

LONDON BOROUGH OF ENFIELD

PLANNING COMMITTEE

Date : 28th April 2015

Report of
Assistant Director,
Planning, Highways &
Transportation

Contact Officer:
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Ward:
Cockfosters

Ref: 14/02634/FUL

Category: Full Application

LOCATION: 25 Lancaster Avenue, Barnet, EN4 0EP,

PROPOSAL: Conversion of single family dwelling into 4 self-contained flats comprising (1x1bed, 1x2 bed, 1x3 bed and 1x4 bed units) involving a part lower ground, part ground floor side and rear extension with balcony at first floor rear, rear dormer and rooflights to front and side and associated alterations to the front of the site to include 2 on site car parking spaces, bins and cycle enclosures and associated landscaping.

Applicant Name & Address:
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Agent Name & Address:
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RECOMMENDATION:

That subject to the completion of a S106 Agreement, the Head of Development Management/Planning Decisions Manager be authorised to **GRANT** planning permission subject to conditions.

Note for Members:

This case would normally be dealt with under delegated authority, but has been put before Planning Committee at the request of Councillor Charalambous due to the level of local objection.

Ref: 14/02634/FUL LOCATION: 25 Lancaster Avenue, Barnet, EN4 0EP,



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Scale 1:1250

North



1.0 Site and Surroundings

- 1.1 The application site is located on the northern side of Lancaster Avenue. The property is a semi-detached house flanked on either side by two residential properties of a similar size and design. The site slopes significantly from the public highway boundary at the front towards the rear of the site, represented by almost a 2 metre drop in land levels from the front of the site to the rear elevation of the house. The surrounding area is pre-dominantly residential in nature, made up of large family detached or semi-detached houses.
- 1.2 The site is located in the Hadley Wood Conservation Area. It has a PTAL of 3.

2.0 Proposal

- 2.1 The application proposes the conversion of the existing single family dwelling into 4 self-contained flats comprising (1x1bed, 1x2 bed and 2x3 bed units), involving a part lower ground, part ground floor side and rear extension with balcony at first floor rear level, rear dormer and rooflights to the front and side.
- 2.2 In relation to the proposed extensions. These comprise:
- A single storey side side extension 3.3 metres wide and 8.2 metres deep with a hipped/pitched roof over to a height of 4 metres at the top of the pitch.
 - Part lower ground and part ground level rear extension to run the same depth as an extension at No. 27 and the full width of the property linking up with the extension. The extension would have a flat roof over with obscure glazed roof lantern. When viewed from the rear garden due to the drop in levels this would have a height 5.2 metres.
 - A rear facing roof terrace on top of part of the ground floor rear extension with glazed balustrade and side screening panels.
 - Rear facing dormer window 2 metres wide, positioned centrally on the roof, three front and three rear facing rooflights.

3.0 Relevant Planning History

- 3.1 14/02639/HOU: Planning permission was granted in September 2014 for a part single storey, part lower ground floor side and rear extension, rear dormer and front and side rooflights. It should be noted that this application granted planning permission for the same extensions and alterations that are currently proposed as part of this application.

4.0 Consultation

4.1 Statutory and non-statutory consultees

Traffic and Transportation:

- 4.1.1 Traffic and Transportation raise no objections to the principle of the development or the level of off-street car parking proposed. Although the PTAL rating is 3 (good) and the level of off-street parking provided could be higher than proposed, Lancaster Avenue has no parking controls and there is capacity for on-street parking in this location. It is considered that the

elements to deal with cycle parking, refuse and the vehicular access can be dealt with by condition.

Tree Officer

- 4.1.2 No objections although there should be conditions assigned in relation to landscaping.

Duchy of Lancaster

- 4.1.3 No objections raised.

4.2 Public

- 4.2.1 Twenty neighbouring and nearby occupiers have been consulted. Following the receipt of amended plans and additional information a further re-consultation was undertaken. In addition, a site notice was also displayed at the site

- 4.2.2 Fifteen letters of objections were received following the initial consultation and 8 further letters were received following the consultation on the revised plans. The objections raised can be summarised as:

- The proposed conversion would be out of character with the Conservation Area.
- It would impact on the appearance and integrity of the adjoining area.
- The scale of the development is wholly out of keeping with the area. It would result in 11 bedrooms which will detract from the character and would cause parking problems.
- The proposal will prejudice parking on the street and the free flow of traffic.
- The intention to turn the front driveway into a car parking area is out of keeping with the street and the conservation area as a whole.
- The loss of the garage door to be replaced by a window would be out of character with the area and other houses on this section of the street.
- There were concerns raised about the scale of the side extension onto the occupants of Number 23. It should be set in 1 metre from the boundary of the site.
- There would be velux windows in the roof of the building which would overlook Number 23. In addition it is considered that the rear terrace would create an impact in terms of overlooking.
- The side facing window of the living room on the first floor would overlook Number 23.
- The proposal would set a negative precedent for other conversions on the street and in the adjoining area.

- 4.2.3 In addition, the Hadley Wood Association have objected to the application raising the following concerns:

- The proposal is out of character with the adjoining area.
- Provision of 4 car parking spaces is totally inadequate; there is already a serious problem on Lancaster Avenue with parking.
- Proposed new window to west side elevation will impact on privacy to Number 23.

5.0 Planning Policy Considerations

5.1 London Plan

- 3.3 Increasing housing supply
- 3.4 Optimising housing potential
- 3.5 Quality and design of housing developments
- 3.8 Housing choice
- 3.9 Mixed and balanced communities
- 3.10 Definition of affordable housing
- 3.11 Co-ordination of housing development and infrastructure
- 5.2 Minimising carbon dioxide emissions
- 5.3 Sustainable design and construction
- 5.7 Renewable energy
- 5.10 Urban greening
- 5.13 Sustainable drainage
- 5.14 Water quality and wastewater infrastructure
- 5.15 Water use and supplies
- 5.16 Water self-sufficiency
- 5.18 Construction, excavation and demolition waste
- 6.9 Cycling
- 6.13 Parking
- 7.1 Building London's neighbourhoods and communities
- 7.2 An inclusive environment
- 7.3 Designing out crime
- 7.4 Local character
- 7.5 Public realm
- 7.6 Architecture
- 7.8 Heritage Assets and Archaeology
- 8.2 Planning Obligations
- 8.3 Community Infrastructure Levy

5.2 Core Strategy

- CP3 Affordable Housing
- CP4 Housing Quality
- CP5 Housing Types
- CP9 Supporting Community Cohesion
- CP20 Sustainable Energy Use and Energy Infrastructure
- CP21 Delivering Sustainable Water Supply, Drainage and Sewerage Infrastructure
- CP30 Maintaining and improving the quality of the built and open environment
- CP31: Built and Landscape Heritage
- CP32 Pollution
- CP46 Infrastructure contributions

5.3 Development Management Document

- DMD 2 Affordable Housing for Developments of less than 10 units
- DMD 3 Providing a Mix of Different Sized Homes
- DMD 5 Residential Conversions
- DMD 6 Residential Character

DMD 7	Development of Garden Land
DMD 8	General Standards for New Residential Development
DMD 9	Amenity Space
DMD10	Distancing
DMD11	Rear Extensions
DMD14	Side Extensions
DMD37	Achieving High Quality and Design-Led Development
DMD38	Design Process
DMD44	Preserving and Enhancing Heritage Assets
DMD45	Parking Standards and Layout
DMD47	New Road, Access and Servicing
DMD49	Sustainable Design and Construction Statements
DMD50	Environmental Assessments Method
DMD51	Energy Efficiency Standards
DMD52	Decentralised Energy Networks
DMD53	Low and Zero Carbon Technology
DMD55	Use of Roofspace/ Vertical Surfaces
DMD58	Water Efficiency
DMD59	Avoiding and Reducing Flood Risk
DMD64	Pollution Control and Assessment
DMD65	Air Quality
DMD68	Noise
DMD69	Light Pollution
DMD72	Open Space Provision
DMD73	Children's Play Space
DMD79	Ecological Enhancements
DMD80	Trees on development sites
DMD81	Landscaping

5.4 Other relevant policy/guidance

National Planning Policy Framework
National Planning Practice Guidance
Enfield Characterisation Study
London Housing Supplementary Planning Guidance
S106 SPD
Hadley Wood Conservation Area Character Appraisal
Article 4 Direction 2006.

