposed demolition/development. Conditions have been recommended.

#### 6.10 Section 106 Contributions

6.10.1 Section 106 (S106) of the Town and Country Planning Act 1990 allows a local planning authority to enter into a legally-binding agreement or planning obligation with a landowner in association with the granting of planning permission.

6.10.2 The current proposal has been assessed in relation to the Council's Section 106 Supplementary Planning Document (adopted 1.11.11) which details when a contribution will be required. As the current proposal involves a replacement dwelling and not a new residential unit no contributions are required in this case.

#### 6.11 Community Infrastructure Levy (CIL)

6.11.1 As of the April 2010, legislation in the form of CIL Regulations 2010 (as amended) came into force which would allow 'charging authorities' in England and Wales to apportion a levy on net additional floor space for certain types of qualifying development to enable the funding of a wide range of infrastructure that is needed as a result of development. Since April 2012 the Mayor of London has been charging CIL in Enfield at the rate of £20 per sq.m. The Council is progressing its own CIL but this is not expected to be introduced until spring / summer 2015.

6.11.2 The current proposal will be required to make a contribution if the net additional floorspace exceeds 100 sq.m. The floor space of the existing house is 274 sq. m. The proposed dwelling would have a floor area of 593 sq.m resulting in a net increase of 319Sq.m.

6.11.3 In light of this the proposal is required to make a contribution of £6695.

### **7.0 Conclusion**

7.1 Having regard to the above, it is considered that the amendments to the scheme have addressed the reasons for refusal identified with respect to the earlier planning application and the development as now proposed is acceptable having regard to the character and appearance of the wider area and the amenities of the occupiers of neighbouring properties.

### **8.0 Recommendation**

8.1 That planning permission be granted subject to the following conditions:

1. C07 Materials to be submitted
2. C09 Hardsurfacing
3. C10 Levels
4. C15 Retention of garage for private motor vehicles
5. C16 Parking areas
6. C24 Obscure glazing – First and second floor side facing windows
7. C25 No additional fenestration
8. C26 Flat roofs
9. C28 Restrict PD – Extensions

10. Should demolition/development not commence prior to June 2016 an updated bat survey is to be undertaken (by an appropriately qualified ecologist) and the results submitted and approved in writing by the Council. Should bats or evidence of bats be found no development is to commence until the relevant licence(s) have been obtained from the Statutory Nature Conservation Organisation (Natural England).

Reason: To ensure that bats, a material consideration, are not adversely impacted upon by the development.

11. No development hereby permitted shall commence until details of biodiversity enhancements, to include 2 bird bricks/boxes and 3 bat tiles/brick **designed into the new building** has been submitted and approved in writing by the council. Details are to include a plan indicating location of; and the type/specification of bird bricks and bat tiles which are being incorporated into the structure of the new dwelling.

Reason: To minimise the impact of the development on the ecological value of the area and to ensure the development provides the maximum possible provision towards the creation of habitats and valuable areas for biodiversity in accordance with Policy CP36 of the Core Strategy, the Biodiversity Action Plan and Policy 7.19 of the London Plan and to ensure that the council fulfil their obligations under the 2006 NERC Act and their commitments as given within The Enfield Biodiversity Action Plan.

12. No works or development shall take place until full details of both hard and soft landscape proposals have been submitted to and approved by the Local Planning Authority. Soft landscape details shall include:
- Planting plans indicating the retention of existing hedgerow boundaries (or hedgerow species to be planted if proposed for removal)
  - Written specifications (including cultivation and other operations associated with plant and grass establishment)
  - Schedules of plants and trees, to include **native and wildlife friendly species** and large canopy trees in appropriate locations (noting species, planting sizes and proposed numbers / densities)
  - Implementation timetables

Reason: To ensure that the ecological value of the site is enhanced post development in line with the Biodiversity Action Plan, CP36 of the Core Strategy and the London Plan.

