



**PLANNING STATEMENT**

**Demolition of existing dwelling and erection of a new  
two-storey dwelling house including basement level  
and rooms in the roof space**

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**43 Woodstock Avenue, London, NW11 9RG**

**1. Introduction**

- 1.1.1. UPP Architects + Town Planners has been instructed by the applicant to prepare and submit a full planning application at the site known as 43 Woodstock Avenue, London, NW11 9RG. The application seeks the demolition of the existing residential dwelling at the site and the erection of a new build 2-storey single-family dwelling house at the site including basement level and habitable roof space.

**2. The Site and Surroundings**

- 2.1. The application site is located on the southern side of Woodstock Avenue, in the West Hendon area of the London borough of Barnet. The existing property is a semi-detached 2-storey single-family dwelling (Class C3). The existing property has benefitted historically from ground floor rear extension of more than 5m in depth. The property has also benefitted from an approved basement extension and an approved first floor rear extension.
- 2.2. The surrounding area is predominantly residential in character consisting of single-family dwellings (Class C3). The adjacent property at no. 41 Woodstock Avenue occupies a substantially larger footprint than the property at no.43 and the building line projects further to the rear. The adjoined property at no.45 has also benefited from a larger ground floor rear extension which meets the rear extended building line with no. 43 Woodstock Avenue. no. 45 has also benefited from the addition of a rear facing dormer extension to the roof.
- 2.3. The Site is located within the London Borough of Barnet. The site is not located within the Green Belt, a Conservation Area or any Area of Outstanding Natural Beauty (AONB). The site is located within Flood Zone One which has a low probability of flooding. The site is not a listed building nor are there any in the immediate surrounding area. The site has a Public Transport Accessibility Level (PTAL) of 2, which is classified as 'poor'



*Figure 1. The Application Site*

### **3. Relevant Planning History**

- 3.1. 21/3772/CON | Submission of details of conditions 3 (Tree Protection) and 6 (Demolition and Construction Management and Logistics Plan) pursuant to planning permission 21/2167/HSE dated 14/06/21 | 43 Woodstock Avenue London NW11 9RG | 09/07/2021 | Approved
- 3.2. 21/2167/HSE | Formation of basement level | 43 Woodstock Avenue London NW11 9RG | 16/04/2021 | Approved
- 3.3. 21/0346/HSE | First floor rear extension | 43 Woodstock Avenue London NW11 9RG | 21/01/2021 | Approved
- 3.4. 19/2219/192 | Single storey rear extension. Roof extension involving rear dormer window and 3no front facing rooflights. | 43 Woodstock Avenue London NW11 9RG | 16/04/2019| Approved

- 3.5. 15/06673/PNH | Single storey rear extension with a proposed depth of 6 metres from original rear wall, eaves height of 3 metres and maximum height of 3 metres | 41 Woodstock Avenue London NW11 9RG| 30/10/2015 | Refused
- 3.6. 15/03879/PNH | Single storey rear extension with a proposed depth of 6.0 metres measured from the original rear wall, eaves height of 3.0 metres and maximum height of 3.0 metres | 41 Woodstock Avenue London NW11 9RG| 22/06/2015 | Prior Approval Not Required
- 3.7. 15/03366/PNH | Single storey rear extension with a proposed depth of 6 metres from original rear wall, eaves height of 3 metres and maximum height of 3 metres | 41 Woodstock Avenue London NW11 9RG| 01/06/2015 | Refused
- 3.8. C14847/02 | Ground floor conservatory extension at rear. | 43A Woodstock Road London NW11 8ES| 02/05/2002 | Approved
- 3.9. C14847A/07 | Erect PVCU conservatory to the rear of the property | 43A Woodstock Road London London NW118ES | 30/03/2007| Approved

#### **4. The Proposal**

- 4.1. The proposed development consists of a full planning application for the demolition of the existing single-family residential dwelling and for the erection of a new residential single-family dwelling within the footprint of the existing property. The proposal will ensure the provision of 161 sq.m. of residential floor space.
- 4.2. The proposed development will maintain the existing character and appearance of the building by retaining the same roof form, external materials and footprint of the existing property. The accompanying architectural plans illustrate that the materials to be used are matching those of the original property.

