

Application for Planning Permission.  
Town and Country Planning Act 1990

**Publication of applications on planning authority websites.**

Please note that the information provided on this application form and in supporting documents may be published on the Authority's website.  
If you require any further clarification, please contact the Authority's planning department.

**1. Applicant Name, Address and Contact Details**

Title:	<input type="text" value="Mr"/>	First Name:	<input type="text" value="Jonathan"/>	Surname:	<input type="text" value="Mahgerefteh"/>
Company name:	<input type="text"/>				
Street address:	<input type="text" value="46, Station Road"/>				
	<input type="text" value="Hendon"/>				
	<input type="text"/>				
Town/City:	<input type="text" value="Hendon"/>				
Country:	<input type="text"/>				
Postcode:	<input type="text" value="NW4 3SX"/>				
	Telephone number: <input type="text"/>				
	Mobile number: <input type="text"/>				
	Fax number: <input type="text"/>				
	Email address: <input type="text"/>				
Are you an agent acting on behalf of the applicant?					
<input checked="" type="radio"/> Yes <input type="radio"/> No					

**2. Agent Name, Address and Contact Details**

Title:	<input type="text" value="Mr"/>	First Name:	<input type="text" value="Robert"/>	Surname:	<input type="text" value="Marchant"/>
Company name:	<input type="text" value="Orb Property Planning"/>				
Street address:	<input type="text" value="Flat 19,"/>				
	<input type="text" value="1 Benwell Road,"/>				
	<input type="text" value="Holloway"/>				
Town/City:	<input type="text" value="London"/>				
Country:	<input type="text" value="United Kingdom"/>				
Postcode:	<input type="text" value="N7 7AY"/>				
	Telephone number: <input type="text" value="07766732787"/>				
	Mobile number: <input type="text"/>				
	Fax number: <input type="text"/>				
	Email address: <input type="text" value="robert@orbplanning.co.uk"/>				

**3. Description of the Proposal**

Please describe the proposed development including any change of use:

Has the building, work or change of use already started?  Yes  No

#### 4. Site Address Details

Full postal address of the site (including full postcode where available)

House:  Suffix:

House name:

Street address:

Town/City:

Postcode:

Description of location or a grid reference  
(must be completed if postcode is not known):

Easting:

Northing:

Description:

House

#### 5. Pre-application Advice

Has assistance or prior advice been sought from the local authority about this application?

Yes  No

#### 6. Pedestrian and Vehicle Access, Roads and Rights of Way

Is a new or altered vehicle access proposed to or from the public highway?

Yes  No

Is a new or altered pedestrian access proposed to or from the public highway?

Yes  No

Are there any new public roads to be provided within the site?

Yes  No

Are there any new public rights of way to be provided within or adjacent to the site?

Yes  No

Do the proposals require any diversions/extinguishments and/or creation of rights of way?

Yes  No

#### 7. Waste Storage and Collection

Do the plans incorporate areas to store and aid the collection of waste?

Yes  No

If Yes, please provide details:

Have arrangements been made for the separate storage and collection of recyclable waste?

Yes  No

If Yes, please provide details:

#### 8. Authority Employee/Member

With respect to the Authority, I am:

- (a) a member of staff
- (b) an elected member
- (c) related to a member of staff
- (d) related to an elected member

Do any of these statements apply to you?

Yes  No

## 9. Materials

Please state what materials (including type, colour and name) are to be used externally (if applicable):

### Roof - description:

Description of *existing* materials and finishes:

clay tiles

Description of *proposed* materials and finishes:

rooflights and rendered dormer

Are you supplying additional information on submitted plan(s)/drawing(s)/design and access statement?

Yes  No

## 10. Vehicle Parking

No Vehicle Parking details were submitted for this application

## 11. Foul Sewage

Please state how foul sewage is to be disposed of:

Mains sewer	<input checked="" type="checkbox"/>	Package treatment plant	<input type="checkbox"/>	Unknown	<input type="checkbox"/>
Septic tank	<input type="checkbox"/>	Cess pit	<input type="checkbox"/>	Other	<input type="checkbox"/>

Are you proposing to connect to the existing drainage system?

Yes  No  Unknown

## 12. Assessment of Flood Risk

Is the site within an area at risk of flooding? (Refer to the Environment Agency's Flood Map showing flood zones 2 and 3 and consult Environment Agency standing advice and your local planning authority requirements for information as necessary.)

Yes  No

If Yes, you will need to submit an appropriate flood risk assessment to consider the risk to the proposed site.

Is your proposal within 20 metres of a watercourse (e.g. river, stream or beck)?

Yes  No

Will the proposal increase the flood risk elsewhere?

Yes  No

How will surface water be disposed of?

<input type="checkbox"/> Sustainable drainage system	<input checked="" type="checkbox"/> Main sewer	<input type="checkbox"/> Pond/lake
<input type="checkbox"/> Soakaway	<input type="checkbox"/> Existing watercourse	

## 13. Biodiversity and Geological Conservation

To assist in answering the following questions refer to the guidance notes for further information on when there is a reasonable likelihood that any important biodiversity or geological conservation features may be present or nearby and whether they are likely to be affected by your proposals.

Having referred to the guidance notes, is there a reasonable likelihood of the following being affected adversely or conserved and enhanced within the application site, OR on land adjacent to or near the application site:

a) Protected and priority species

Yes, on the development site  Yes, on land adjacent to or near the proposed development  No

b) Designated sites, important habitats or other biodiversity features

Yes, on the development site  Yes, on land adjacent to or near the proposed development  No

c) Features of geological conservation importance

### 13. Biodiversity and Geological Conservation

- Yes, on the development site
  Yes, on land adjacent to or near the proposed development
  No

### 14. Existing Use

Please describe the current use of the site:

House C3

Is the site currently vacant?  Yes  No

Does the proposal involve any of the following?

If yes, you will need to submit an appropriate contamination assessment with your application.

Land which is known to be contaminated?  Yes  No

Land where contamination is suspected for all or part of the site?  Yes  No

A proposed use that would be particularly vulnerable to the presence of contamination?  Yes  No

### 15. Trees and Hedges

Are there trees or hedges on the proposed development site?  Yes  No

And/or: Are there trees or hedges on land adjacent to the proposed development site that could influence the development or might be important as part of the local landscape character?  Yes  No

If Yes to either or both of the above, you may need to provide a full Tree Survey, at the discretion of your local planning authority. If a Tree Survey is required, this and the accompanying plan should be submitted alongside your application. Your local planning authority should make clear on its website what the survey should contain, in accordance with the current 'BS5837: Trees in relation to design, demolition and construction - Recommendations'.

### 16. Trade Effluent

Does the proposal involve the need to dispose of trade effluents or waste?  Yes  No

### 17. Residential Units

Does your proposal include the gain or loss of residential units?  Yes  No

Market Housing - Proposed					
	Number of bedrooms				
	1	2	3	4+	Unknown
Bedsits/Studios					
Cluster Flats					
Flats/Maisonettes	1	2	0	0	0
Houses					
Live-Work Units					
Sheltered Housing					
Unknown					

Proposed Market Housing Total

Market Housing - Existing					
	Number of bedrooms				
	1	2	3	4+	Unknown
Bedsits/Studios					
Cluster Flats					
Flats/Maisonettes					
Houses	0	0	0	1	0
Live-Work Units					
Sheltered Housing					
Unknown					

Existing Market Housing Total

Social Rented Housing - Proposed					
	Number of bedrooms				
	1	2	3	4+	Unknown
Bedsits/Studios					
Cluster Flats					
Flats/Maisonettes					

Social Rented Housing - Existing					
	Number of bedrooms				
	1	2	3	4+	Unknown
Bedsits/Studios					
Cluster Flats					
Flats/Maisonettes					

## 17. Residential Units

Social Rented Housing - Proposed					
	Number of bedrooms				
	1	2	3	4+	Unknown
Houses					
Live-Work Units					
Sheltered Housing					
Unknown					

Proposed Social Housing Total

Social Rented Housing - Existing					
	Number of bedrooms				
	1	2	3	4+	Unknown
Houses					
Live-Work Units					
Sheltered Housing					
Unknown					

Existing Social Housing Total

Intermediate Housing - Proposed					
	Number of bedrooms				
	1	2	3	4+	Unknown
Bedsits/Studios					
Cluster Flats					
Flats/Maisonettes					
Houses					
Live-Work Units					
Sheltered Housing					
Unknown					

Proposed Intermediate Housing Total

Intermediate Housing - Existing					
	Number of bedrooms				
	1	2	3	4+	Unknown
Bedsits/Studios					
Cluster Flats					
Flats/Maisonettes					
Houses					
Live-Work Units					
Sheltered Housing					
Unknown					

Existing Intermediate Housing Total

Key Worker Housing - Proposed					
	Number of bedrooms				
	1	2	3	4+	Unknown
Bedsits/Studios					
Cluster Flats					
Flats/Maisonettes					
Houses					
Live-Work Units					
Sheltered Housing					
Unknown					

Proposed Key Worker Housing Total

Key Worker Housing - Existing					
	Number of bedrooms				
	1	2	3	4+	Unknown
Bedsits/Studios					
Cluster Flats					
Flats/Maisonettes					
Houses					
Live-Work Units					
Sheltered Housing					
Unknown					

Existing Key Worker Housing Total

Overall Residential Unit Totals	
Total proposed residential units	3
Total existing residential units	1

## 18. All Types of Development: Non-residential Floorspace

Does your proposal involve the loss, gain or change of use of non-residential floorspace?

Yes  No

## 19. Employment

No Employment details were submitted for this application

## 20. Hours of Opening

No Hours of Opening details were submitted for this application

## 21. Site Area

What is the site area?

180.00

sq.metres

## 22. Industrial or Commercial Processes and Machinery

Please describe the activities and processes which would be carried out on the site and the end products including plant, ventilation or air conditioning. Please include the type of machinery which may be installed on site:

N/A

Is the proposal for a waste management development?

Yes  No

If this is a landfill application you will need to provide further information before your application can be determined. Your waste planning authority should make clear what information it requires on its website.

## 23. Hazardous Substances

Is any hazardous waste involved in the proposal?

Yes  No

### A. Toxic substances

Amount held on site

Tonne(s)

### B. Highly reactive/explosive substances

Amount held on site

Tonne(s)

### C. Flammable substances (unless specifically named in parts A and B)

Amount held on site

Tonne(s)

## 24. Site Visit

Can the site be seen from a public road, public footpath, bridleway or other public land?

Yes  No

If the planning authority needs to make an appointment to carry out a site visit, whom should they contact? (Please select only one)

The agent  The applicant  Other person

## 25. Certificates (Certificate A)

### Certificate of Ownership - Certificate A Town and Country Planning (Development Management Procedure) (England) Order 2015 Certificate under Article 14

I certify/The applicant certifies that on the day 21 days before the date of this application nobody except myself/the applicant was the owner (*owner is a person with a freehold interest or leasehold interest with at least 7 years left to run*) of any part of the land to which the application relates, and that none of the land to which the application relates is, or is part of, an agricultural holding (*"agricultural holding" has the meaning given by reference to the definition of "agricultural tenant" in section 65(8) of the Act*).