13. All areas of hedges, scrub or similar vegetation where birds may nest which are to be removed as part of the development, are to be cleared outside the bird-nesting season (March - August inclusive) or if clearance during the bird-nesting season cannot reasonably be avoided, a suitably qualified ecologist will check the areas to be removed immediately prior to clearance and advise whether nesting birds are present. If active nests are recorded, no vegetation clearance or other works that may disturb active nests shall proceed until all young have fledged the nest.

Reason: To ensure that wildlife is not adversely impacted by the proposed development in accordance with national wildlife legislation and in line with CP36 of the Core Strategy. *Nesting birds are protected under the Wildlife and Countryside Act, 1981 (as amended).*

14. If bats or evidence of a bat roost is found during demolition works then all works must cease immediately (and a qualified bat licenced ecologist called for further guidance) until a licence from the Statutory Nature Conservation Organisation for development works

affecting bats has been obtained and a copy submitted to and approved in writing by the council.

Reason: Bats were recorded to be utilising this area and there are suitable features for them to take roost. There is therefore a minimal risk that bats may take roost in this property. This condition will ensure that should bats (a European Protected Species) be present, they are not adversely affected by the development in line with wildlife legislation.

15. Prior to first occupation details of the internal consumption of potable water have been submitted to and approved in writing by the Local Planning Authority. Submitted details will demonstrate reduced water consumption through the use of water efficient fittings, appliances and recycling systems to show consumption equal to or less than the targeted 80 litres per person per day as specified in the pre-assessment submitted with the scheme. Lower rates of efficiency commensurate with the technical constraints of the development may be submitted if this target is found to be unachievable.

The development shall be carried out strictly in accordance with the details so approved and maintained as such thereafter.

Reason: To promote water conservation and efficiency measures in all new developments and where possible in the retrofitting of existing stock in accordance with Policy CP21 of the Core Strategy, Policy 5.15 of the London Plan.

16. The development shall not commence until details of a rainwater recycling system have been submitted to and approved in writing by the Local Planning Authority. The details submitted shall also demonstrate the maximum level of recycled water that can feasibly be provided to the development.

The development shall be carried out strictly in accordance with the details so approved and maintained as such thereafter.

Reason: To promote water conservation and efficiency measures in all new developments and where possible in the retrofitting of existing stock in accordance with Policy CP21 of the emerging Core Strategy, Policy 5.15 of the London Plan.

17. The development shall not commence until details of surface drainage works have been submitted and approved in writing by the Local Planning Authority. The details shall be based on an assessment of the potential for disposing of surface water by means of a sustainable drainage system in accordance with the principles as set out in the Technical Guidance to the National Planning Policy Framework and shall be designed to a 1 in 100 year storm event allowing for climate change. The drainage system shall be installed/operational prior to the first occupation and a continuing management and maintenance plan put in place to ensure its continued function over the lifetime of the development.

The development shall be carried out strictly in accordance with the details so approved and maintained as such thereafter.

Reason: To ensure the sustainable management of water, minimise flood risk and to minimise discharge of surface water outside of the curtilage of the property in

accordance with Policy CP28 of the Core Strategy, Policies 5.12 & 5.13 of the London Plan and the NPPF.

18. Following practical completion of works a final Energy Performance Certificate shall be submitted to an approved in writing by the Local Planning Authority. Where applicable, a Display Energy Certificate shall be submitted within 18 months following first occupation.

Reason: In the interest of sustainable development and to ensure that the Local Planning Authority may be satisfied that CO<sub>2</sub> emission reduction targets are met in accordance with Policy CP20 of the Core Strategy, Policies 5.2, 5.3, 5.7 & 5.9 of the London Plan 2011 and the NPPF.

19. The development shall not commence until a detailed 'Energy Statement' has been submitted and approved in writing by the Local Planning Authority. Submitted details will demonstrate the energy efficiency of the development and shall provide for no less than a 40% improvement total CO<sub>2</sub> emissions arising from the operation of a development and its services over Part L of Building Regs 2010. If electricity is specified as the primary heating fuel a comparative analysis of total CO<sub>2</sub> savings set against a gas heating fuel baseline shall be submitted for consideration. The Energy Statement should outline how the reductions are achieved through the use of Fabric Energy Efficiency performance, energy efficient fittings, and the use of renewable technologies.