6.0 **Analysis**

6.1 The principle issues for consideration under this application are:

- Principle of the Flat Conversion
- Density
- Impact on Character of Conservation Area
- Neighbouring Amenity
- Standard of Accommodation
- Private Amenity Space
- Highways Issues
- S106 Requirements
- Sustainability Issues

6.2 Principle of the Flat Conversion

- 6.2.1 Policy 3.4 of the London Plan promotes the optimisation of housing output within different types of locations. Policy 3.8 of the London Plan also encourages the Council to provide a range of housing choices in order to take account of the various different groups who require different types of housing. The proposal would be compatible with these policies, and Core Policy 2 of the Core Strategy, insofar as it would maintain and increase the Borough's housing stock.
- 6.2.2 The Council commissioned a Strategic Housing Market Assessment (SHMA) which was published in 2010. This formed part of the Council's evidence base for its Core Strategy, which was examined at Public Inquiry and found to be sound by the Secretary of State and subsequently adopted by the Council in November 2010. Its recommendations are expressed in Policy 5 of the Core Strategy.
- 6.2.3 The Policy seeks to ensure that 'new developments offer a range of housing sizes to meet housing needs' and that the Policy should support the Council's plan for a Borough-wide mix of housing that reflects the needs and level of supply identified in the SHMA (2010). The 'Justification' in support of the Policy 5 of the Core Strategy is instructive. In paragraphs 5.40 and 5.41 it is noted that the supply-to-need shortage is most acute for larger dwelling types and that is unlikely that the required supply can be met through new build completions.
- 6.2.4 The Policy requires that the Council, over the lifetime of the Core Strategy, plans for a mix of housing that is 80% houses (mainly 3 and 4-beds) and 20% one and two-bed flats. Given that new build completions are unlikely to meet the required supply of larger family dwellings, the loss of a family house without a suitable replacement cannot be supported if the Council is to meet its requirements under Policy 5 of the Core Strategy.
- 6.2.5 In this respect and where conversion of family homes to flats are proposed, Policy DMD 5 of the Development Management Document states the following:

Development involving the conversion of existing units into self-contained flats and houses of multiple occupation (HMO) will only be permitted if the following criteria are met. All development must:

- a. Provide a high quality form of accommodation which meets internal floor space standards in the London Plan;
- b. Not harm the residential character of the area or result in an excessive number or clustering of conversions. The number of conversions: must not exceed 20% of all properties along any road; and only 1 out of a consecutive row of 5 units may be converted.
- c. Not lead to an unacceptable level of noise and disturbance for occupiers and adjoining properties;
- d. Incorporate adequate parking and refuse storage arrangements that do not, by design or form, adversely affect the quality of the street scene.

2. For the conversion of existing family units into self contained flats:
 - a. Compensatory provision for family accommodation (3 bedrooms +) is provided within the development.

- 6.2.6 Having regards to the requirements of DMD 5 it is considered the principle of the proposed flat conversion is acceptable. The proposal provides for a net gain of 3 units on the site and following the proposed extensions works all would internal have living space in accordance with and above the London Plan standards. In addition the application proposes 2x3 bed units with access to their own rear garden, both of which would be regarded as acceptable family units. This results in a net gain in one family unit.

- 6.2.7 A site visit and a check of the planning history in Lancaster Avenue indicates that there appear to be no other flat conversions on the street, with the exception of No.33 Lancaster Avenue, which would appear to be a purpose built block of flats. Accordingly, the proposal would not result in either an excessive number or clustering of conversions.

- 6.2.8 Policy DMD 5 also states that conversion proposals should not harm the residential character of the area and that adequate parking and refuse storage arrangements should be provided that do not adversely affect the quality of the street scene. This is particularly important in a conservation area such as this. One of the primary issues identified in the Conservation Area Character Appraisal is the gradual erosion of the green character and appearance of front driveways in the conservation area.

- 6.2.9 Originally the application proposed to completely hard- landscape the front garden area which was considered unacceptable in terms of its impact on the character of the property and the Hadley Wood Conservation Area. To address this, the applicant has submitted amended plans which significantly reduce the area of hard landscaping on the site and now propose just two parking spaces and a pedestrian path, to the front garden, allowing for the retention of the majority of the existing soft landscaped garden area.

- 6.2.10 The plans also originally included storage of bins and cycle stores in the front driveway area. Whilst they could be partly screened by planting, it was considered that this would negatively impact upon the character of the site. This element of the scheme has been changed and the bins and cycle stores have now been incorporated within the building in a newly created storage area behind a new wooden garage style door. This is considered a better arrangement and ensures that refuse storage/cycle storage has no impact on the street scene.

- 6.2.11 It is recognised that a number of objections have been raised in relation to the impact of overspill parking on the street. These have been taken into account. The applicant has produced a parking survey that concludes that only 16% of parking spaces were occupied in the early morning period. This has been taken at face value. Officers have also undertaken site visits on two occasions to assess the application, once at approximately 9am in the morning and on a second occasion around noon, and on both occasions there appeared to be on street parking availability. In addition a lot of the houses on Lancaster Avenue have relatively expansive driveway parking for 2-3 cars. Taking all factors into consideration, although the proposal may

result in some overspill parking, it is considered that this will not be to such an extent that it would cause disruption to residents or lead to conditions prejudicial to highway safety.

6.2.13 In conclusion it is considered the principle of the proposed conversion is acceptable. It would provide for additional living accommodation in the borough in a sustainable location without negatively impacting upon the character and appearance of the site or the conservation area. It is considered compliant with policies CP5 of the Core Strategy and DMD 5 of the Development Management Document.

6.3 Density

6.3.1 Density assessments must acknowledge new guidance outlined in the NPPF and particularly the London Plan, which encourage greater flexibility in the application of policies to promote higher densities, although they must also be appropriate for the area.

6.3.2 Policy 3.4 (Table 3.2) of the London Plan sets standards for appropriate density levels with regards to location, existing building form, massing, and having regard to the PTAL (Public Transport Accessibility Level) score,. A total of 15 habitable rooms would be provided on the site which has an area of 0.1434 hectares. According to the guidance in (Table 3.2) of the London Plan, an overall density of between 150-250hr/ha may be acceptable. The development proposed equates to 105 hr/ha.

6.4 Impact on Character of Conservation Area

6.4.1 One of the primary issues for consideration regarding this application is the impact of the proposal on the character and appearance of the Hadley Wood Conservation Area.

