

My Ref: DGR/BROCKLEY/21

Your Ref:

13 April 2021

Planning and Building Control  
London Borough of Barnet  
2 Bristol Avenue  
Colindale  
London  
NW9 4EW

**Via the Planning Portal under ref: PP-09735871**

Dear Madam/Sir

**3-7 HENRY ROAD, BARNET, EN4 8BL– APPLICATION FOR FULL PLANING PERMISSION**

I write on behalf of Brockley Estates Limited to submit an application for full planning permission to the London Borough of Barnet (LBB) in relation to the above site.

The application proposes the following:

*Internal reconfiguration of communal areas at ground floor with relocation of refuse and cycling stores and replacement of 4no. external doors with 3no. windows to provide 1no. studio flat with associated car and cycle parking*

The following has been submitted via the Planning Portal:

- This supporting Covering Letter/Statement;
- Application Form;
- CIL Form;
- Location Plan;
- Proposed Site Plan and Details of Stores;
- Existing and Proposed Ground Floor Plan;
- Existing and Proposed Elevations; and
- Outline Energy Statement.

## **Design Statement**

### Context to this Application

3-7 Henry Road is a recently completed mixed-use development comprising of 8no. flats and two Class EE(g)(i) vacant commercial units. There are three on-site parking spaces serving residents. On the ground floor, there are existing internal bin and cycle stores together with a secondary access. Through relocating the refuse and cycle provision, there is an opportunity to provide an additional residential unit.

The applicant also owns a parcel of land directly opposite the site (which provided parking for 3-7 Henry Road prior to establishing the 8 flats). This land remains unused and is partly included within the application site.

### Proposed Development

The proposals comprise:

- The provision of a 38sqm studio flat;
- The relocation of existing cycle parking spaces (13no.) and the provision of additional 1no. cycle space to serve the new residential unit. The cycle store is to be of timber appearance constructed on a brick plinth;
- The provision of a timber clad refuse store for general waste and recyclables;
- The addition of 1no. parking space on land opposite 3-7 Henry Road to serve the overall development of 9 flats; and
- The installation of 3no. grey windows (to match existing) in lieu of 4no. external doors to the east elevation.

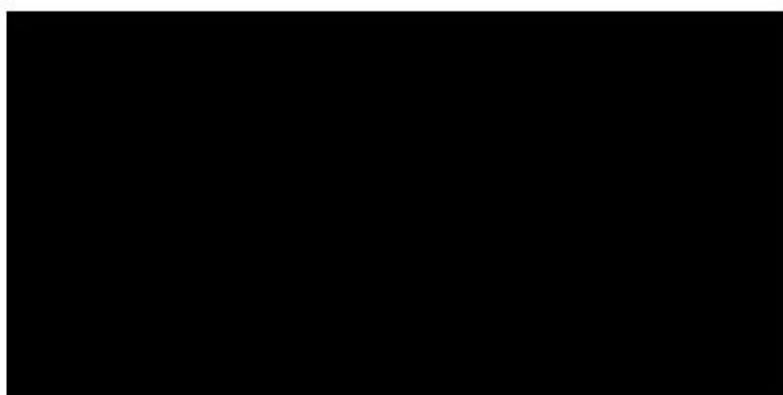
No changes are proposed to the principal elevation.

## **Planning Statement**

### Principle of Residential Development

3-7 Henry Road is an existing residential-led building located within an area characterised by a mix of uses and within close walking distance of the shops and services provided by East Barnet centre. Six bus routes can be accessed within 170 metres walking distance of the site and it is conveniently located for New Barnet National Rail station. It has a PTAL of 3 ('moderate').

Policy CSNPPF of the LBB Core Strategy sets out that when considering development proposals, the Council will take a positive approach that reflects the presumption in favour of sustainable development (as contained within the NPPF).