The development shall be carried out strictly in accordance with the details so approved and maintained as such thereafter.

Reason: In the interest of sustainable development and to ensure that the Local Planning Authority may be satisfied that CO<sub>2</sub> emission reduction targets are met in accordance with Policy CP20 of the Core Strategy, Policies 5.2, 5.3, 5.7 & 5.9 of the London Plan 2011 and the NPPF.

20. The development shall not commence until details of the renewable energy technologies shall be submitted and approved in writing by the Local Planning Authority. The details shall include:
  - a. The resulting scheme, together with any flue/stack details, machinery/apparatus location, specification and operational details;
  - b. A management plan and maintenance strategy/schedule for the operation of the technologies;
  - c. (if applicable) A servicing plan including times, location, frequency, method (and any other details the Local Planning Authority deems necessary);
  - d. (if applicable) A noise assessment and air-quality assessment regarding the operation of the technology; and
  - e. (if applicable) In the case of ground source heat pumps and ground source cooling confirmation that the system shall be a 'closed loop' system and shall not tap or utilise ground water / aquifer.

The renewable energy technologies shall be installed and operational prior to the first occupation of the development and shall be maintained as such thereafter.

Reason: In the interest of sustainable development and to ensure that the Local Planning Authority may be satisfied that CO<sub>2</sub> emission reduction targets by renewable energy are met in accordance with Policy CP20 of the Core Strategy, Policies 5.2, 5.3, 5.7 & 5.9 of the London Plan 2011 and the NPPF.

21. Evidence confirming that the development achieves a Code for Sustainable Homes rating of no less than 'Code Level 3' shall be submitted to and approved in writing by the Local planning Authority. The evidence required shall be provided in the following formats and at the following times:
- a. a design stage assessment, conducted by an accredited Code Assessor and supported by relevant BRE interim certificate, shall be submitted at pre-construction stage prior to the commencement of superstructure works on site; and,
  - b. a post construction assessment, conducted by and accredited Code Assessor and supported by relevant BRE accreditation certificate, shall be submitted following the practical completion of the development and prior to the first occupation.

The development shall be carried out strictly in accordance with the details so approved, shall be maintained as such thereafter and no change there from shall take place without the prior approval of the Local Planning Authority.

Reason: In the interests of addressing climate change and to secure sustainable development in accordance with the strategic objectives of the Council and Policies 3.5, 5.2, 5.3, 5.7, 5.9, 5.12, 5.13, 5.15, 5.16, 5.18, 5.20 & 6.9 of the London Plan 2011 as well as the NPPF.

22. Development shall not commence until details confirming compliance with all of the Lifetime Homes standards have been submitted to and approved in writing by the Local Planning Authority. The development shall be carried out strictly in accordance with the details so approved, shall be maintained as such thereafter.

Reason: To ensure that the development allows for the future adaptability of the home to meet with the needs of future residents over their lifetime in accordance with Policy CP4 of the Core Strategy and Policy 3.5 of the London Plan 2011.

23. The development shall not commence until a Site Waste Management Plan has been submitted to and approved in writing by the Local Planning Authority. The plan should include as a minimum:
- i. Target benchmarks for resource efficiency set in accordance with best practice
  - ii. Procedures and commitments to minimize non-hazardous construction waste at design stage. Specify waste minimisation actions relating to at least 3 waste groups and support them by appropriate monitoring of waste.
  - iii. Procedures for minimising hazardous waste
  - iv. Monitoring, measuring and reporting of hazardous and non-hazardous site waste production according to the defined waste groups (according to the waste streams generated by the scope of the works)
  - v. Procedures and commitments to sort and divert waste from landfill in accordance with the waste hierarchy (reduce; reuse; recycle; recover) according to the defined waste groups