Statutory / Policy background

6.4.2 Section 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 (“Listed Buildings Act”) confirms that “*special attention shall be paid to the desirability of preserving or enhancing the character or appearance of that area.*” Case law has established that where an authority finds that a development proposal would harm the setting of a listed building or the character and appearance of a conservation area, it must give that harm “*considerable importance and weight*” (Barnwell Manor Wind Energy Ltd v East Northamptonshire District Council [2014] EWCA Civ 137).

6.4.3 Section 12 of the National Planning Policy Framework (“NPPF”) (Conserving and enhancing the historic environment) advises LPAs to recognise heritage assets as an “*irreplaceable resource*” and to “*conserve them in a manner appropriate to their significance*” (para. 126).

6.4.4 When determining planning applications, LPAs are advised to take into account of:

- “*the desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation;*”

- *the positive contribution that conservation of heritage assets can make to sustainable communities including their economic vitality; and*
- *the desirability of new development making a positive contribution to local character and distinctiveness” (para.131)*

6.4.5 Paragraph 132 confirms that it is the significance of the heritage asset upon which a development proposal is considered and that “*great weight should be given to the asset’s conservation*”. LPAs need to consider whether a proposed development will lead to substantial harm to or total loss of significance of a designated heritage asset. Proposals that lead to substantial harm or loss to a designated heritage asset should be refused unless it can be demonstrated that the substantial harm or loss is necessary to achieve substantial public benefits that outweigh the harm or loss, or it meets with the test identified at paragraph 133. Where a development will lead to less than substantial harm, the harm is to be weighed against the public benefits of the proposal, including securing its optimum viable use (para. 134).

6.4.6 The National Planning Practice Guidance (“NPPG”) provides some guidance on the term “public benefit” at paragraph 20:

“Public benefits may follow from many developments and could be anything that delivers economic, social or environmental progress as described in the National Planning Policy Framework (Paragraph 7). Public benefits should flow from the proposed development. They should be of a nature or scale to be of benefit to the public at large and should not just be a private benefit. However, benefits do not always have to be visible or accessible to the public in order to be genuine public benefits.

- *Public benefits may include heritage benefits, such as:*
- *sustaining or enhancing the significance of a heritage asset and the contribution of its setting*
- *reducing or removing risks to a heritage asset*
- *securing the optimum viable use of a heritage asset in support of its long term conservation”*

6.4.7 A “benefit” is not limited solely to heritage benefits but also to all material planning benefits arising from a particular scheme, providing that they meet with the relevant policy tests for conditions and obligations.

6.4.8 The NPPG also advises that the conservation of heritage assets in a manner appropriate to their significance is a core planning principle. It also advises that conservation is an “*active process of maintenance and managing change*”. Heritage assets are an irreplaceable resource and effective conservation delivers wider social, cultural, economic and environmental benefits.

6.4.9 Significance, as advised within the NPPF derives not only from a heritage asset’s physical presence but also from its setting. When assessing significance, it is advised that great weight should be given to the asset’s conservation and the more important the asset, the greater the weight to be applied. Where a development leads to less than substantial harm to the significance of the heritage asset, the harm should be weighed against the public benefits of the proposal, including its optimum viable use. The NPPG advises that what matters in assessing if a proposal causes substantial harm

is the impact on the significance of the heritage asset. It does also advise that 'substantial harm' is a high test, so may not arise in many cases.

- 6.4.10 Policies 7.4 of the London Plan and CP30 of the Local Plan seek to ensure that new developments have appropriate regard to their surroundings, and that they improve the environment in terms of visual and residential amenity. Additionally DMD44 of the DMD states that developments that fail to conserve and enhance the special interest, significance or setting of a heritage asset will normally be refused. Development affecting heritage assets or their setting should seek to complement the asset in all aspects of its design, materials and detailing.
- 6.4.11 As stated earlier the proposed extensions and alterations forming part of this application have already been approved under 14/02639/HOU and found to result in no harm to the character and appearance of the conservation area. Accordingly, these are not further considered as part of this section of the report. The issue to consider in relation to the current application is whether the conversion of the extended property into flats, along with the associated external works associated with the provision of parking spaces in part of the front garden, would in themselves result in 'harm'.
- 6.4.12 The previously approved plans included the provision of a garage within the side extension and therefore presented a garage door to the front elevation of the extension. The current proposals involve the use of this space for a refuse and cycle store. As a consequence the width of the door opening has reduced and the doors would open conventionally, rather than an up and over garage door. Amended plans have been received to ensure the doors incorporated are timber doors. This modest change to the front elevation of the side extension, compared to the previously approved extensions, would not result in harm to the character or appearance of the conservation area.
- 6.4.13 The conversion of the property into flats is generating a need to provide some off street parking. The existing property presently has the benefit of a garage to the side and there is a rough surfaced driveway leading to this garage. The application originally proposed the surfacing of the entire front garden in order to accommodate parking. This was not considered acceptable. The revised proposals now provide for surfacing to accommodate two parking spaces and a pedestrian pathway. This results in a loss of a small section of boundary hedging to the site frontage and the surfacing of approximately a third of the front garden to accommodate two parking spaces, a pedestrian pathway and hard surfaced area around the existing entrance door and in front of the refuse/cycle store. The existing pedestrian pathway leading to the front door would be reinstated as soft landscaping and the hedging across the frontage would be reinstated. The submitted drawings also provide for the introduction of soft landscaping to the boundary of the site with No23, where none presently exists, and behind the parking spaces.
- 6.4.14 The Hadley Wood Conservation Area Character Appraisal recognises that front gardens make a particularly important contribution to the informality and spaciousness of the area. The Character Appraisal acknowledges that it may be possible to accommodate a small area of hard standing without seriously affecting the appearance of the area, but notes that now a number of houses feature large expanses of tarmac or paving. This results in the loss of most of

the planting and front gardens and seriously detracts from the green and leafy character of the area.

6.4.15 It is considered that the amended plans provide for a modest area of hardstanding, as the Character Area Appraisal recognises as being possible to accommodate without seriously affecting the appearance of the area. The proposals also provide for enhancement to the remaining area of garden, such as to ensure that the overall the impact on the conservation area is considered to be neutral.

6.4.16 The internal works to the property to create 4 flats would have no external impact.

6.4.17 In summary, it is considered that the proposed development would not harm the character or appearance of the conservation area.

6.5 Neighbouring Amenity

6.5.1 From the perspective of neighbouring amenity the main properties to take into consideration are those on either side at Numbers 23 and 27. The extensions forming part of this application are the same as those already granted planning permission under reference 14/02639/HOU and therefore the impact of these on the amenities of the occupiers of these properties has already been considered and found to be acceptable.

Impact on Number 23

6.5.2 The objections from the residents of Number 23 in relation to the proposed extensions have been considered. The proposed side extension would extend the property closer to No.23 than the existing property. However, it is not adjudged to cause harm to their amenity. It would be separated by an average distance of 4.5m from the side elevation and it is considered that it would not be unduly overbearing or cause an unacceptable sense of enclosure or loss of outlook.

6.5.3 Due to the orientation and position of the existing garage at the rear of Number 23 at ground floor level it is considered that the proposed extensions to the rear of Number 25 would not have a materially noticeable impact to the occupants of Number 23.

6.5.4 Additionally whilst a roof terrace is proposed at first floor level, taking into account the tapered nature of the sites to one another and the fact that they are relatively wide and expansive, coupled with the fact that the terrace would be recessed in behind the roof lantern along with timber privacy screens on either side, it is considered that this would not give rise to overlooking or a loss of privacy.