Title: Mr

First name: Robert

Surname: Marchant

Person role:

AGENT

Declaration date:

19/02/2018

Declaration made

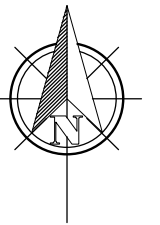
## 26. Declaration

I/we hereby apply for planning permission/consent as described in this form and the accompanying plans/drawings and additional information. I/we confirm that, to the best of my/our knowledge, any facts stated are true and accurate and any opinions given are the genuine opinions of the person(s) giving them.



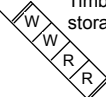
Date

19/02/2018



Station Road

Timber refuse storage



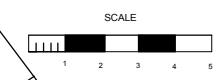
46



Ground Floor  
Amenity Space

Block Plan  
Scale: 1:200

Show Name <b>46 Station Road, NW4 3SX</b>		
Reference <b>46SR/block</b>	Drawn By <b>RM</b>	Date <b>29/10/2017</b>
CAD File Name		



 Orb Property Planning  
07766 732787  
info@orbplanning.co.uk  
www.orbplanning.co.uk

# Community Infrastructure Levy (CIL) - Determining whether a Development may be CIL Liable

## Planning Application Additional Information Requirement form

Following the introduction of the Community Infrastructure Levy (CIL) all applicants for full planning permission, including householder applications and reserved matters following an outline planning permission, and applicants for lawful development certificates are required to provide the following information. **Please read the associated Guidance Notes before you complete the form. Notes on the questions are provided at [http://www.planningportal.gov.uk/uploads/1app/cil\\_guidance.pdf](http://www.planningportal.gov.uk/uploads/1app/cil_guidance.pdf)**

### 1. Application Details

Applicant or Agent Name:

Planning Portal Reference  
(if applicable):

Local authority planning application number  
(if allocated):

Site Address:

Description of development:

Does the application relate to minor material changes to an existing planning permission (is it a Section 73 application)?

Yes

Please enter the application number:

No

If yes, please go to **Question 3**. If no, please continue to **Question 2**.



## 2. Liability for CIL

Does your development include:

a) New build floorspace (including extensions and replacement) of 100 sq ms or above?

Yes  No

b) Proposals for one or more new dwellings either through conversion or new build (except the conversion of a single dwelling house into two or more separate dwellings)?

Yes  No

c) None of the above

Yes  No

If you answered yes to either a), or b) please go to **Question 4**.

If you answered yes to c), please go to **8. Declaration** at the end of the form.

## 3. Applications for Minor Material Changes to an Existing Planning Permission

a) Does this application involve a change in the amount or use of new build floorspace, where the total floorspace, including that previously granted planning permission, is over 100 sq m?

Yes  No

b) Does this application involve a change in the amount of floorspace where one or more new dwellings are proposed, either through conversion or new build (except the conversion of a single dwelling house into two or more separate dwellings)?

Yes  No

If you answered yes to either a), or b) please go to **Question 4**.

If you answered no to both a) and b), please go to **8. Declaration** at the end of the form.

## 4. Exemption or Relief

a) Is the site owned by a charity where the development will be wholly or mainly for charitable purposes, and the development will be either occupied by or under the control of a charitable institution?

Yes  No

b) Does the proposed development include affordable housing which qualifies for mandatory or discretionary Social Housing relief?

Yes  No

If you answered yes to a) or b), please also complete CIL Form 2 – '**Claiming Exemption or Relief**' available from [www.planningportal.gov.uk/cil](http://www.planningportal.gov.uk/cil). You will also need to complete this form if you think you are eligible for discretionary charitable relief offered by the relevant local authority, please check their website for details.

c) Do you wish to claim a self build exemption for a whole new home?

Yes  No

If you have answered yes to c) please also complete a CIL Form 2a - '**Claiming A Self Build Exemption**' available from

d) Do you wish to claim a self build exemption for a residential annex or extension?

Yes  No

If you have answered yes to d) please also complete CIL Form '**Self Build Annex or Extension Claim Form**' available from

## 5. Reserved Matters Applications

Does this application relate to details or reserved matters pursuant to an application that was granted planning permission prior to the introduction of the CIL charge in the relevant local authority area?

Yes  Please enter the application number:

No

If you answered yes, please go to **8. Declaration** at the end of the form.

If you answered no, please continue to complete the form.

**6. Proposed New Floorspace**

a) Does your application involve new **residential floorspace** (including new dwellings, extensions, conversions/changes of use, garages, basements or any other buildings ancillary to residential use)?

N.B. conversion of a single dwelling house into two or more separate dwellings (without extending them) is NOT liable for CIL. If this is the sole purpose of your development proposal, answer 'no' to Question 2b and go straight to the declaration at Question 8.

Yes  No

If yes, please complete the table in section 6c) below, providing the requested information, including the floorspace relating to new dwellings, extensions, conversions, garages or any other buildings ancillary to residential use.

b) Does your application involve new **non-residential floorspace**?

Yes  No

If yes, please complete the table in section 6c) below, using the information provided for Question 18 on your planning application form.

c) Proposed floorspace:

Development type	(i) Existing gross internal floorspace (square metres)	(ii) Gross internal floorspace to be lost by change of use or demolition (square metres)	(iii) Total gross internal floorspace proposed (including change of use, basements, and ancillary buildings) (square metres)	(iv) Net additional gross internal floorspace following development (square metres) (iv) = (iii) - (ii)
Market Housing (if known)				
Social Housing, including shared ownership housing (if known)				
Total residential floorspace				
Total non-residential floorspace				
Total floorspace				

**7. Existing Buildings**

a) How many existing buildings on the site will be retained, demolished or partially demolished as part of the development proposed?

Number of buildings:

b) Please state for each existing building/part of an existing building that is to be retained or demolished, the gross internal floorspace that is to be retained and/or demolished and whether all or part of each building has been in use for a continuous period of at least six months within the past thirty six months. Any existing buildings into which people do not usually go or only go into intermittently for the purposes of inspecting or maintaining plant or machinery, or which were granted temporary planning permission should not be included here, but should be included in the table in question 7c).

	Brief description of existing building/part of existing building to be retained or demolished.	Gross internal area (sq ms) to be retained.	Proposed use of retained floorspace.	Gross internal area (sq ms) to be demolished.	Was the building or part of the building occupied for its lawful use for 6 of the 36 previous months (excluding temporary permissions)?		When was the building last occupied for its lawful use? Please enter the date (dd/mm/yyyy) or tick still in use.
					Yes <input type="checkbox"/>	No <input type="checkbox"/>	
1					Yes <input type="checkbox"/>	No <input type="checkbox"/>	Date: <input type="text"/> or Still in use: <input type="checkbox"/>
2					Yes <input type="checkbox"/>	No <input type="checkbox"/>	Date: <input type="text"/> or Still in use: <input type="checkbox"/>
3					Yes <input type="checkbox"/>	No <input type="checkbox"/>	Date: <input type="text"/> or Still in use: <input type="checkbox"/>
4					Yes <input type="checkbox"/>	No <input type="checkbox"/>	Date: <input type="text"/> or Still in use: <input type="checkbox"/>
Total floorspace							

## 7. Existing Buildings continued

c) Does your proposal include the retention, demolition or partial demolition of any whole buildings **into which people do not usually go or only go into intermittently for the purposes of inspecting or maintaining plant or machinery, or which were granted planning permission for a temporary period**? If yes, please complete the following table:

	Brief description of existing building (as per above description) to be retained or demolished.	Gross internal area (sq ms) to be retained	Proposed use of retained floorspace	Gross internal area (sq ms) to be demolished
1				
2				
3				
4				
Total floorspace into which people do not normally go, only go intermittently to inspect or maintain plant or machinery, or which was granted temporary planning permission				

d) If your development involves the conversion of an existing building, will you be creating a new mezzanine floor within the existing building?

Yes  No

e) If Yes, how much of the gross internal floorspace proposed will be created by the mezzanine floor (sq ms)?

Use	Mezzanine floorspace (sq ms)

## 8. Declaration

I/we confirm that the details given are correct.

Name:

Date (DD/MM/YYYY). Date cannot be pre-application:

It is an offence for a person to knowingly or recklessly supply information which is false or misleading in a material respect to a collecting or charging authority in response to a requirement under the Community Infrastructure Levy Regulations (2010) as amended (regulation 110, SI 2010/948). A person guilty of an offence under this regulation may face unlimited fines, two years imprisonment, or both.

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For local authority use only

App. No:

## Steven Grossman

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**From:** Miguel, Loide  
**Sent:** 14 February 2018 16:40  
**To:** Ballet, Syndsey  
**Cc:** Highways Consultations  
**Subject:** RE: Consultation Letter for Planning Application 17/7496/FUL

**Follow Up Flag:** Follow up  
**Flag Status:** Completed

### **17/7496/FUL**

#### **46 Station Road London NW4 3SX**

Conversion of existing house into 3no. self-contained flats including a single storey rear extension

Hi Syndsey,

I am aware that this application has already been decided by planning. However you have requested that we still provide you with comments.

The proposal is for the conversion of the existing single family dwelling into 3 self-contained units, consisting of 1x1bed unit and 2x2bed units.

The current off-street car parking provision is 0 and this is to remain unchanged.

The additional usage would mean that a further 1 car parking space would be required in accordance with requirements set out on the London Plan, in comparison with the existing use.

Taking the following into consideration;

- The site is located within a Controlled Parking Zone (WH3) which is in operation Mon-Fri between 10am-7pm and on Saturdays between 8am-2pm.
- It is located within a town centre location
- It is within walking distance of local amenities
- The application is for a conversion
- The site is located within a PTAL 4 location which means that there is good public transport accessibility

The proposal is not expected to have a detrimental impact on the surrounding public highway and is therefore acceptable on highways grounds.

Please note that cycle parking and cycle storage facilities should be provided in accordance with the London Borough of Barnet's Local Plan, in the interests of promoting cycling as a mode of transport.

### **Recommendation**

The application is recommended for approval on highways grounds, subject the following conditions and informatives.

**Condition**

Prior to occupation of the development, Cycle parking spaces shall be provided in accordance with London Plan cycle parking standards and that area shall not thereafter be used for any purpose other than for the parking of cycles associated with the development.

**Reason**

In the interests of promoting cycling as a mode of transport in accordance with London Borough of Barnet's Local Plan Policy CS9 of Core Strategy (Adopted) September 2012 and Policy DM17 of Development Management Policies (Adopted) September 2012.

**Informative**

Refuse collection points should be located within 10 meters of the Public Highway. Alternatively, the dustbins will need to be brought to the edge of public highways on collection days. Any issues regarding refuse collection should be referred to the Cleansing Department.

**Informative**

The Highway Authority will require the applicant to give an undertaking to pay additional costs of repair or maintenance towards any damage to the public highway in the vicinity of the site should the highway be damaged as a result of the construction traffic related to the proposed development. The construction traffic will be deemed "extraordinary traffic" for the purposes of Section 59 of the Highways Act 1980. Under this section, the Highway Authority can recover the cost of excess expenses for maintenance of the highway resulting from excessive weight or extraordinary traffic passing along the highway. It is to be understood that any remedial works for such damage will be included in the estimate for highway works.