Policy H1 of the London Plan sets out the target that 23,640 new dwellings should be delivered in LBB over the 10 year period to 2028/29 (Table 4.1). Policy H2 of the London Plan further promotes housing delivery on small sites with a 10 year housing target for LBB of 4,340 new dwellings (Table 4.2).

Policy D3 of the London Plan seeks to ensure that housing output should be optimised with reference to a site's context and character, principles of good design and public transport capacity.

The NPPF (July 2018) states that housing applications should be considered in the context of the presumption in favour of sustainable development (Paragraphs 10 and 11).

The NPPF further highlights that small and medium sized sites can make an important contribution to meeting the housing requirement of an area. Local planning authorities are encouraged to support the development of windfall sites including through their decisions by giving great weight to the benefits of using suitable sites within existing settlements for homes.

It is considered that the proposed delivery of 1 additional dwelling is in accordance with the principles of sustainable development and by making a more efficient use of previously developed land, will assist LBB in meeting its housing targets including those for small sites.

#### Housing Mix and Size

LBB seeks to ensure a mix of housing products to provide choice for all households and a range of dwelling sizes (Policy DM08). In this case, due to the limited floorspace available, there is only scope to provide one, one person dwelling.

The Development Plan (London Plan Policy D6 and LBB Policy DM02) also seeks to ensure that all new homes achieve the minimum space standards. These internal space standards are also set out within the Mayor's Housing SPG and Barnet's Residential Design Guidance SPD and as illustrated on the proposed floorplan, the proposed development is fully compliant with standard for a 1 person unit (with a shower).

#### Design

The proposals would have a limited effect on the appearance of the building. The new windows have been designed to match the existing in terms of colour and specification. The timber refuse and cycling stores are also sensitively located.

The proposed residential unit is dual aspect (south and east facing) providing a varied outlook and ensuring adequate natural light. The new windows would not impact upon the privacy of neighbours.

The proposed flat would benefit from access to a shared garden at the rear of the property. It is confirmed that amenity space provision has been designed to accord with LBB Sustainable Design and Construction SBD and the Mayor's Housing SPG.

On the basis of the above, the proposed development is considered to accord with the relevant design policies of the development plan as well as the objectives of the NPPF.

### Sustainability

The application is supported by an Outline Energy Statement. The energy strategy has been developed by following the Energy Hierarchy of Lean, Clean and Green and the statement demonstrates that the energy performance of the proposed dwelling will meet and exceed the relevant planning policy requirements for a minimum 19% improvement over a Building Regulations Part L1B. These measures include an enhanced building fabric, an individual high efficiency gas boiler and high efficiency doors and windows.

It is further confirmed that water fittings will be installed with restricted flow rates to meet the target water consumption of 105 litres per head per day.

The proposed development is therefore considered to meet the sustainability objectives of the Development Plan by following the energy hierarchy and through promoting efficient resource consumption.

### Transport

The site has a PTAL of 3 with 3 parking spaces currently on site. The proposal would provide an additional space which would be available for use by residents of the overall development of 9 flats. This is considered to be appropriate with reference to LBB parking standards. In accordance with the London Plan, a further cycle space is proposed for the additional 1 person unit.

Adequate provision has also been made for the storage of general waste and recyclables with the change to collection arrangements being insignificant.

On the basis of the above, the proposals are considered an entirely appropriate form of development in transport terms and accords with the transport policies of the Development Plan.

### Summary

This planning application would deliver sustainable development, making an efficient use of previously developed land in an accessible location. The proposals have been designed to respect character, context and amenity and the new dwelling would assist LBB in meeting its housing needs.





I look forward to your consideration of this application. If you have any queries in relation to the property or proposals, please do not hesitate to contact me as agent on behalf of the applicant on DD [REDACTED] or via email to [REDACTED]

Yours faithfully

**Daniel Rose MTCP (Hons) MRTPI**  
**Partner**  
**D. ROSE PLANNING LLP**  
**For and on Behalf of Brockley Estates Limited**

Enc.