6.5.5 The neighbours at Number 23 have also raised concerns about the proposed side window at first floor level within Flat 3. These comments have been noted. A condition is recommended to ensure that any side windows are obscured glazed and fixed shut to a height of 1.7m above floor level to safeguard privacy.

Impact onto Number 27

- 6.5.6 The impact of the proposal onto Number 27 is also considered to be acceptable. The part lower and upper ground floor rear extension would not project beyond the existing rear extension at Number 27 with the exception of a small step in the centre of the extension. Therefore there would be no impact on outlook or light. Having regard to the first floor level of Number 27 the proposed extension including the proposed roof terrace and associated screening would not break a 30 degree line of sight from the nearest habitable room window in accordance with DMD11. The application also propose relatively extensive works at basement/ lower ground level. However, these would not have any impact on light, outlook or privacy. The impact of construction work on the structural stability of the adjoining property would be addressed through the Building Regulations and/or the Party Wall Act.
- 6.5.7 The proposed roof terrace would be set in 5 metres from the boundary between the properties with the immediate sides of the terrace screened from direct view by a 1.8 metre timber screen on either side. Given this it is considered that no undue overlooking or loss of privacy would result.
- 6.5.8 In conclusion it is considered that this terrace and the proposed extensions in their entirety have an acceptable impact onto the occupiers of Number 27. It is considered necessary to assign a condition to ensure that the flat roof outside of the living room of flat is not used as a terrace.

6.6 Standard of Accommodation including Private Amenity

- 6.6.1 The application proposes 1x1 bed, 1x2 bed and 2x3 bed units. The 2x3 bed units would be split level over lower ground floor and ground levels. Both flats are expansive units at 139sqm and 158 sqm respectively, well in excess of the minimum London Plan requirements of 93sqm. All the individual rooms are large and spacious and the layout of both units is very accessible. They would both be dual aspect and have access to their own rear garden areas at 165 and 186 sqm respectively. It is considered they would provide for a very good standard of family accommodation.
- 6.6.2 The proposed 1x1 bed flat at first floor level is 56sqm thereby in excess of the minimum standard of 50sqm. The main living/kitchen area and bedroom are both of an acceptable size individually. This flat would have access onto its own terrace area outside at first floor level, which would be 11sqm in area.
- 6.6.3 The 4th flat is a 1x2 bed flat split over first floor and loft levels. This flat would have an area of approximately 103sqm internally, in excess of the London Plan standard of 70sqm. There would be a large living/ kitchen room 42sqm in area with both bedrooms and bathroom facilities in the loft space. Both of the bedrooms would be of a sufficient area and whilst it is recognised part of those rooms would have a limited floor to ceiling height, they would provide for functional bedrooms.
- 6.6.4 It is acknowledged that this flat would have no access to a dedicated private amenity space in accordance with DMD9. Whilst a terrace to the rear of the flat at first floor level would be physically possible it would have an unacceptable impact onto the amenity of the occupants of Number 27 . Having regard to this, the fact that this is a conversion with inherent constraints on the ability to provide dedicated private amenity space, and when balanced against the Borough's housing need, the breach in policy is considered acceptable in this instance.

- 6.6.5 On balance of all factors and for the reasons outlined as above it is considered the standard of accommodation proposed is acceptable having regard to policy DMD 6, 8 and 9 and Policy 3.5 of the London Plan.

6.7 Traffic and Highways Issues

- 6.7.1 Traffic and Transportation have raised no objection to the principle of the development or the level of off-street car parking proposed. Although the PTAL rating is 3 and the level of off-street parking provided could be higher than proposed, Lancaster Avenue has no parking controls and there is capacity for on-street parking in this location.
- 6.7.3 It is recognised that objections have been received from residents siting concerns about additional on street parking on top of existing commuter parking levels in the area. However, as referred to earlier in the report, officers have visited the site on two occasions during the process of the application and there was a high level of on street parking availability. The site is in a relatively accessible location in terms of public transport. In addition, the majority of houses on Lancaster Avenue have driveway parking for at least two car parking spaces. Therefore even if this proposal were to increase on street parking in the area it is highly unlikely that it would result in parking displacement and an unacceptable level of disturbance to existing residents.
- 6.7.4 Traffic and Transportation have raised issues in relation to the combination of the bins stores and cycle parking. However, it is considered that they are located in the only place possible so as to not create an impact to the visual amenity of the site. There were also queries raised in relation to the proposed access to the site in relation to pedestrian visibility and the need to relocate a lamp column on site. However it has been suggested that this query can be dealt with via a pre-commencement planning condition.

6.8 S106 Requirements

- 6.8.1 On 28th November 2014 the Government introduced immediate changes to the National Planning Practice Guidance to state that contributions for affordable housing and tariff style planning obligations should not be sought for small scale and self-build developments containing 10 units or less with a gross area of no more than 1000sq.m. In the light of the implications for this for the Councils adopted DMD policy, a report was taken to the Local Plan Cabinet Sub Committee on 15th January 2015. At the meeting and in the light of guidance issued, Members agreed the approach set out below for dealing with planning applications and as the basis for future consultation on the revised S106 SPD.
- 6.8.2 Education contributions will no longer be required for developments of less than 11 units.
- 6.8.3 Affordable housing contributions may still be sought for developments of 1-9 units in accordance with the following:

6.8.4 Individuals and self-builders will be exempt from requiring to pay affordable housing contributions; Contributions may continue to be required from other developers subject to viability testing, with a view to ensuring that contributions do not result in a disproportionate burden and an obstacle to the delivery of housing.

6.8.5 In this instance the applicant has confirmed that they are a small scale developer. Subsequently a review of the viability of the scheme has been conducted and overseen by the councils independently appointed viability assessor. Taking into account the viability of the scheme along with the allowances for Vacant Building Credit as outlined in Chapter 7 of the councils draft S106 SPD a figure of £65,464.57 has been agreed towards off site affordable housing contributions, with an additional £ 3,273.23 towards a S106 Monitoring Fee. This would be secured via a legal agreement t should the proposal be granted planning permission.

6.9 Sustainability Issues

6.9.1 As part of their application the applicant has submitted an Energy Statement and Code for Sustainable Homes Pre- Assessment. Overall it is considered that the information submitted is acceptable, and relevant conditions have been suggested.

7.0 Conclusion

7.1 It is considered that the proposed extensions and the conversion of the property would not harm the character or appearance of the conservation area or have an unacceptable impact on the amenities of adjoining residents. The standard of accommodation for all proposed units is acceptable and the scheme will make a contribution to the Borough's housing stock, including the provision of two family sized flats with garden access. The proposal is unlikely to have an impact to highway function and safety. Accordingly, it is considered that the proposed development is acceptable.

8.0 Recommendation

8.1 That subject to the completion of a S106 Agreement, the Head of Development Management/Planning Decisions Manager be authorised to **GRANT** planning permission subject to conditions.

1. C60 Approved Plans
2. C07 Details of Materials
3. C09 Details of Hard Surfacing
5. C16 Private Vehicles Only - Parking Areas
6. C17 Details of Landscaping
7. C19 Details of Refuse Storage & Recycling Facilities

8. C24 Obscured Glazing (Proposed Side Elevation)
9. C25 No additional Fenestration
11. C59 Cycle parking spaces
12. The balcony screens for the proposed terrace as shown on Drawing Numbers LANC/H/14/A/10 Rev A and LANC/H/14/A/13 Rev A shall be implemented prior to completion of the proposed works and retained in perpetuity.