Kind Regards,

Loide Miguel  
Assistant Engineer

Re, Floor 11, Barnet House, 1255 High Road, London, N20 0EJ  
[www.re-limited.co.uk](http://www.re-limited.co.uk)  
[www.capitalocalgovernment.co.uk](http://www.capitalocalgovernment.co.uk)

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-----Original Message-----

From: Highways Consultations  
Sent: 24 January 2018 17:46

To: Miguel, Loide  
Subject: FW: Consultation Letter for Planning Application 17/7496/FUL

Hi Loide,

Please review and respond to the above application.

Kind Regards,

Ioannis Kalaras  
Assistant Engineer  
Traffic and Development Team

Re, Floor 11, Barnet House, 1255 High Road, London, N20 0EJ [www.re-limited.co.uk](http://www.re-limited.co.uk)  
[www.capitalocalgovernment.co.uk](http://www.capitalocalgovernment.co.uk)

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-----Original Message-----

From: Ballet, Syndsey  
Sent: 24 January 2018 12:59  
To: Highways Consultations  
Subject: Consultation Letter for Planning Application 17/7496/FUL

Dear Sir/Madam,

Please see attached letter for your attention relating to a planning application for Conversion of existing house into 3no. self-contained flats including a single storey rear extension at 46 Station Road , London

Yours faithfully  
Syndsey Ballet

<b>LOCATION:</b>	46 Station Road, London, NW4 3SX,
<b>PROPOSAL:</b>	Conversion of existing house into 3no. self-contained flats including a single storey rear extension, side dormer window and 1no front rooflight. Associated cycle store, amenity space and refuse/recycling store

KEY DATES	
<b>Statutory Expiry:</b>	<b>16th April 2018</b>
<b>Recommendation:</b>	23rd March 2018
<b>Ex. of time</b> (if applicable):	
Site Visit (if applicable):	

Case Officer:	<b>Syndsey Ballet</b>
Area Team:	Hendon Area Team
Applicant:	Mr Jonathan Mahgerefteh
Ward:	West Hendon
CIL Liable?	

## **OFFICER'S ASSESSMENT**

### **1. Site Description**

The application site forms a two storey semi-detached 5no.bed 7no. person single family dwelling located on the east side of Station Road within the ward of west Hendon. An increased occupancy level has been facilitated in this instance by way of a loft conversion to serve 2no. additional single bedrooms. The property features a two storey rear outrigger, which is characteristic of properties on this stretch of Station Road. The property is not locally/statutorily listed nor is it located within a conservation area.

### **2. Site History**

Ref: 17/7496/FUL

Address: 46 Station Road London NW4 3SX

Development description: Conversion of existing house into 3no. self-contained flats including a single storey rear extension

Decision: Refusal

Reasons : The loft floor flat would fail to achieve the minimum gross internal floor space standard for 1no.bed 2no.person self-contained unit. In addition to this, the sole source of light and ventilation to all rooms would only occur by way of roof lights, which would compromise outlook and light from these openings and their respective rooms. The unit would therefore provide a sub-standard form of accommodation, to the detriment of the living conditions of the future occupiers contrary to CS NPPF, CS1 and CS5 of the Barnet's Local Plan (Core Strategy) DPD (September 2012), Policies DM01 and DM02 of the Barnet's Local Plan (Development Management Policies) DPD (September 2012), and the Adopted Residential Design Guidance SPD (October 2016) and the Sustainable Design and Construction SPD (October 2016).

There is a conflict in terms of the vertical stacking between the ground floor and first floor flat insofar as the living/kitchen at first floor level would overlap the double bedroom at



ground floor level to the detriment of the amenities of future occupiers and as such, would fail to comply with the NPPF, Policy CS4 of the Barnet's Local Plan (Core Strategy) DPD (September 2012), Policy DM04 of the Adopted Local Plan Development Management Policies DPD, and Sustainable Design and Construction SPD.

Decision date: 24.01.2018

### **3. Proposal**

Single storey rear extension on the common boundary with adjoining no 48 approx. 2.5m depth x 2.8m width x 2.8m height

Side dormer on the south western roof slope to serve the kitchen/living area at loft level approx. 1.70m width x 1.70m height x 2.20m depth

Conversion of the existing 5 bed 7 person single family dwelling into 3no. self-contained units.

Flat A (ground level) 2bed 3person unit over 1 storey (66m<sup>2</sup>) Min req.(61m<sup>2</sup>)

Flat B (first floor level) 2bed 3person unit over 1 storey (61m<sup>2</sup>) Min req.(61m<sup>2</sup>)

Flat C (loft level) 1bed 1person unit over 1 storey with shower room (45m<sup>2</sup>) Min req.(37m<sup>2</sup>)

### **4. Public Consultation**

Consultation letters were sent to 145 neighbouring properties.

No responses have been received.

### **5. Planning Considerations**

#### **5.1 Policy Context**

##### National Planning Policy Framework and National Planning Practice Guidance

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

The National Planning Policy Framework (NPPF) was published on 27 March 2012. This is a key part of the Governments reforms to make the planning system less complex and more accessible, and to promote sustainable growth.

The NPPF states that 'good design is a key aspect of sustainable development, is indivisible from good planning, and should contribute positively to making places better for people'. The NPPF retains a presumption in favour of sustainable development. This applies unless any adverse impacts of a development would 'significantly and demonstrably' outweigh the benefits.

##### The Mayor's London Plan 2016

The London Development Plan is the overall strategic plan for London, and it sets out a fully integrated economic, environmental, transport and social framework for the development of the capital to 2050. It forms part of the development plan for Greater London and is recognised in the NPPF as part of the development plan.

The London Plan provides a unified framework for strategies that are designed to ensure that all Londoners benefit from sustainable improvements to their quality of life.

##### Barnet's Local Plan (2012)

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

- Relevant Core Strategy Policies: CS NPPF, CS1, CS4, CS5, CS9, CS13, CS14

- Relevant Development Management Policies: DM01, DM02, DM17.

The Council's approach to development as set out in Policy DM01 is to minimise the impact on the local environment and to ensure that occupiers of new developments as well as neighbouring occupiers enjoy a high standard of amenity. Policy DM01 states that all development should represent high quality design and should be designed to allow for adequate daylight, sunlight, privacy and outlook for adjoining occupiers. Policy DM02 states that where appropriate, development will be expected to demonstrate compliance to minimum amenity standards and make a positive contribution to the Borough. The development standards set out in Policy DM02 are regarded as key for Barnet to deliver the highest standards of urban design.

#### Supplementary Planning Documents

Sustainable Design and Construction SPD (adopted October 2016)

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

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

The main issues for consideration in this case are:

- i. The principle of flats in this location
- ii. The Impact on the appearance and character of the area
- iii. Whether the proposal provides satisfactory living accommodation for future occupiers
- iv. The impact on the amenities of neighbouring occupiers
- v. Parking and highways
- vi. Refuse and recycling storage

### **5.3 Assessment of proposals**

Principle of conversion into flats

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

The 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.

Within Paragraph 2.8.1 of the Development Management Document which is a material consideration in the determination of this application, the Council state the following: "The conversion of existing dwellings into flats can have a cumulative effect that damages the quality of the environment and detracts from the character of established residential areas. Conversions may be appropriate in certain types of property or street but can harm the character by changing the function of a neighbourhood through more activity which increases noise and disturbance and thus impacts on amenity. This intensification of use can often involve more people movements, increased car movements, more rubbish to be collected and more deliveries. Flat conversions must therefore be situated in appropriate locations characterised by housing that has already undergone significant conversions or

redevelopment to small flatted accommodation. Conversions in roads characterised by unconverted houses will not normally be considered appropriate."

Policy DM01 of Barnet's Local Plan Development Management Policies DPD 2012 (LP) states that proposals should be based on an understanding of local characteristics. Criterion h of the same policy states that the conversion of dwellings into flats in roads "characterised by houses" will not normally be appropriate.

The conversion of the loft space has facilitated an increased occupancy level by way of an additional 2no. single bedrooms and therefore the existing semi-detached property serves a 5no.bed 7no. person single family dwelling. The proposal seeks to subdivide the existing property to serve 3no. self-contained flats. The ground floor flat and first floor flat would respectively serve a 2bed 3person self-contained unit, whilst the loft level flat would serve a 1no. single bed 1no. person self-contained unit. The property seeks to extend further rear of the existing outrigger at ground level by way of a single storey rear extension approx. 2.5m depth x 2.8m width x 2.8m height on the common boundary with adjoining no 48. This extension would serve a utility for the purposes of the ground floor flat.

It is noted that this form of flatted development is apparent on Brent Street, notably nos 44, 50, 52 Station Road, of which Council Tax records equally reflect. The existing adjacent conversions therefore constitute sufficient material consideration to support the proposed conversion. The conversion of the property is not considered to directly conflict with the character of the area and the way in which it functions.

#### Character and appearance of extensions

Consent is sought for the conversion of an existing 5no.bed 7no.person single family dwelling into 3no. self-contained units. The conversion would cumulatively accommodate 5no. bed capable of serving a max. capacity of 7no. persons. The site would therefore not experience an uplift in capacity compared to the present situation and therefore would not give rise to an unreasonably increased level of comings and goings from the site. The conversion would be facilitated by separate internal access to respective units and therefore the character and appearance of a single family dwelling would be respected. The conversion would reflect one of many examples in the immediate setting, and therefore in itself would not adversely compromise the character and appearance of the local area.

External alterations include the integration of a single storey rear extension further rear of the existing outrigger approx. 2.5m depth x 2.8m width x 2,8m height to serve a utility room for the purposes of the ground floor flat. Para 14.21 of the Residential Design Guide SPD 2016 states a max. depth of 3.5m from the original rear wall in the case of a semi-detached property. This element of the scheme would adhere with the above recommendation and appear unduly low when measured from natural ground level. It would be sited at the rear and therefore would not be visible from a public vantage point. The scale, height and form would result in a sympathetic extension in scale, size and height relative to the host dwelling. The resulting garden would measure an area of approx. 137m<sup>2</sup> and therefore would not appear cramped within the site or adversely reduce the rear amenity area to the detriment of future occupiers.

In addition to this, a side dormer would be introduced on the south western roof slope to serve the living space at loft level. It would be centrally located within the roofslope and set down approx. 1.5m from the roof ridge, 1.5m from the roofs eaves and measure approx. 1.70m width x 1.70m height x 2.20m depth. This addition to the roofslope would appear visually contained within the roofslope and therefore acceptable on character grounds.

The scheme would not adversely compromise the character and appearance of the host dwelling or local area.

Whether the proposal provides a satisfactory living environment for future occupiers :

Floor Area :

The following units are proposed:

Flat A (ground level) 2bed 3person/ 1 storey (66m<sup>2</sup>) Min req.(61m<sup>2</sup>)

Flat B (first floor level) 2bed 3person/ 1 storey (61m<sup>2</sup>) Min req.(61m<sup>2</sup>)

Flat C (loft level) 1bed 1 person/ 1 storey (45m<sup>2</sup>) Min req.(50m<sup>2</sup>)

All flats would meet the above the minimum unit size requirements set out in the Technical Housing Standards 2015, London Plan (2016) and Barnet's policies and Sustainable Design SPD (Oct 2016) and therefore would provide an acceptable level of accommodation for the intended occupancy levels.