In addition no less than 85% by weight or by volume of non-hazardous construction, excavation and demolition waste generated by the development has been diverted from landfill

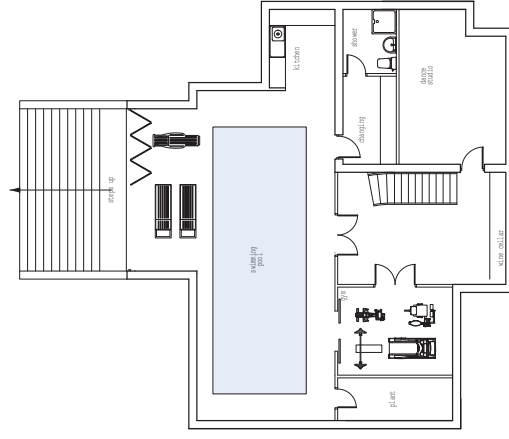
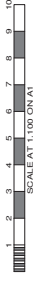
Reason: To maximise the amount of waste diverted from landfill consistent with the waste hierarchy and strategic targets set by Policies 5.17, 5.18, 5.19, 5.20 of the London Plan and the draft North London Waste Plan.

24. C51A

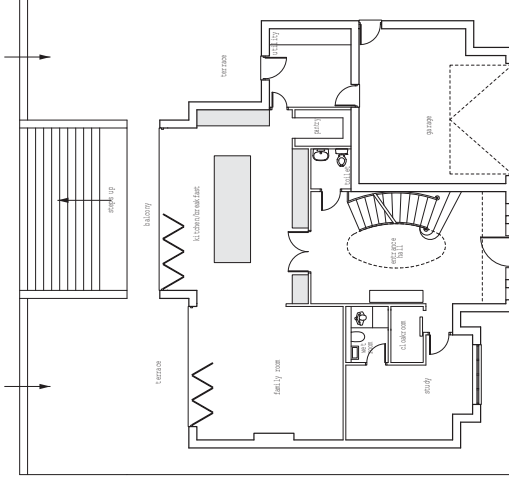
25. C60



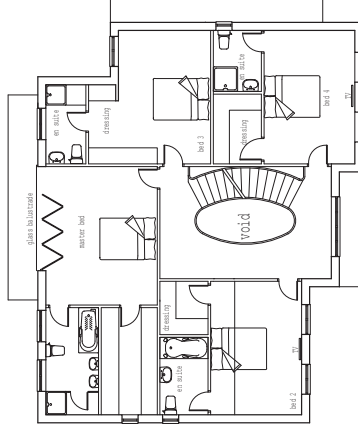




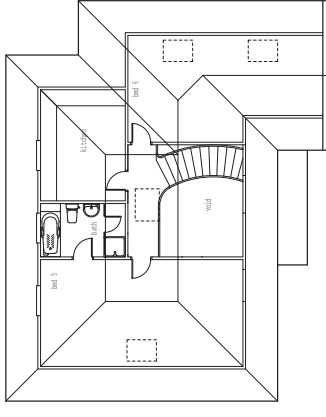
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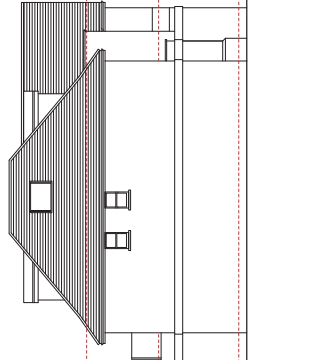
GROUND FLOOR PLAN