Reason: In the interest of neighbouring amenity.

13. The proposed roof lantern shall be fitted with obscure glazing.

Reason: To protect the amenity of future occupier of the proposed ground floor unit.

14. C26 Restriction of Use of Extension Roof to the rear of Flat 4 as on Drawing Number LANC/H/14/A/10 Rev A.

15. Notwithstanding the submitted plans, the development shall not commence until detailed drawings showing the means of access to the development including the siting, levels, materials, parking layout, visibility splays, relocation of existing lamp post and street lighting have been submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved details before it is occupied. Reason: To ensure that the development complies with Unitary Development Plan Policies and does not prejudice conditions of safety or traffic flow on adjoining highways.

16. Development shall not commence until evidence in the form of a revised design stage assessment conducted by an accredited Code for Sustainable Homes Assessor and supported by relevant BRE interim certificate, has been provided and approved in writing by the Local Planning Authority. The evidence provided shall confirm that the dwellings can achieve a Code for Sustainable Homes rating of no less than Code Level 4.

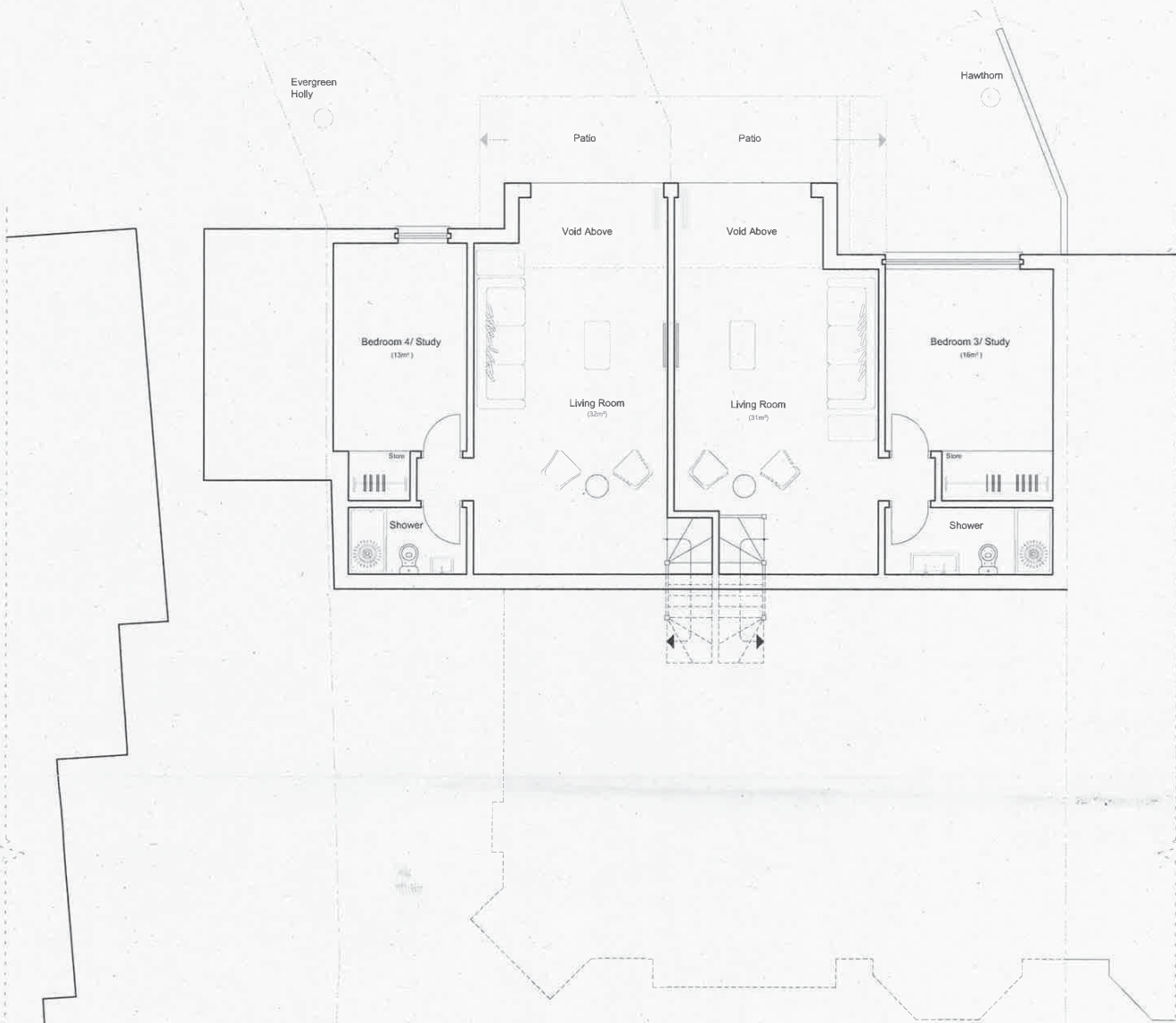
The development shall be carried out strictly in accordance with the details so approved, shall be maintained as such thereafter and no change therefrom shall take place without the prior written approval of the Local Planning Authority.

Reason: In the interests of addressing climate change and to secure sustainable development in accordance with adopted Policy.

17. C51A Time Limited Permission

Rear Garden
(Flat 1: Amenity Area 165m²)

Rear Garden
(Flat 2: Amenity Area 186m²)



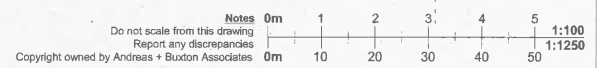
23
Lancaster
Avenue

27
Lancaster
Avenue

London Plan Policy 3.5 Table 3.3
Minimum Space & Floor Standards;

Dwelling type (bedroom (b)/ persons-bedspaces (p))	GIA (sqm) (London Plan)	- As Proposed
Flat 1 (4b/ 7p) =	(99 m ²)	- 148 m ² / 1584 ft
Flat 2 (3b/ 6p) =	(93 m ²)	- 159 m ² / 1701 ft
Flat 3 (3b/ 6p) =	(93 m ²)	- 107 m ² / 1145 ft ²
Flat 4 (1b/ 2p) =	(50 m ²)	- 52 m ² / 556 ft ²