Revised plans address one of two reasons for refusal as per planning ref 17/7496/FUL in terms of occupancy level and outlook by way of a reduced max. capacity of 1person at loft level and improved source of light and ventilation to particularly the living space by way a side dormer in addition to rooflights. The bedroom would benefit from an east facing window opening in the rear wall looking out onto the rear garden and therefore would provide adequate outlook and light source to respective habitable rooms. Reasons for refusal have therefore been adequately addressed in this regard.

Table 2.2: Internal layout and design requirements of Barnet's Sustainable Design SPD (Oct 2016) states that bedrooms should meet the following requirements.

- Single bedroom: minimum area should be 7.5 m<sup>2</sup> and is at least 2.15m wide;
- Double/twin bedroom: minimum area should be 11.5 m<sup>2</sup> and is at least 2.75m wide and every other double (or twin) bedroom is at least 2.55m wide.

A bedroom at first floor level would marginally fall below the minimum area assigned for a single bedroom. Notwithstanding this, all other rooms would far exceed the minimum space standards set out above.

The Technical Housing Standards 2015 recommend a minimum floor to ceiling height of 2.3m for at least 75% of the floor area per unit. The scheme would adhere to above minimum requirement in this instance as per the Technical Housing Standards 2015.

Built-in storage is a requirement as per the Technical Housing Standards 2015. A provision of 2.0sqm for the ground floor and first floor flat and 1.5sqm for the loft floor flat is required. Storage has not been indicated on plan and in circumstances other than the ground floor flat.

The Residential Design Guidance SPD (October 2016) requires that the vertical stacking of rooms between flats should as far as practical ensure that bedrooms do not overlap living rooms, kitchens and bathrooms on other floors. Revised plans address one of two reasons for refusal as per planning ref 17/7496/FUL to address a conflict between the ground and first floor level and therefore is acceptable in this regard.

Nonetheless, it is considered that each unit will have adequate levels of glazing to provide appropriate levels of light, ventilation and outlook whilst maintaining privacy.

In terms of amenity, submitted plans reflect the communal use of the rear garden area of approx. 137.63sqm, which would be accessible by way of an existing intervening footpath and gate at the side of the property adjacent to no 44 Station Road.

The Barnet's SPD Sustainable Design and Construction requires a minimum of 5sqm of amenity space per habitable room for flats and 55sqm for houses of up to 5 habitable rooms. The rear outdoor amenity space of approx. 137.63sqm would therefore exceed the minimum requirement and therefore provide suitable outdoor amenity space relative to the intended occupancy level across the site. The provision for outdoor amenity space relative to the intended occupancy level per unit is therefore acceptable in this regard.

#### Impact on the amenities of neighbours

In terms of the single storey rear extension, the depth would be consistent with the Council's Residential Design Guide SPD 2016 and therefore would not give rise to any undue impact upon the residential amenity of neighbouring nos. 44 and 48 in terms of loss of light and outlook. Furthermore, it would be set in project approx. 4m from the common boundary with no 44, project 2.8m further rear of this neighbouring property and be consistent with the rear wall at adjoining no 48. These site conditions would offset any undue impact upon the residential amenities of these neighbouring properties.

The side dormer would face directly onto adjacent no 44 Station Road, any views would occur at acute angles similar to flank facing windows and therefore no loss of amenity would occur in this instance.

There are no adjoining properties at the rear and therefore no impact would occur in this regard.

No windows are proposed in the flank walls and therefore would not introduce any additional overlooking to neighbouring properties which is not already afforded from existing windows in the building.

The existing occupancy level is a 5 bed 7 person single family dwelling. The ground floor and first floor unit would respectively accommodate a max. occupancy level of 3 persons and the loft floor unit would accommodate a max. occupancy level of 1 person.

Overall the conversion would provide 5 bedrooms and accommodate a max. occupancy level of 7 persons between the three units across the site. No uplift in internal capacity would occur in terms and therefore any impact would be considered neutral. Given site circumstances which include the established residential use of the site and local area, the conversion is not considered to result in an intensity of use that would be harmful to the neighbouring residential occupiers by way of noise and disturbance and comings and goings.

#### Impact on the amenities of traffic and parking

For areas with low PTAL (generally PTALS's 0-1) higher levels of parking provision should be considered to address overspill parking pressures. The London Plan 2016 recommends the provision up to 1.5 parking spaces for residential units with 3 bedrooms and less than 1 parking space for 1 -2 bedrooms.

The PTAL score of 4 suggests an area characterised by very good level accessibility and connectivity. The site is close to amenities and public transport. Hendon Station is within 5min. walk from the site. On-site parking is not facilitated within the front forecourt area by way of a drop kerb and hardstanding. The site is within a Controlled Parking Zone (CPZ) and therefore car owners tend to park on side roads.

Given the modest disparity between the existing and proposed occupancy level, the scheme would not be expected to generate an unreasonable increase in parking demand nor would it give rise to an unnecessary level of traffic, parking and congestion.

### Cycle parking

The London Plan 2016 recommends the provision of 2 cycle spaces per residential unit with the exception of studios and 1 bedroom units. A minimum of 4 cycle spaces is applicable in this instance. A submitted block plan reflects bike storage at the front within the front garden on the common boundary with no 44 Station Road. Nonetheless, neither elevations nor details have been issued in terms of the height and materiality of the storage unit. Cycle storage can equally be accommodated in the rear garden. This detail is therefore secured by way of a condition.

### Refuse and recycling storage

The provision of 3 bins per unit is required in this instance. A submitted block plan reflects the storage of 4 bins in the front forecourt area within 10m of the public highway. Collection by refuse personnel would therefore be safe and convenient. There is adequate capacity within the front forecourt for the shortfall without the compromise of the visual amenities of the wider street scene.

### Accessibility and Sustainability

To satisfy Policy 5.15 of the London Plan (2016) the integration of water saving and efficiency measures insofar as a maximum of 105 litres of water consumption per person per day is required and a reduction of CO2 emissions over Part L of the 2013 Building Regulations as per Policy 5.2 of the London Plan (2016) and the 2016 Housing SPG's requirements. Conditions have been attached to the decision in this respect.

## **5.4 Response to Public Consultation**

N/A

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

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

## **7. Conclusion**

Having taken all material considerations into account, the scheme would therefore be recommended for approval.

## **OFFICER'S RECOMMENDATION / PREVIEW OF DECISION**

Approve subject to conditions

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

Site location plan

Block plan drwg no. 46SR/block

Design & Access Statement dated 18.02.2018

Existing and proposed first floor plans drwg no. 46SR/001A

Existing and proposed loft floor plans drwg no. 46SR/002A

Existing and proposed ground floor plans drwg no. 46SR/003A

Existing and proposed front and rear elevations drwg no. 46SR/004A

Existing and proposed side elevations drwg no. 46SR/004A

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

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

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

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

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

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

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

- 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 or doors, other than those expressly authorised by this

permission, shall be placed at any time in the flank elevation facing no. 44 Station Road.

Reason: To safeguard the privacy and amenities of occupiers of adjoining residential properties in accordance with policy DM01 of the Development Management Policies DPD (adopted September 2012).

- 6 a) Before the development hereby permitted is first occupied proposed plans and elevations including intended materials to be used for the purposes of the secure cycle storage facility at the front for storage of a minimum of (4) cycle spaces shall be provided in accordance with a scheme to be submitted to and approved in writing by the Local Planning Authority.

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

Reason: To ensure that cycle parking facilities are provided in accordance with the minimum standards set out in Policy 6.9 and Table 6.3 of The London Plan (2016) and in the interests of promoting cycling as a mode of transport in accordance with London Borough of Barnet's Local Plan Policy CS9 of Core Strategy (Adopted) September 2012 and Policy DM17 of Development Management Policies (Adopted) September 2012.

- 7 Prior to the first occupation of the new dwellinghouse(s) (Use Class C3) hereby approved they shall all have been constructed to have 100% of the water supplied to them by the mains water infrastructure provided through a water meter or water meters and each new dwelling shall be constructed to include water saving and efficiency measures that comply with Regulation 36(2)(b) of Part G 2 of the Building Regulations to ensure that a maximum of 105 litres of water is consumed per person per day with a fittings based approach should be used to determine the water consumption of the proposed development. The development shall be maintained as such in perpetuity thereafter.

Reason: To encourage the efficient use of water in accordance with policy CS13 of the Barnet Core Strategy (2012) and Policy 5.15 of the March 2016 Minor Alterations to the London Plan and the 2016 Mayors Housing SPG.

- 8 Prior to the first occupation of the development hereby approved it shall be constructed incorporating carbon dioxide emission reduction measures which achieve an improvement of not less than 6% in carbon dioxide emissions when compared to a building constructed to comply with the minimum Target Emission Rate requirements of the 2010 Building Regulations. The development shall be maintained as such in perpetuity thereafter.

Reason: To ensure that the development is sustainable and minimises carbon dioxide emissions and to comply with the requirements of policies DM01 and DM02 of the Barnet Development Management Policies document (2012), Policies 5.2 and 5.3 of the London Plan (2015) and the 2016 Mayors Housing SPG.

- 9 Notwithstanding the details shown in the drawings submitted and otherwise hereby approved, prior to the first occupation of the new dwellinghouse(s) (Use Class C3) permitted under this consent they shall all have been constructed to meet and



achieve all the relevant criteria of Part M4(2) of Schedule 1 to the Building Regulations 2010 (or the equivalent standard in such measure of accessibility and adaptability for house design which may replace that scheme in future). The development shall be maintained as such in perpetuity thereafter.

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

**Informative(s):**

- 1 In accordance with paragraphs 186-187, 188-195 and 196-198 of the NPPF, the Local Planning Authority (LPA) takes a positive and proactive approach to development proposals, focused on solutions. The LPA has produced planning policies and written guidance to assist applicants when submitting applications. These are all available on the Council's website. A pre-application advice service is also offered. The LPA has negotiated with the applicant/agent where necessary during the application process to ensure that the proposed development is in accordance with the Development Plan.

**Signature of Officer  
with Delegated  
Authority**

A handwritten signature in black ink, appearing to read 'Nick Linford', written in a cursive style.

Nick Linford, Planning Manager



Orb Property Planning  
07766 732787  
info@orbplanning.co.uk  
www.orbplanning.co.uk

19, 1 Benwell Road  
Islington  
London, N7 7AY

# Design and Access Statement

46 Station Road, NW4

*Relating to the conversion of existing property into 3 x self contained flats.*

18.02..2018

## Application Site

The application site consists of a residential house, consisting of 3 x stories and roofspace with a substantial rear garden. The property sits as part of a semi-detached property, and in close proximity to Hendon Train station.

The general area consists of single family houses and converted flats.

Station Road has a controlled parking zone, and therefore permits and the parking situation can be restricted.

This scheme is a resubmission, and involves amendments including clarification on flat and room occupancies, alteration to the floorplan to assist with sound insulation, and an addition of a window at the top floor flat in order to create better natural light.

## Proposal

This application relates to the conversion of the property into 3 x self contained flats. Further minor alterations include adding rooflights to facilitate living areas within the roof, and a side dormer window.