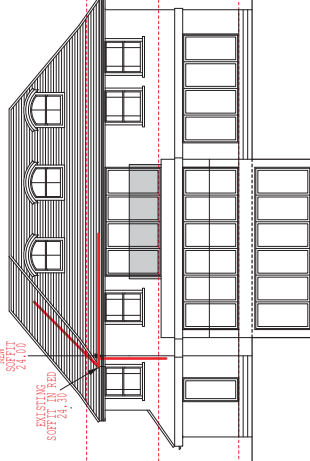
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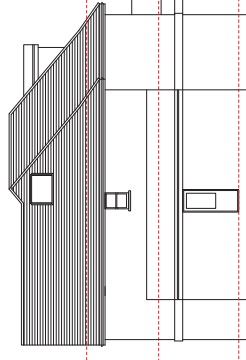
SECOND FLOOR



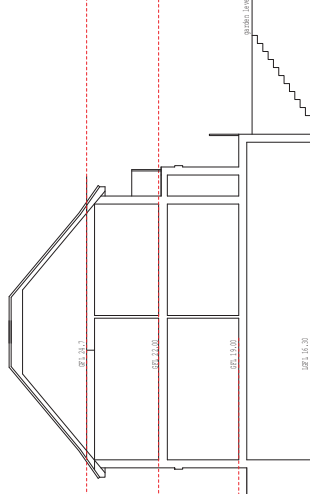
SIDE ELEVATION



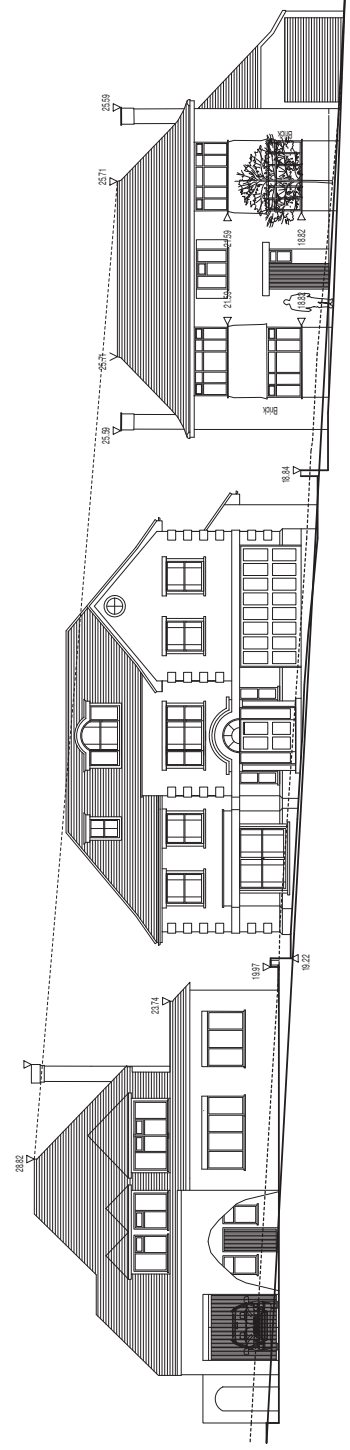
REAR ELEVATION



SIDE ELEVATION



SECTION



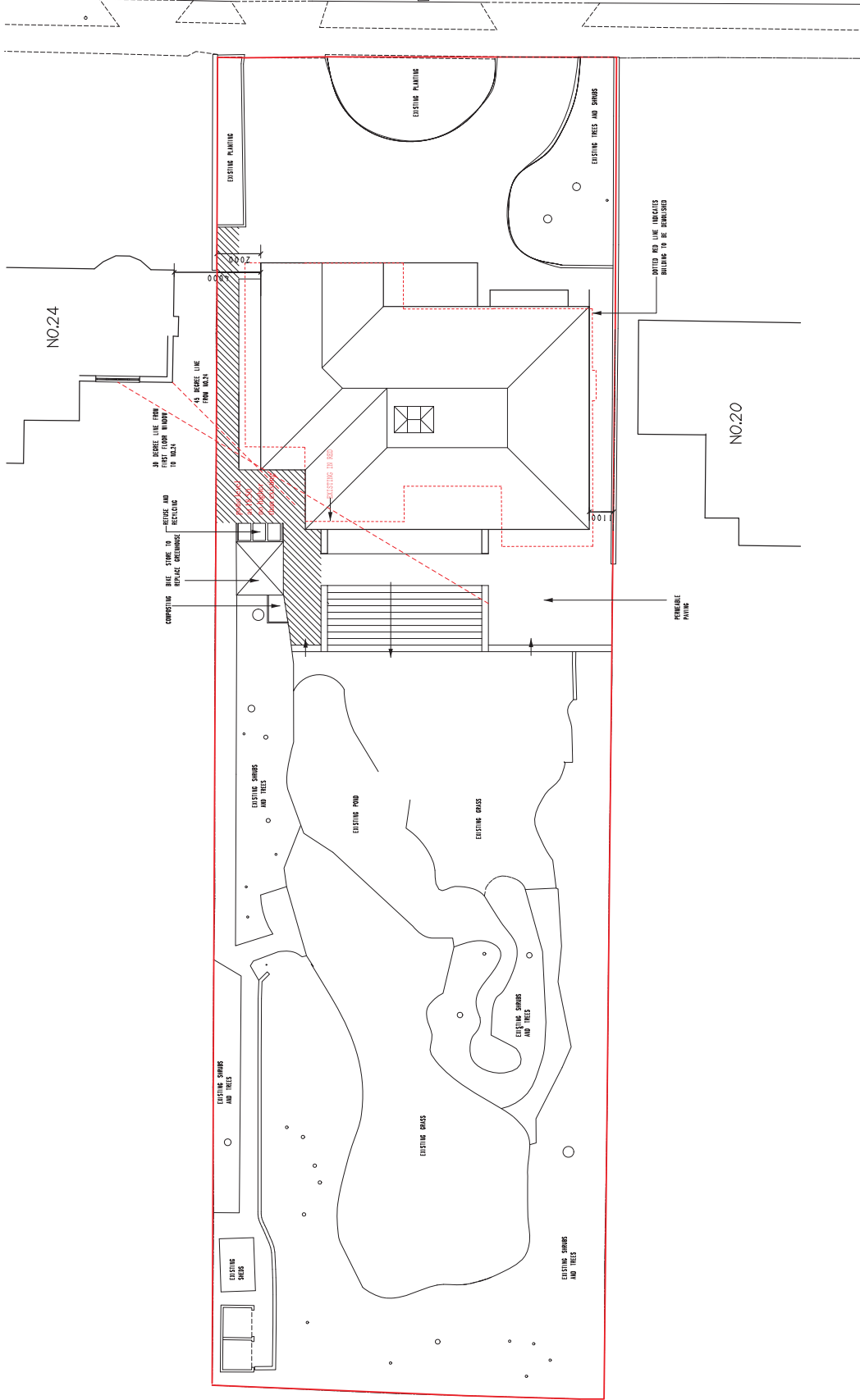
FRONT ELEVATION AND STREETSCENE

Site Address <b>22 FAIRGREEN BARNET EN4 0QS</b>	
Job Title <b>REPLACEMENT DWELLING</b>	

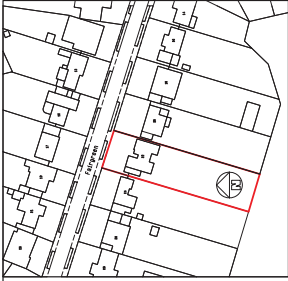
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Scale <b>1:100</b>	Date <b>06/13</b>
Drawn by <b>AJC</b>	

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TEL: 020 - 8440 - 7777  
FAX: 020 - 8364 - 9556

Project <b>402512/2</b>	Rev. <b>D</b>
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LOCATION PLAN