Proposed Lower Ground Floor Plan

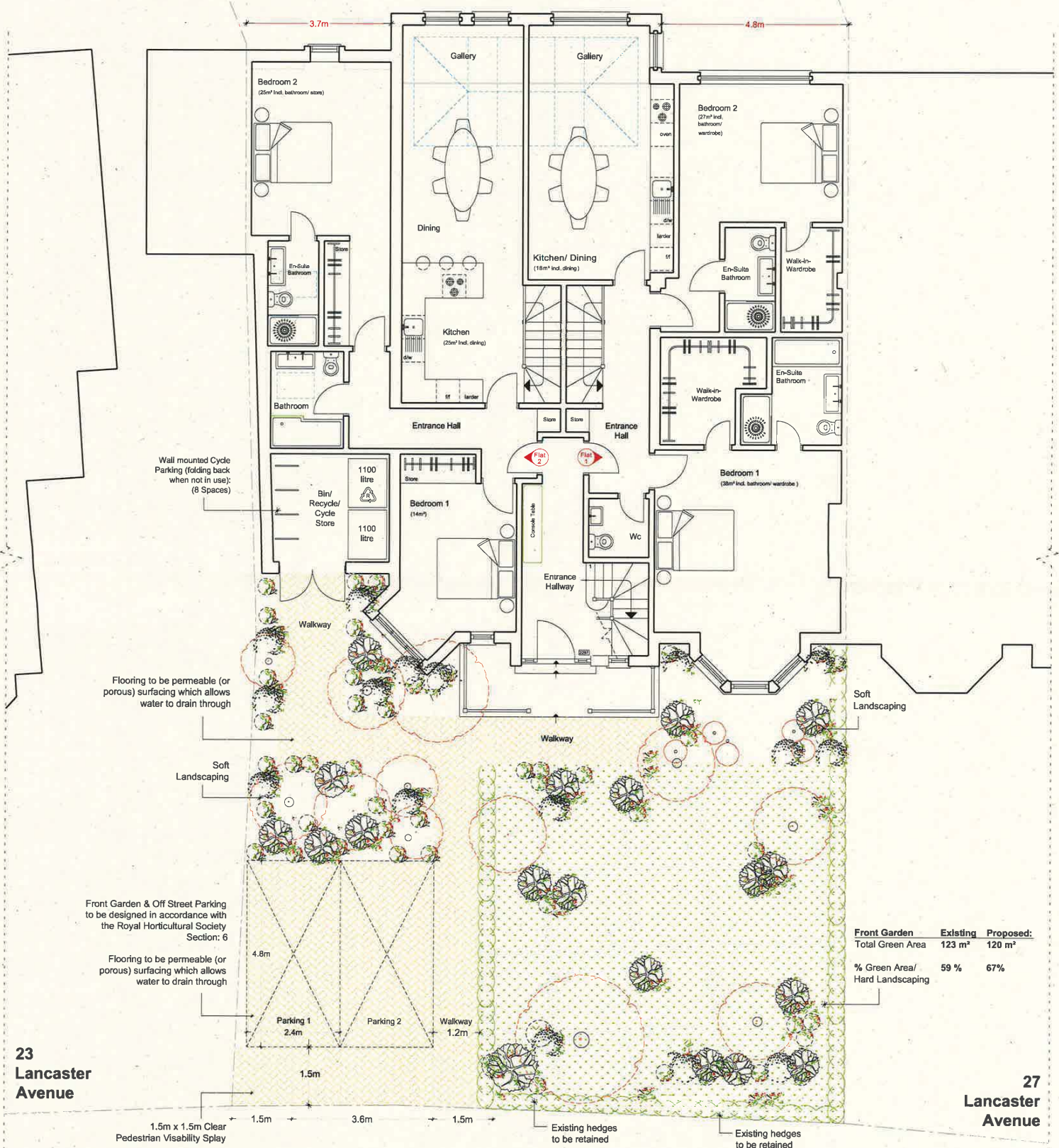


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Rev. / Date	Project	Project Description	Drawing Name	Date	Scale	Org. No.	Rev.
0 /	25 Lancaster Avenue Barnet EN4 0EP	Proposed Conversion Into 4 Self-Contained flats with Single Storey Side & Rear Extensions, Rear Dormer & Conservation Rooflights;	Proposed Lower Ground Floor Plan	01/07/2014	1:100 @ A3	LANC/F/14/A/08	
Planning							

London Plan Policy 3.5 Table 3.3 Minimum Space & Floor Standards;		
Dwelling type (bedroom (b)/ persons-bedspaces (p))	GIA (sqm) (London Plan)	- As Proposed
Flat 1 (3b/ 6p) =	(93 m ²)	- 158 m ² / 1691 ft ²
Flat 2 (3b/ 6p) =	(93 m ²)	- 139 m ² / 1487 ft ²
Flat 3 (1b/ 2p) =	(50 m ²)	- 58 m ² / 599 ft ²
Flat 4 (2b/ 4p) =	(70 m ²)	- 103 m ² / 1102 ft ²

Soundproofing between Flats to be 3db above minimum Building Regulations Requirements



Front Garden	Existing	Proposed:
Total Green Area	123 m ²	120 m ²
% Green Area/ Hard Landscaping	59 %	67%

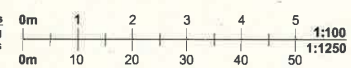
Proposed Ground Floor Plan

23 Lancaster Avenue

27 Lancaster Avenue

C 25/03/15	Bin/ cycle store relocated. Window replaced with timber doors = Flat 2 revised.
B 30/10/14	Off-street parking/ Bin Store Revised
A 27/10/14	Window removed to west elevation. Off-street parking/ Bin Store Revised & Layouts to Flats 3 + 4 revised
Rev. Date	
Drawing Status	Project
Planning	25 Lancaster Avenue Barnet EN4 0EP
	Project Description Proposed Conversion Into 4 Self-Contained Flats with Single Storey Side & Rear Extensions, Rear Dormer & Conservation Rooflights;

Notes
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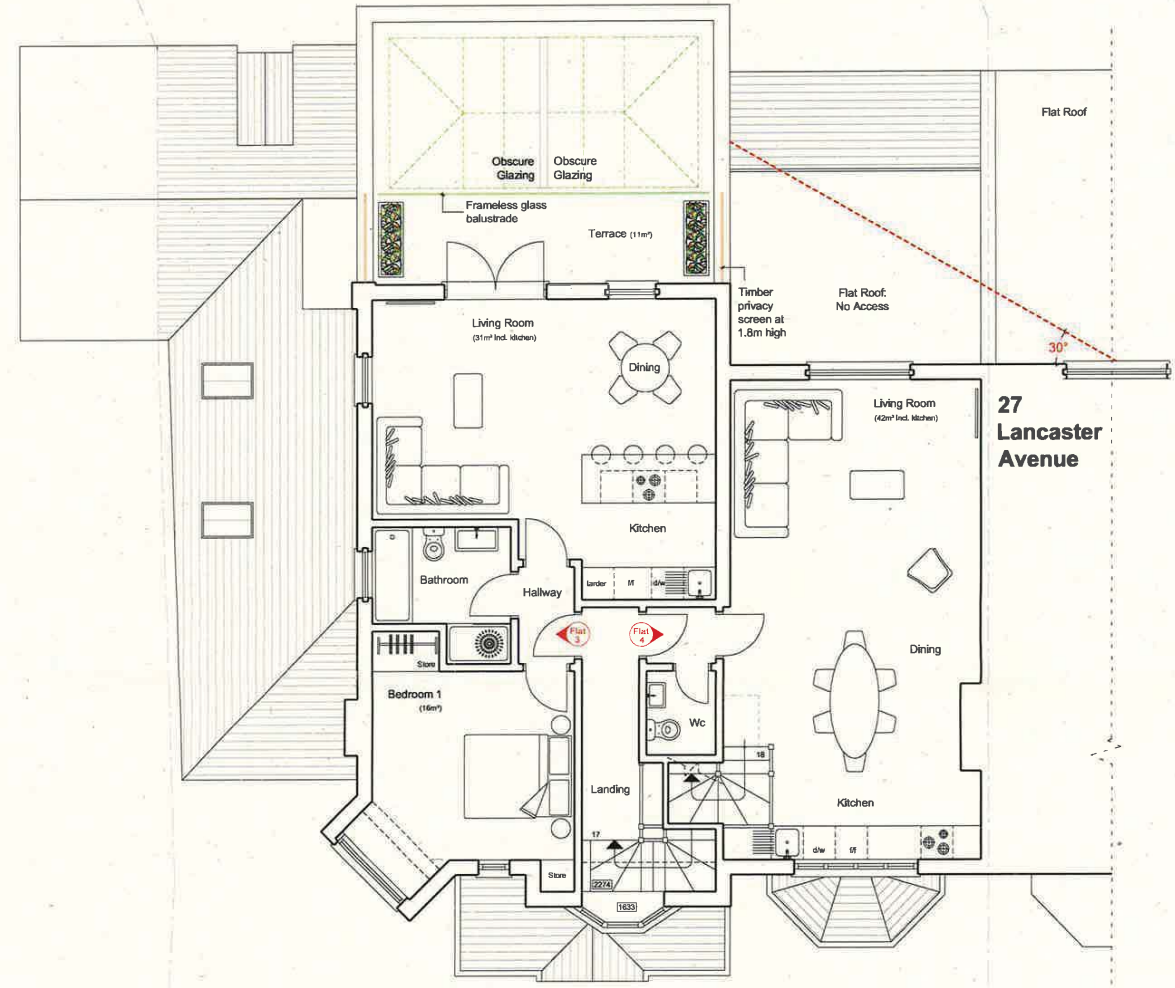