The alterations proposed are not envisaged to cause any significant issues with the appearance of the property, character of the area or harm to neighbouring amenity.

The conversion has been split as a 2 bed flat at ground floor, a 2 bed flat at first and a one bed flat at second floor level. All flats meet the London plan space standards.

A number of flats are located on the road, and it is considered that the area is characterised by flats. The property is considered to be located in a sustainable area, close to amenities and public transport. Hendon Station is within 5 minute walk.

## Parking

Cycle storage can be accommodated to the rear garden. There is also a CPZ on the road which should ensure that there are no parking issues in relation to the scheme. The property is also in close proximity to Hendon Train Station.

The rear site has a substantial garden area and private space has been provided for the ground floor flat. There are local parks in the area for use of the upper floor flats, such as Hendon Park, Malcolm Park and York Park, all within walking distance.

## Internal Residential Flats


Each flat is considered to provide high quality internal living space, each according with London Plan space standards. Flat A (2 bed, 3 person unit) = 66m<sup>2</sup>; Flat B (2 bed, 3 person unit) = 61m<sup>2</sup>; Flat C (1 bed, 1 person unit) = 44m<sup>2</sup>.

Each separate flat has been designed with adequate circulation space and efforts have been made to stack the properties with like-for-like rooms. The layouts provide ample light and amenity for users of the dwellings. Each of the flats are spacious and offers a high standard of living for future occupiers.

## Sustainability Statement – How the development accords with SPD

Minimum Space Standards – Each one bedroom flat meets the minimum space standard of 37m<sup>2</sup> for a one person unit and 50m<sup>2</sup> for a two person unit

Internal Layout and design – Ceiling heights are above 2.5m, all rooms have sufficient natural light and windows. Living room, dining and kitchen areas are above 23m<sup>2</sup>



Outdoor amenity space – This has been provided for all units, some with private and some with shared garden space.

Daylight and harm to neighbours – There are no residential windows that will be impacted. First floor extension has been set off the boundaries.

Lifetime Homes Standards – It is felt that the properties are large enough and have enough window locations, so that they can be adaptable in the future, if for example the flats needed to change size or to accommodate growing families.

Wheelchair users - 2 x units on the ground floor will be wheelchair accessible, amounting to 50% of the development.

Energy Use in new buildings – The extension will use the latest building regulations thermal standards will ensure that the building will make the best use of natural resources and save on carbon emissions.

Retro fitting – The flats will be upgraded with insulation to the walls, double glazed windows, and water and energy efficient fixtures and fittings.

Waste Strategy – Waste will be placed to the front driveway in locations highlighted on the site plan.

Air and Noise quality – The retrofitting and upgrading of elements in the building will improve this. LPA can also monitor this via use of condition

Flood Risk/ Biodiversity – N/A

Water efficiency

All flats will have 100% of their water supplied through a water meter, and units will incorporate water saving and efficiency measures that comply with Regulation 36(2)(b) of Part G 2 of the Building Regulations to ensure that a maximum of 105 litres of water is consumed per person per day),

### Accessibility

The development has been designed to meet Part M4(2) of the building regulations in regards to the ground floor flat; and CO2 emissions will be reduced thorough fittings and insulation levels. Flats will be built to Part L of the building regulations.

Development Management & Building Control Service  
Barnet House, 1255 High Road, Whetstone, N20 0EJ  
Contact Number: 0208 359 5304

Mr Robert Marchant  
Orb Property Planning  
Flat 19, 1 Benwell Road  
London  
N7 7AY

Application Number: **18/1099/FUL**  
Registered Date: 19 February 2018

## **TOWN AND COUNTRY PLANNING ACT 1990**

### **GRANT OF PLANNING PERMISSION**

TAKE NOTICE that the Barnet London Borough Council, in exercise of its powers as Local Planning Authority under the above Act, hereby:

#### **GRANTS PLANNING PERMISSION for:**

**Conversion of existing house into 3no. self-contained flats including a single storey rear extension, side dormer window and 1no front rooflight. Associated cycle store, amenity space and refuse/recycling store**

**At: 46 Station Road, London, NW4 3SX,**

as referred to in your application and shown on the accompanying plan(s):  
Subject to the following condition(s):

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

Site location plan  
Block plan drwg no. 46SR/block  
Design & Access Statement dated 18.02.2018  
Existing and proposed first floor plans drwg no. 46SR/001A  
Existing and proposed loft floor plans drwg no. 46SR/002A  
Existing and proposed ground floor plans drwg no. 46SR/003A  
Existing and proposed front and rear elevations drwg no. 46SR/004A  
Existing and proposed side elevations drwg no. 46SR/004A

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

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

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

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

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

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

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

- 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 or doors, other than those expressly authorised by this permission, shall be placed at any time in the flank elevation facing no. 44 Station Road.

Reason: To safeguard the privacy and amenities of occupiers of adjoining residential properties in accordance with policy DM01 of the Development Management Policies DPD (adopted September 2012).

- 6 a) Before the development hereby permitted is first occupied proposed plans and elevations including intended materials to be used for the purposes of the secure cycle storage facility at the front for storage of a minimum of (4) cycle spaces shall be provided in accordance with a scheme to be submitted to and approved in writing by the Local Planning Authority.

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

Reason: To ensure that cycle parking facilities are provided in accordance with the minimum standards set out in Policy 6.9 and Table 6.3 of The London Plan (2016) and in the interests of promoting cycling as a mode of transport in accordance with London Borough of Barnet's Local Plan Policy CS9 of Core Strategy (Adopted) September 2012 and Policy DM17 of Development Management Policies (Adopted) September 2012.

- 7 Prior to the first occupation of the new dwellinghouse(s) (Use Class C3) hereby approved they shall all have been constructed to have 100% of the water supplied to them by the mains water infrastructure provided through a water meter or water meters and each new dwelling shall be constructed to include water saving and efficiency measures that comply with Regulation 36(2)(b) of Part G 2 of the Building Regulations to ensure that a maximum of 105 litres of water is consumed per



person per day with a fittings based approach should be used to determine the water consumption of the proposed development. The development shall be maintained as such in perpetuity thereafter.

Reason: To encourage the efficient use of water in accordance with policy CS13 of the Barnet Core Strategy (2012) and Policy 5.15 of the March 2016 Minor Alterations to the London Plan and the 2016 Mayors Housing SPG.

- 8 Prior to the first occupation of the development hereby approved it shall be constructed incorporating carbon dioxide emission reduction measures which achieve an improvement of not less than 6% in carbon dioxide emissions when compared to a building constructed to comply with the minimum Target Emission Rate requirements of the 2010 Building Regulations. The development shall be maintained as such in perpetuity thereafter.

Reason: To ensure that the development is sustainable and minimises carbon dioxide emissions and to comply with the requirements of policies DM01 and DM02 of the Barnet Development Management Policies document (2012), Policies 5.2 and 5.3 of the London Plan (2015) and the 2016 Mayors Housing SPG.

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

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

#### **INFORMATIVE(S):**

- 1 In accordance with paragraphs 186-187, 188-195 and 196-198 of the NPPF, the Local Planning Authority (LPA) takes a positive and proactive approach to development proposals, focused on solutions. The LPA has produced planning policies and written guidance to assist applicants when submitting applications. These are all available on the Council's website. A pre-application advice service is also offered. The LPA has negotiated with the applicant/agent where necessary during the application process to ensure that the proposed development is in accordance with the Development Plan.

**Date of Decision: 9 April 2018**

**Signed:**



**Fabien Gaudin**  
**Head of Development Management**

**NOTE(S):**

1. Your attention is drawn to the attached Schedule which sets out the rights of an applicant who is aggrieved by a decision of the Local Planning Authority.
2. This Notice relates solely to a planning decision and does not purport to convey any approval or consent which may be required under the Building Regulations or any other statutory purpose.

For more information about making a Building Regulations application, please contact the Barnet Council Building Control team by email ([building.control@barnet.gov.uk](mailto:building.control@barnet.gov.uk)), telephone (0208 359 4500), or see our website at [www.barnet.gov.uk/building-control](http://www.barnet.gov.uk/building-control)

3. For information on Construction Site Guidelines for Householders and Developers, please visit <https://www.barnet.gov.uk/citizen-home/environmental-health/pollution/construction-information.html>
4. For details relating to Street naming and numbering, please visit <https://www.barnet.gov.uk/citizen-home/planning-conservation-and-building-control/building-control/street-naming-and-numbering.html>

**APPEAL GUIDANCE:**

Should you (an applicant or agent) feel aggrieved by the decision of the Council to either refuse permission or to grant permission subject to conditions, you can appeal to the Secretary of State for the Department of Communities and Local Government – Sections 78 and 195 of the Town and Country Planning Act 1990 / Sections 20 and 21 of the Planning (Listed Buildings and Conservation Areas) Act 1990. Any such appeal must be made within the relevant timescale for the application types noted below, beginning with the date of the decision notice (unless an extended period has been agreed in writing with the Council):

- Six months: Full (excluding householder and minor commercial applications), listed building (including Certificate of Lawfulness in relation to a listed building), Section 73 'variation/removal', Section 73 'minor material amendment', extension of time and prior approval applications.
- 12 weeks: Householder planning, householder prior approval and minor commercial applications.
- 8 weeks: Advertisement consent applications
- No timescale: Certificate of lawful development (existing/proposed) applications.

Where an enforcement notice has been issued, the appeal period may be significantly reduced, subject to the following criteria:

- Where the development proposed by your application is the same or substantially the same as development that is the subject of an enforcement notice served within the last two years you must appeal within 28 days of the date of the application decision
- Where an enforcement notice is served on or after the decision date on your application relating to the same or substantially the same land and development as in your application and if you want to appeal against the Council's decision you are advised to appeal against the Enforcement Notice and to do so before the Effective date stated on the Enforcement Notice.

Appeals must be made using the prescribed form(s) of The Planning Inspectorate (PINS) obtained from [www.planning-inspectorate.gov.uk](http://www.planning-inspectorate.gov.uk) or by contacting 03034445000. A copy of any appeal should be sent both to PINS and the Council.

The Secretary of State can allow a longer period for giving notice of an appeal, but will not normally be prepared to use this power unless there are exceptional special circumstances. The Secretary of State can refuse to consider an appeal if the Council could not have granted planning permission for the proposed development or could not have granted without the conditions it imposed, having regard to the statutory requirements and provision of the Development Order and to any direction given under the Order. In practice it is uncommon for the Secretary of State to refuse to consider appeals solely because the Council based its decision on a direction given by the Secretary of State.

#### **PURCHASE NOTICES:**

If either the Local Planning Authority or the First Secretary of State refuses permission to develop land or grants it subject to conditions, the owner may claim that he/she can neither put the land to a reasonably beneficial use in its existing state nor can he/she render that land capable of a reasonable beneficial use by carrying out of any development which has been or would be permitted. In these circumstances, the owner may serve a Purchase Notice on the District Council in whose area the land is situated. This notice will require the Council to purchase his interest in the land in accordance with the provisions of Part VI of the Town and Country Planning Act 1990.