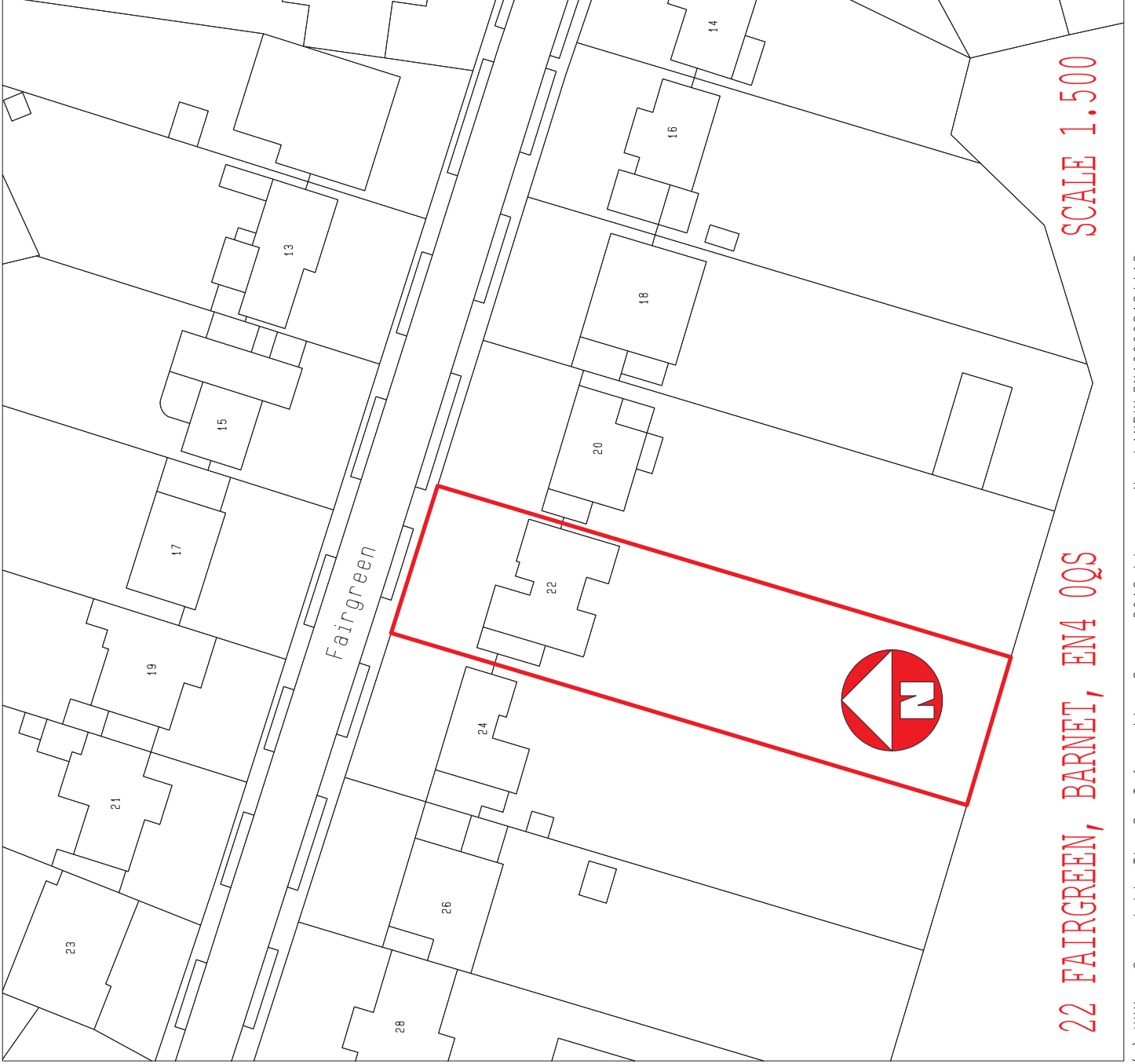
PROVIDERS  
 22 FAIRGREEN  
 BARNET  
 EN4 0QS

REPLACEMENT DWELLING

Drawn/Title	SITE AND LOCATION PLAN	
Scale	Date	Drawn by
1:100/1:250	06/13	AJC

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Drawn: 402512/3  
 Rev: B



SCALE 1.500

22 FAIRGREEN, BARNET, EN4 0QS