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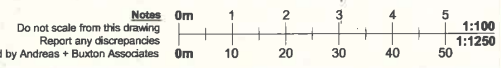
Drawing Name Proposed Ground Floor Plan	Date 01/07/2014	Scale: 1:100 @ A3	Dwg. No. LANC/F/14/A/09	Rev. C
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London Plan Policy 3.5 Table 3.3 Minimum Space & Floor Standards;		
Dwelling type (bedroom (b)/ persons-bedspaces (p))	GIA (sqm) (London Plan)	- As Proposed
Flat 1 (4b/ 7p) =	(99 m ²)	- 148 m ² / 1584 ft ²
Flat 2 (3b/ 6p) =	(93 m ²)	- 159 m ² / 1701 ft ²
Flat 3 (1b/ 2p) =	(50 m ²)	- 56 m ² / 599 ft ²
Flat 4 (2b/ 4p) =	(70 m ²)	- 103 m ² / 1102 ft ²

Soundproofing between Flats to be 3db above minimum Building Regulations Requirements



Proposed First Floor Plan



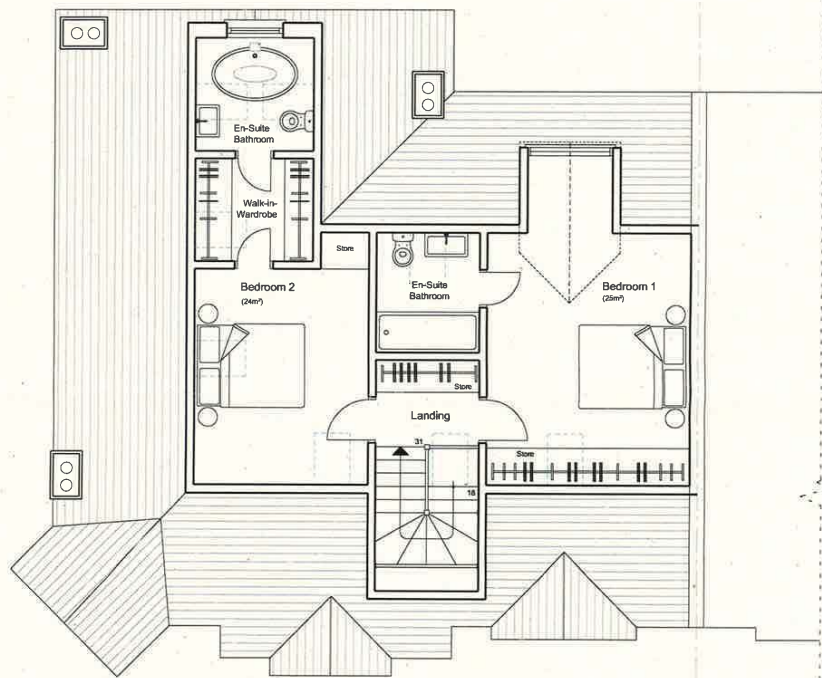
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A 27/10/14 Rev: [] Drawing Status: Planning	Project: 25 Lancaster Avenue Barnet EN4 0EP	Project Description: Proposed Conversion into 4 Self-Contained flats with Single Storey Side & Rear Extensions, Rear Dormer & Conservation Rooflights;	Drawing Name: Proposed First Floor Plan	Date: 01/07/2014	Scale: 1:100 @ A3	Dwg. No. LANC/F14/A/10	Rev. A
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London Plan Policy 3.5 Table 3.3 Minimum Space & Floor Standards;		
Dwelling type (bedroom (b)/ persons-bedspaces (p))	GIA (sqm) (London Plan)	- As Proposed
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Flat 3 (1b/ 2p) =	(50 m ²)	- 56 m ² / 599 ft ²
Flat 4 (2b/ 4p) =	(70 m ²)	- 103 m ² / 1102 ft ²

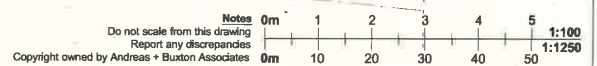
Soundproofing between Flats to be 3db above minimum Building Regulations Requirements



23
Lancaster
Avenue

27
Lancaster
Avenue

Proposed Second Floor Plan



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A 27/10/14
Rev Date
Drawing Status
Planning

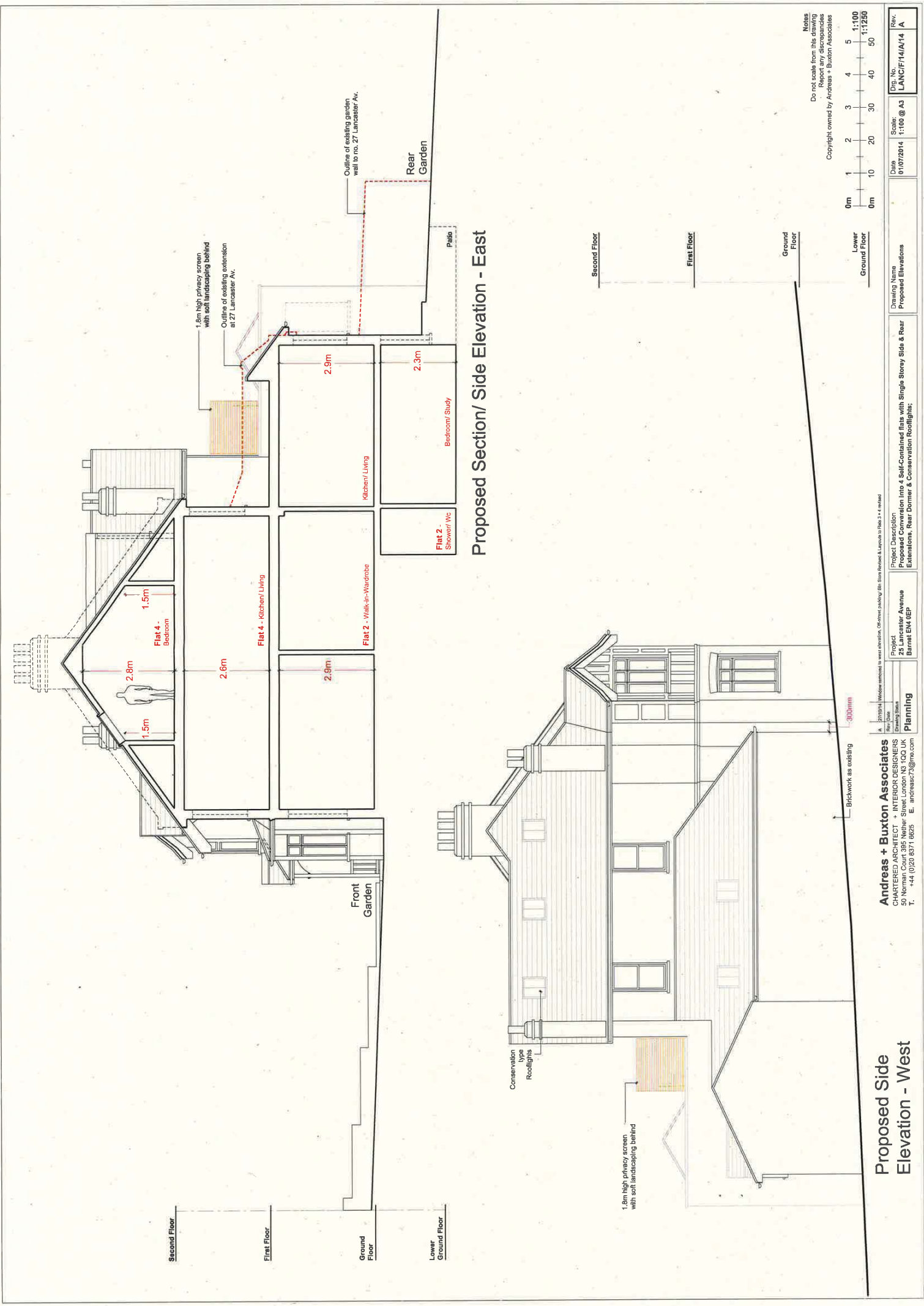
Project
**25 Lancaster Avenue
Barnet EN4 0EP**