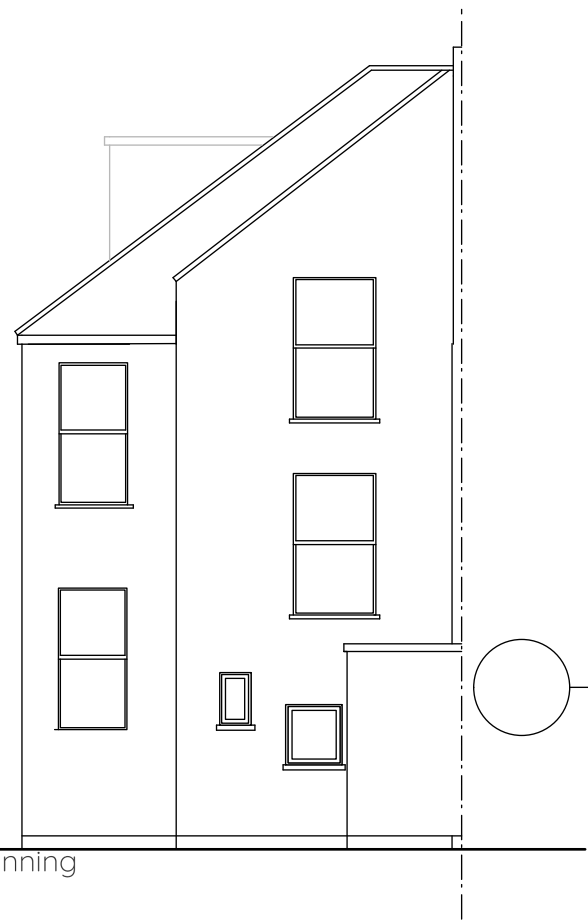
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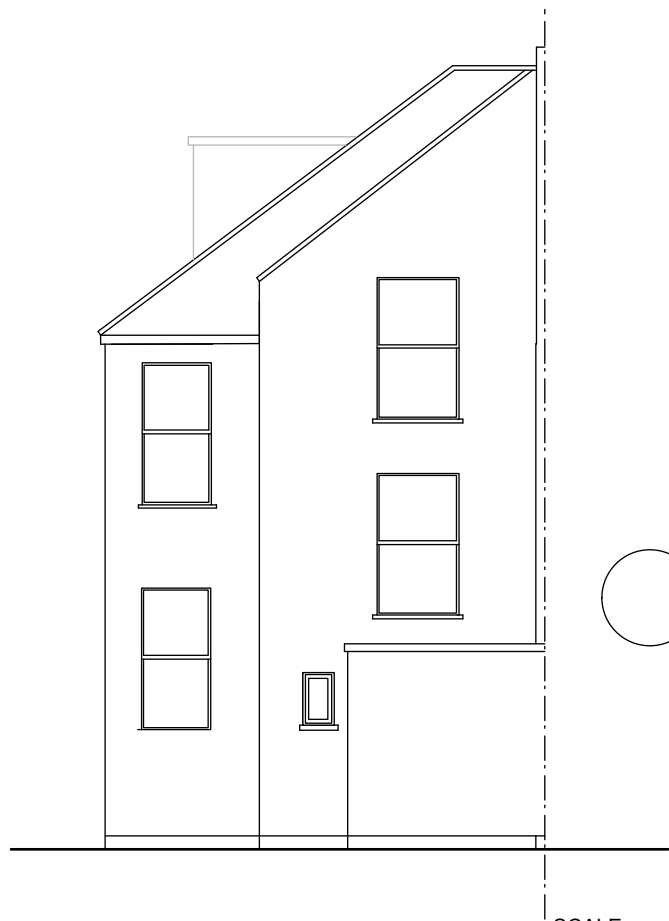
Existing Front  
Scale: 1:100



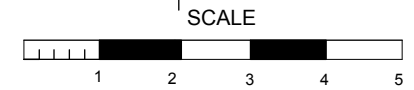
Proposed Front  
Scale: 1:100



Existing Rear  
Scale: 1:100



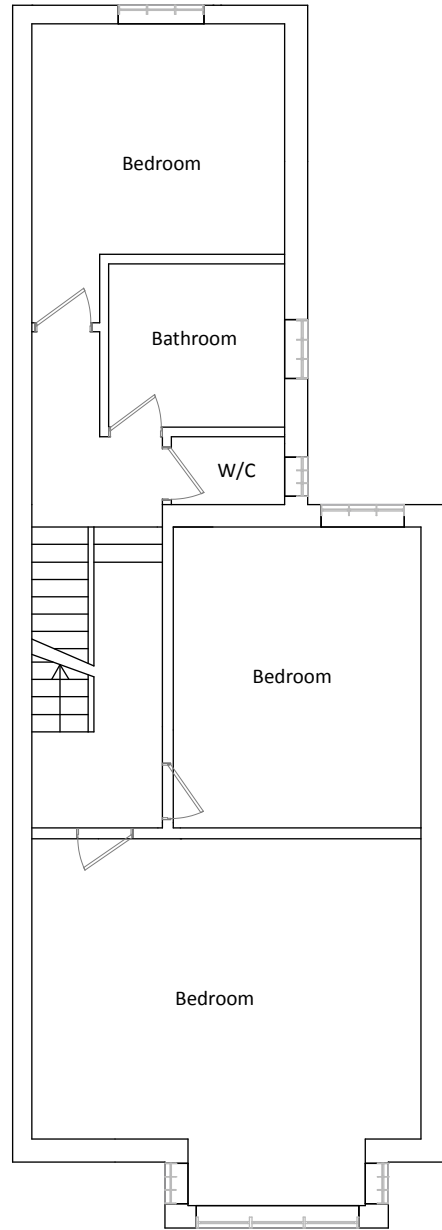
Proposed Rear  
Scale: 1:100



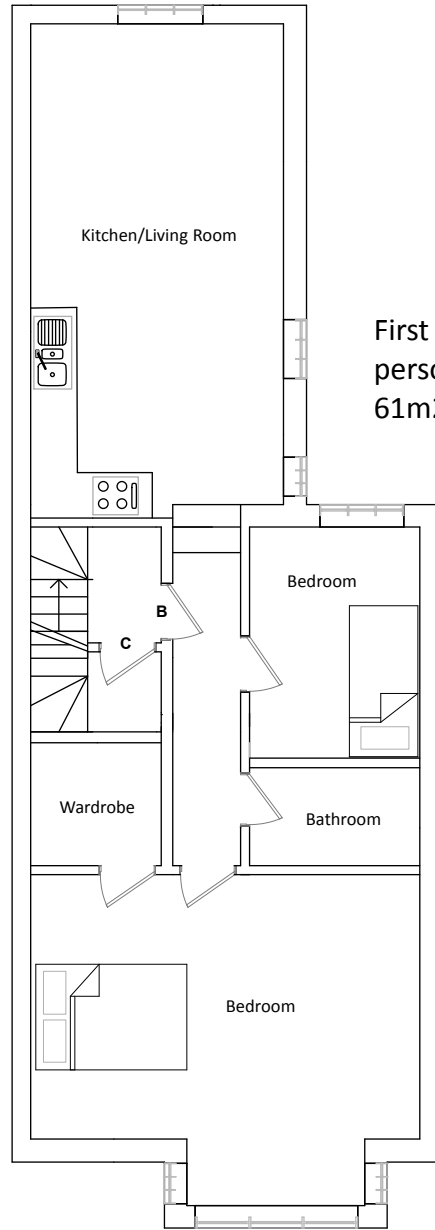
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Show Name <b>46 Station Road, NW4 3SX</b>		
Reference <b>46SR/004A</b>	Drawn By <b>RM</b>	Date <b>20/02/2018</b>
CAD File Name		

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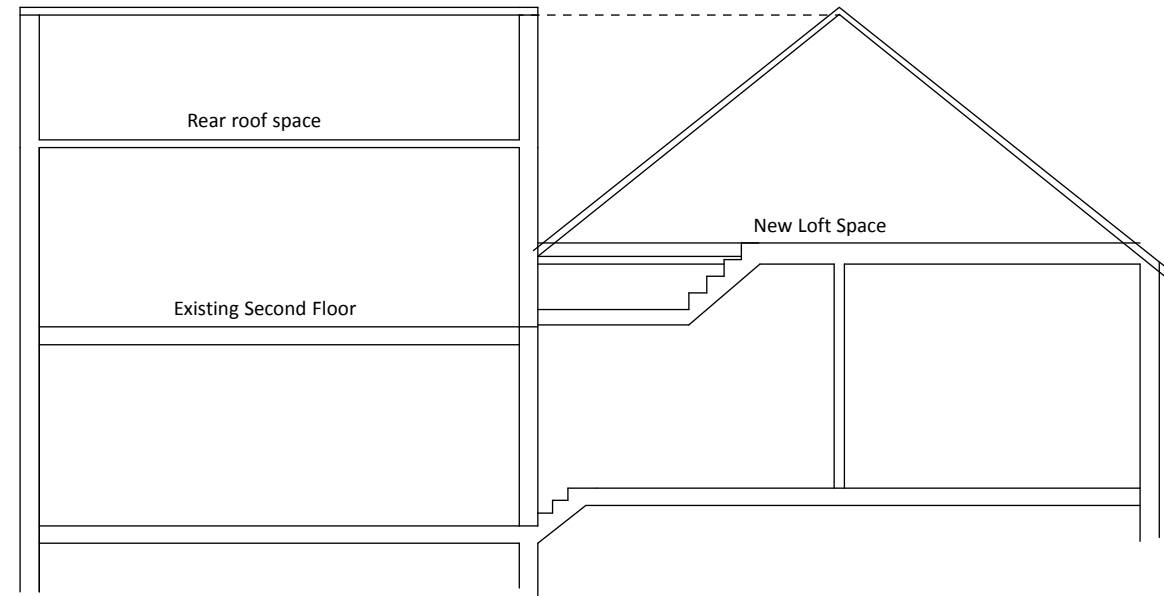
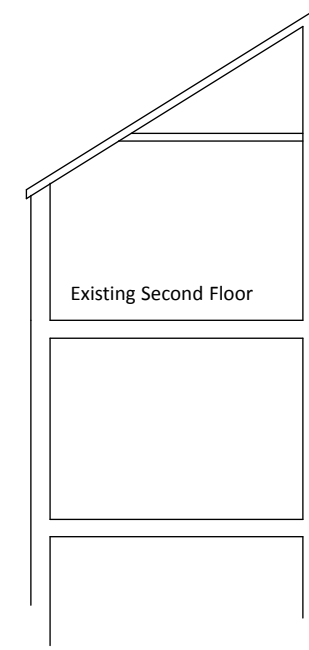


Existing first floor  
Scale: 1:100



Proposed first floor  
Scale: 1:100

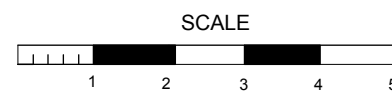
First floor flat, 3 person occupancy = 61m<sup>2</sup>



Section  
Scale: 1:100

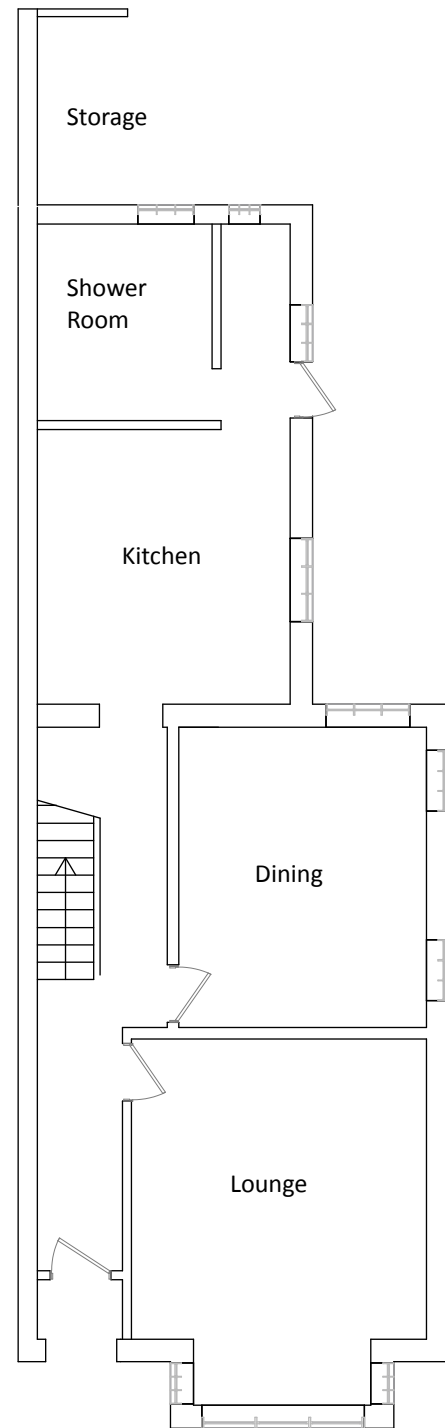


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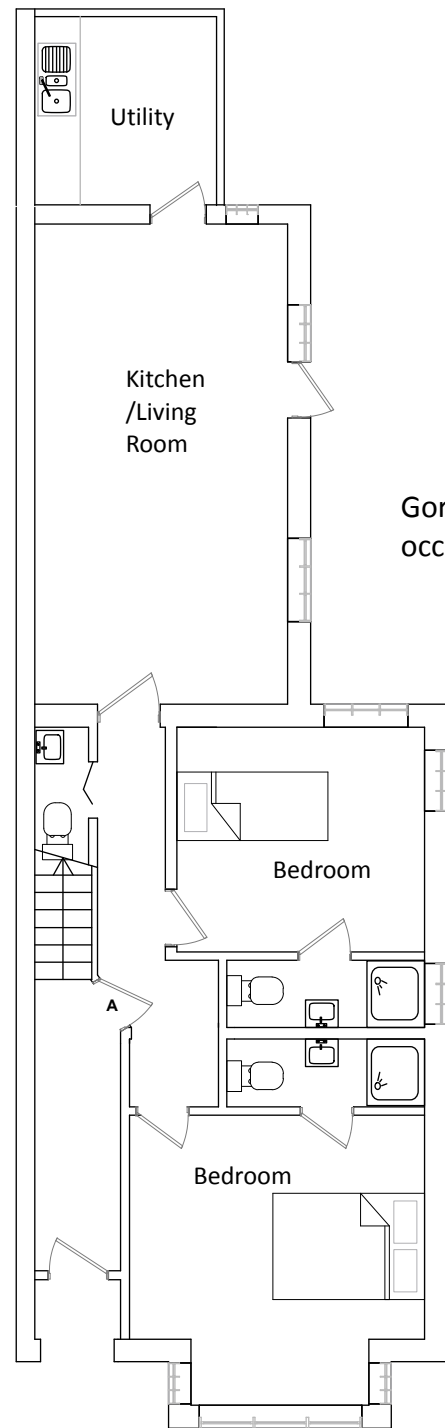


Show Name <b>46 Station Road, NW4 3SX</b>		
Reference <b>46SR/001A</b>	Drawn By <b>RM</b>	Date <b>20/01/2018</b>
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Existing Ground  
Scale: 1:100



Proposed Ground  
Scale: 1:100

Ground floor flat, 3 person occupancy = 66m2



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Reference <b>46SR/003A</b>	Drawn By <b>RM</b>	Date <b>29/01/2018</b>
CAD File Name		

**From:**Miguel, Loide  
**Sent:**Tue, 13 Mar 2018 13:08:51 +0000  
**To:**Ballet, Syndsey  
**Cc:**Highways Consultations  
**Subject:**RE: Consultation Letter for Planning Application 18/1099/FUL  
**Attachments:**RE: Consultation Letter for Planning Application 17/7496/FUL

Hi Syndsey,

The current application appears to be the same as the previous on the same site (ref. 17/7496/FUL). Highways comments will therefore remain the same. I have attached the previous comments for your convenience.

If any changes that may affect the public highway have or will be made, please let me know and I will review and revise our comments.

Kind Regards,

Loide Miguel  
Assistant Engineer

Re, Floor 11, Barnet House, 1255 High Road, London, N20 0EJ  
[www.re-limited.co.uk](http://www.re-limited.co.uk)  
[www.capitalocalgovernment.co.uk](http://www.capitalocalgovernment.co.uk)

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-----Original Message-----

From: Highways Consultations  
Sent: 21 February 2018 17:52  
To: Miguel, Loide <Loide.Miguel@Barnet.gov.uk>  
Cc: Pillai, Gangan <Gangan.Pillai@barnet.gov.uk>; Joshi, Kishore <Kishore.Joshi@barnet.gov.uk>  
Subject: FW: Consultation Letter for Planning Application 18/1099/FUL

Hi Loide,

Please review and respond to the above application.

Kind Regards,

Ioannis Kalaras  
Assistant Engineer  
Traffic and Development Team

Re, Floor 11, Barnet House, 1255 High Road, London, N20 0EJ [www.re-limited.co.uk](http://www.re-limited.co.uk)  
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-----Original Message-----

From: Ballet, Syndsey

Sent: 21 February 2018 11:38

To: Highways Consultations

Subject: Consultation Letter for Planning Application 18/1099/FUL

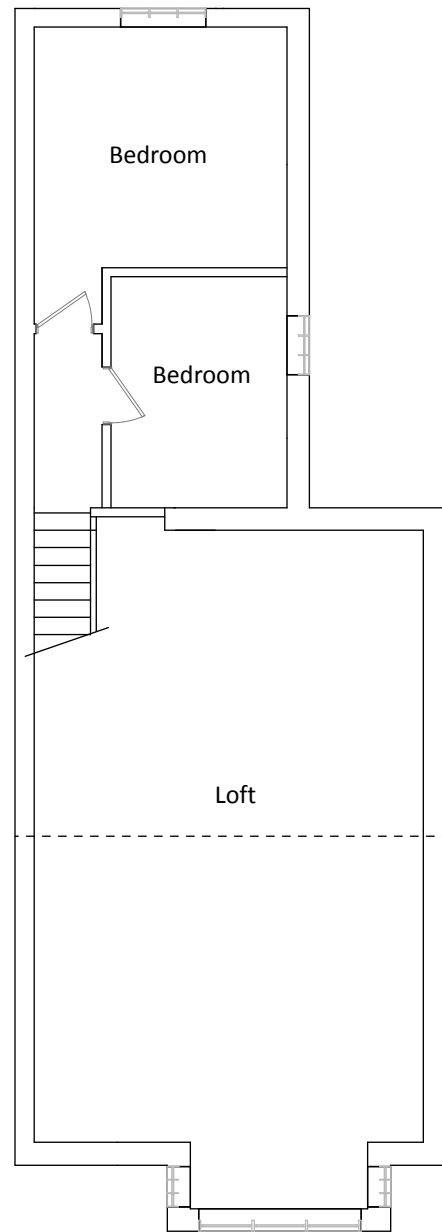
Dear Sir/Madam,

Please see attached letter for your attention relating to a planning application for Conversion of existing house into 3no. self-contained flats including a single storey rear extension, side dormer window and 1no front rooflight. Associated cycle store, amenity space and refuse/recycling store at 46 Station Road , London

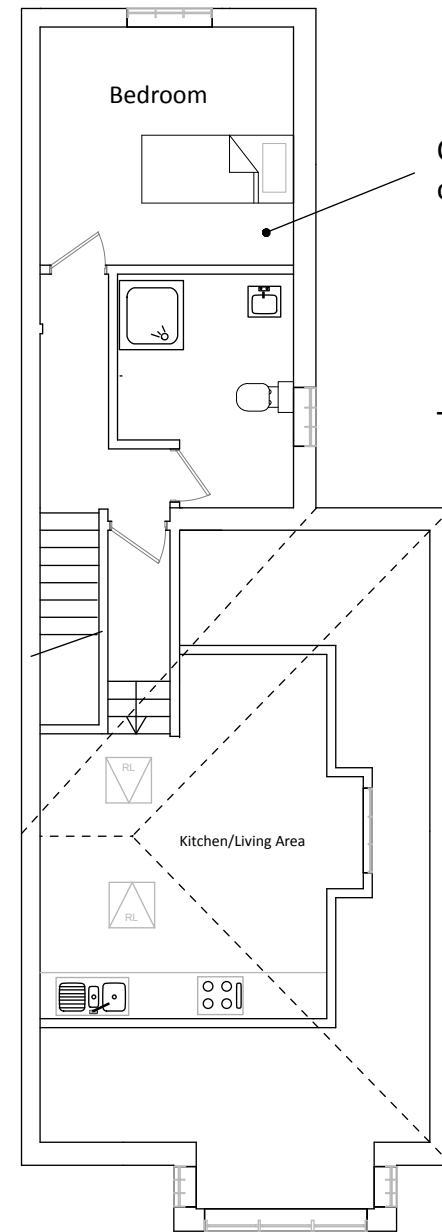
Yours faithfully  
Syndsey Ballet



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Existing second/loft area  
Scale: 1:100