Project Description
Proposed Conversion into 4 Self-Contained flats with Single Storey Side & Rear Extensions, Rear Dormer & Conservation Rooflights;

Drawing Name
Proposed Second Floor Plan

Date
01/07/2014
Scale:
1:100 @ A3

Org. No.
LANC/F14/A/11
Rev.
A



Proposed Section/ Side Elevation - East

Proposed Side Elevation - West

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Date	07/07/2014	Scale	1:100 @ A3	Dwg. No.	LANCF14A14_A
Drawing Name	Proposed Elevations	Rev.			

Project Description
Proposed Conversion into 4 Self-Contained flats with Single Storey Side & Rear Extensions, Near Dormer & Conservation Rooflights;

Project
25 Lancaster Avenue
Barnet EN5 0EP

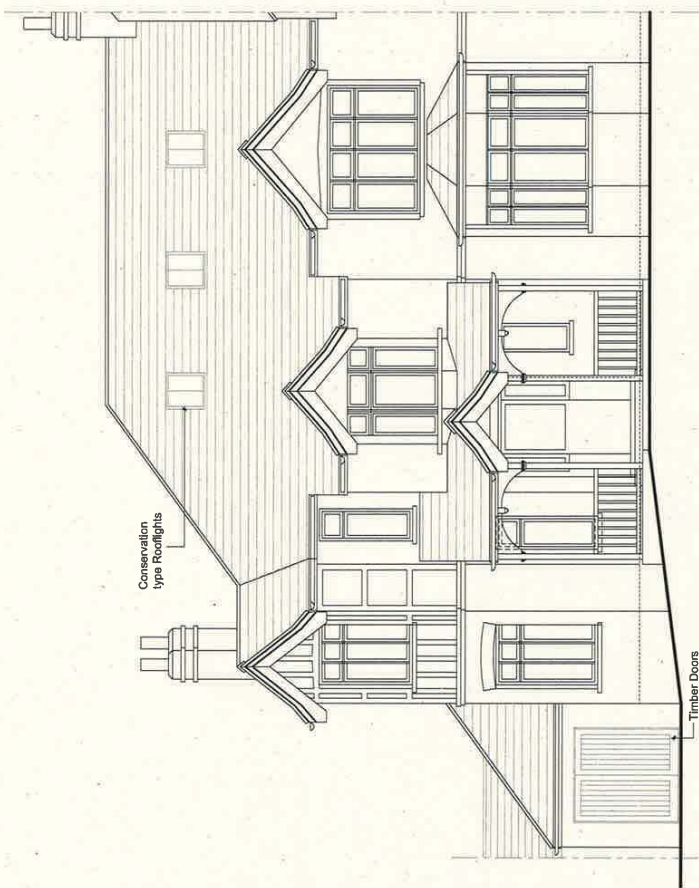
Planning

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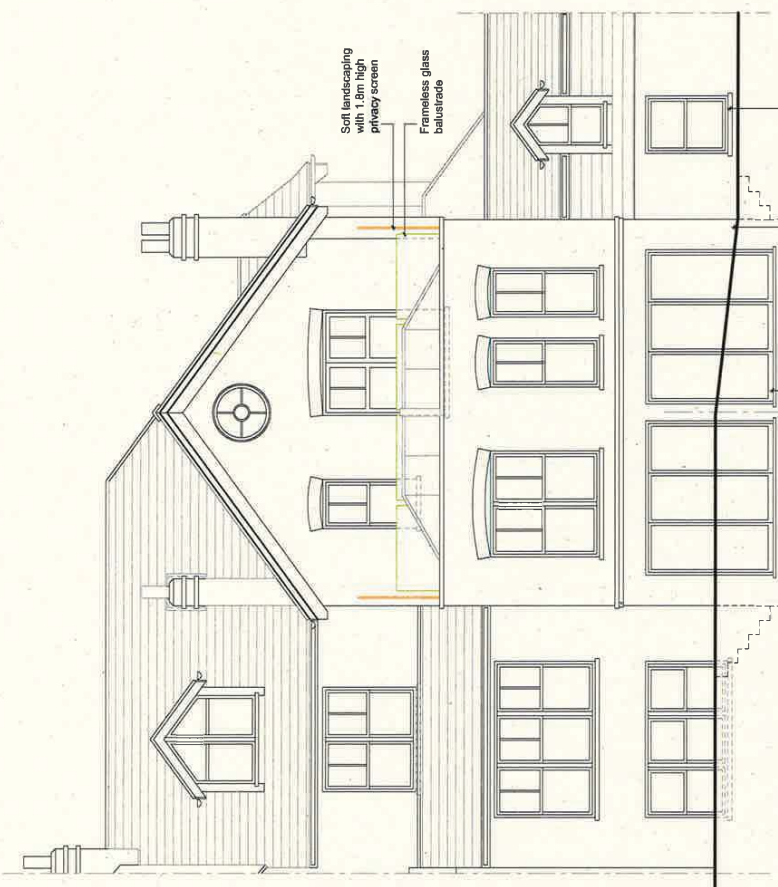
Conservation type Rooflights
1.8m high privacy screen with soft landscaping behind
Brickwork as existing
-300mm

Second Floor
First Floor
Ground Floor
Lower Ground Floor

Second Floor
First Floor
Ground Floor
Lower Ground Floor



Proposed Front Elevation



Proposed Rear Elevation

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Project 2000014 Barnet EM (EP)		Project Description Proposed Extension, Rear Dormer & Conservation Frontlights,		Date 9/10/2014	Dwg. No. LANC/F/14/M/13 A	Rev. A
Project 2000014 Barnet EM (EP)		Project Description Proposed Extension, Rear Dormer & Conservation Frontlights,		Date 9/10/2014	Dwg. No. LANC/F/14/M/13 A	Rev. A