One person occupancy

Top floor flat = 45m<sup>2</sup>

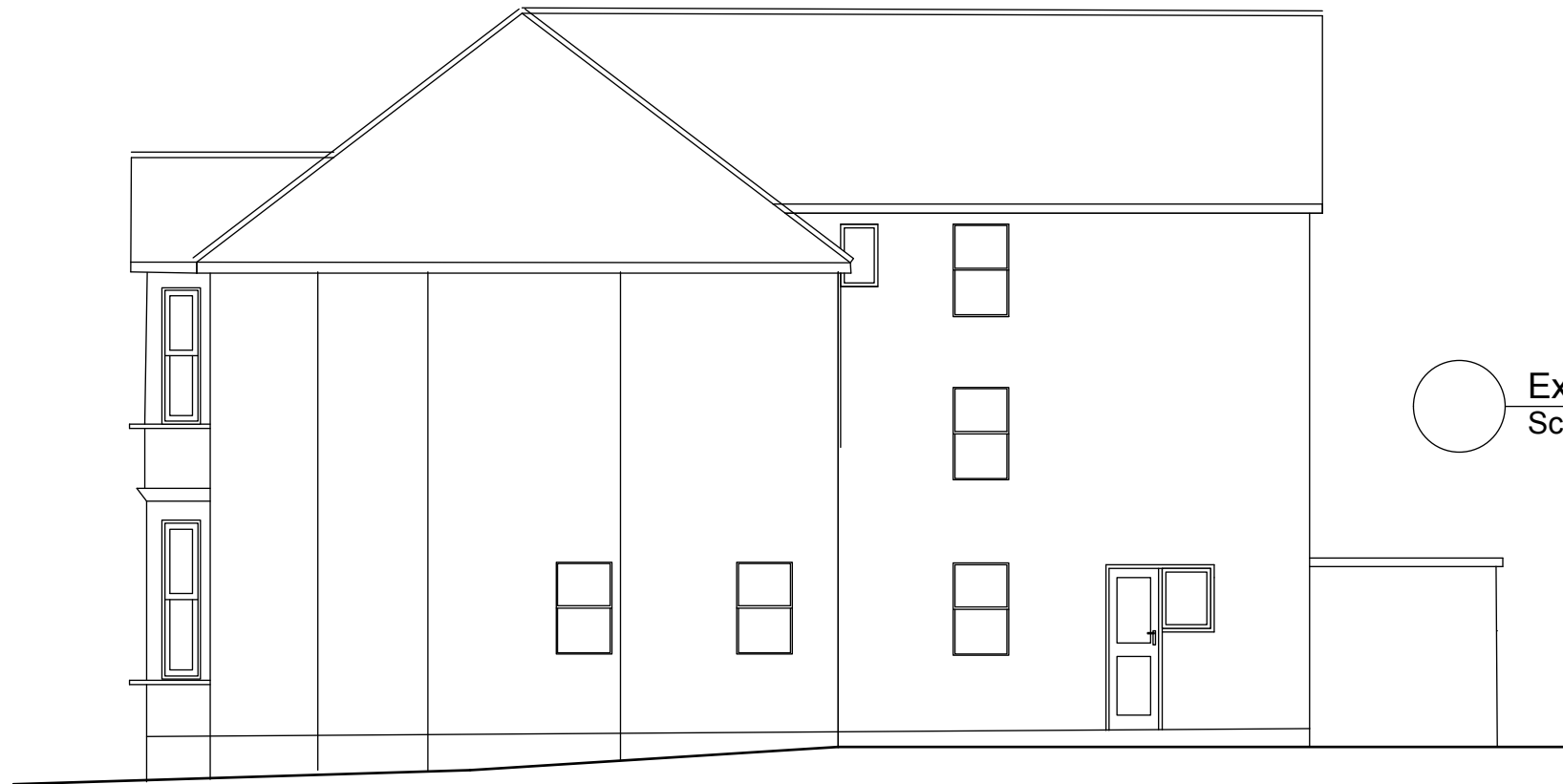
Proposed second/loft area  
Scale: 1:100



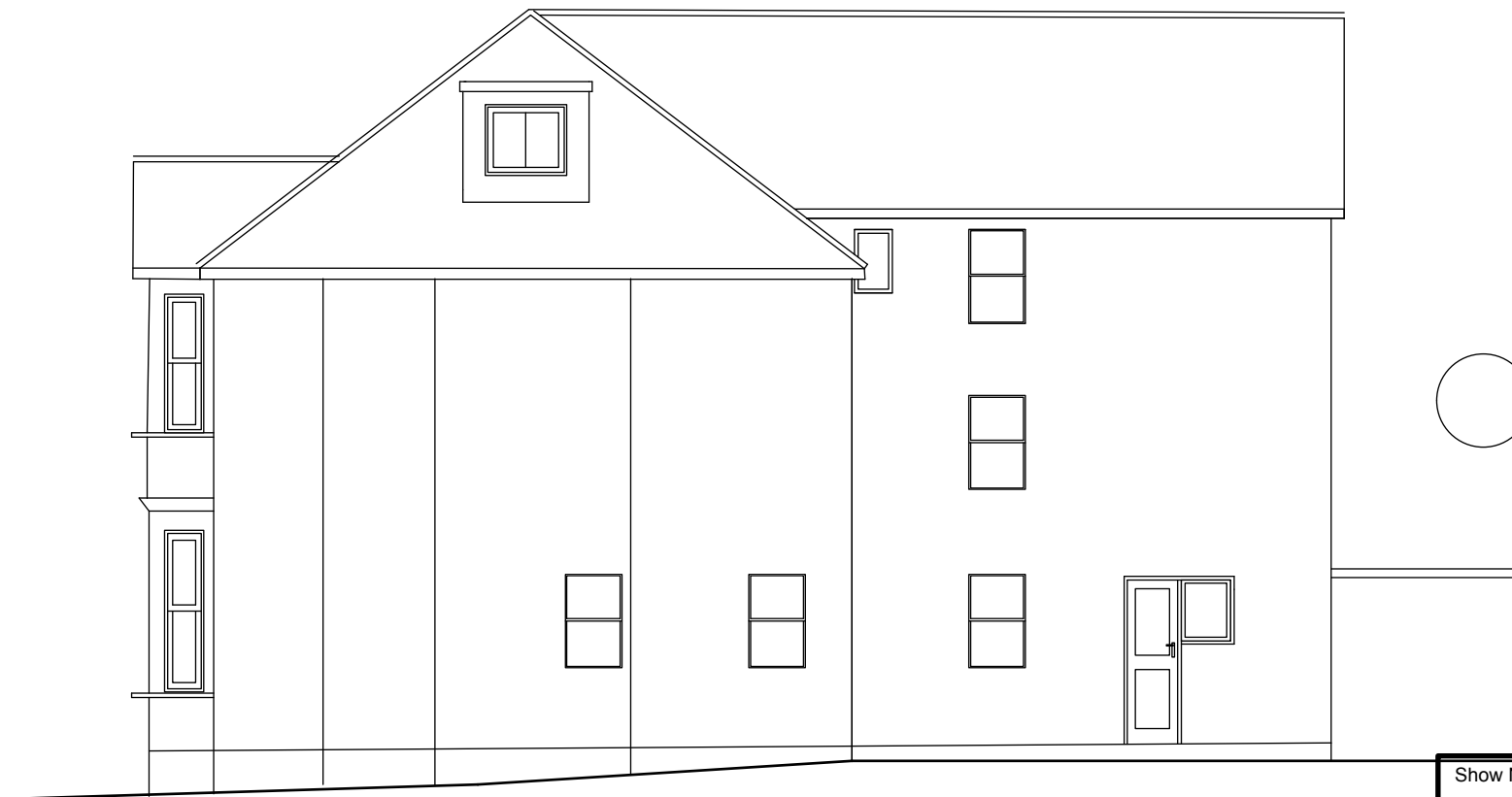
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Show Name <b>46 Station Road, NW4 3SX</b>		
Reference <b>46SR/002A</b>	Drawn By <b>RM</b>	Date <b>30/01/2018</b>
CAD File Name		

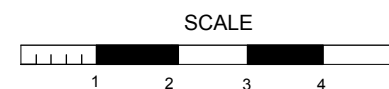
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Existing Side  
Scale: 1:100



Proposed Side  
Scale: 1:100



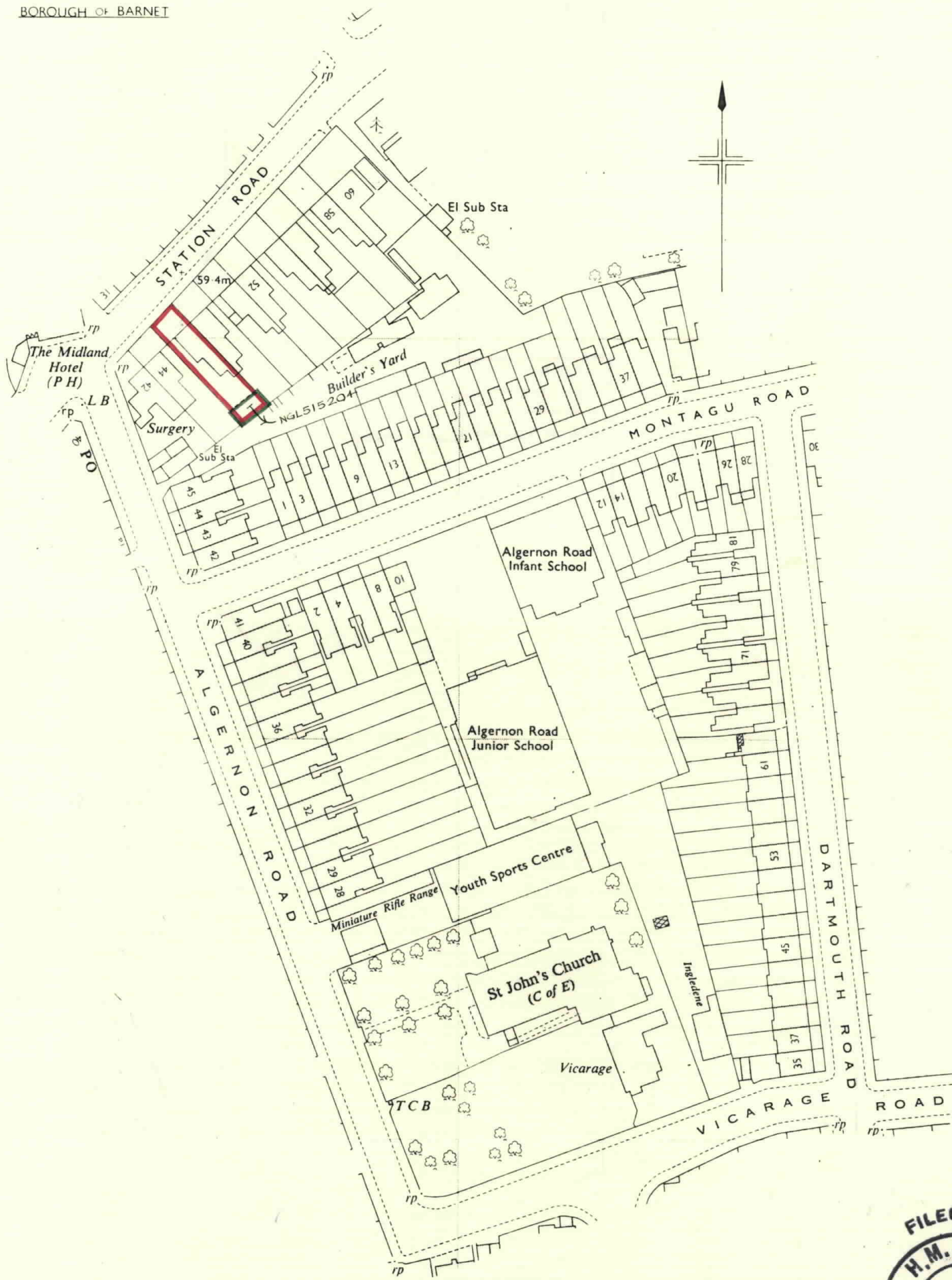
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Reference <b>46SR/004A</b>	Drawn By <b>RM</b>	Date <b>30/01/2018</b>
CAD File Name		



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H.M. LAND REGISTRY		TITLE NUMBER	
		NGL 476077	
ORDNANCE SURVEY PLAN REFERENCE	COUNTY	SHEET	NATIONAL GRID
	GREATER LONDON		TQ 2288
Scale: 1/1250		© Crown copyright 1971	
		Old Reference MIDDLESEX XI 10 AD	

BOROUGH OF BARNET



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