#### **5. Planning Policy**

- 5.1. The Local Development Framework applied to the site includes the below policy documentation:
- The National Planning Policy Framework (NPPF Updated 2021)
  - London Plan (2021)
  - Barnet Local Plan (2012)
  - Barnet Local Plan Development Management Policies (2012)

- Barnet Residential Design Guide Supplementary Guidance (2016)

National Planning Policy Framework (NPPF)

- 5.2. 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.
- 5.3. The National Planning Policy Framework (NPPF) was updated in July 2021. This is a key part of the Government's reforms to make the planning system less complex and more accessible, and to promote sustainable growth.
- 5.4. NPPF Paragraph 60 states that 'to support the Government's objective of significantly boosting the supply of homes, it is important that a sufficient amount and variety of land can come forward where it is needed, that the needs of groups with specific housing requirements are addressed and that land with permission is developed without unnecessary delay.
- 5.5. The NPPF paragraph 126 emphasises the role of high quality, beautiful and sustainable buildings and places as fundamental to what the planning and development process should achieve. Good design is a key aspect of sustainable development, creates better places in which to live and work and helps make development acceptable to communities. Being clear about design expectations, and how these will be tested, is essential for achieving this. So too is effective engagement between applicants, communities, local planning authorities and other interests throughout the process.
- 5.6. Paragraph 119 states that "planning policies and decisions should promote an effective use of land in meeting the need for homes and other uses, while safeguarding and improving the environment and ensuring safe and healthy living conditions. Strategic policies should set out a clear strategy for accommodating objectively assessed needs, in a way that makes as much use as possible of previously-developed or 'brownfield' land.
- 5.7. Technical Housing Standards - *Described Minimum Space Standards* as set out in NPPF describe the minimum space standards accepted nationally. This standard deals with internal space within new dwellings and is suitable for application across all tenures. It sets out requirements for the Gross Internal (floor) Area of new dwellings at a defined level of occupancy as well as floor areas and dimensions for key parts of the home, notably bedrooms, storage and floor to ceiling height.

London Plan (2021)

- 5.8. The London Plan was published by the Mayor's Office in July 2021. Whilst capable of being a material consideration. Given the scale of proposed development, policies within the London plan are considered to have limited weight in the given context. The current, relevant planning policies adopted in the London Plan (2021) are:
- 5.9. Policy D3 – Optimising Site Capacity Through the Design-led Approach; *“All development must make the best use of land by following a design-led approach that optimises the capacity of sites, including site allocations. Optimising site capacity means ensuring that development is of the most appropriate form and land use for the site. The design-led approach requires consideration of design options to determine the most appropriate form of development that responds to a site's context and capacity for growth”.*
- 5.10. Policy D6 Housing quality and standards; *A Housing development should be of high quality design and provide adequately-sized rooms (see Table 3.1) with comfortable and functional layouts which are fit for purpose and meet the needs of Londoners without differentiating between tenures.*
- 5.11. Policy H1 Increasing housing supply; *A Table 4.1 sets the ten-year targets for net housing completions that each local planning authority should plan for. Boroughs must include these targets in their Development Plan Documents.*
- 5.12. Policy T6.1 Residential Parking: *New residential development should not exceed the maximum parking standards set out in Table 10.3. These standards are a hierarchy with the more restrictive standard applying when a site falls into more than one category.*
- a. *Parking spaces within communal car parking facilities (including basements) should be leased rather than sold.*
  - b. *All residential car parking spaces must provide infrastructure for electric or Ultra-Low Emission vehicles. At least 20 per cent of spaces should have active charging facilities, with passive provision for all remaining spaces.*
  - c. *Outside of the CAZ, and to cater for infrequent trips, car club spaces may be considered appropriate in lieu of private parking. Any car club spaces should have active charging facilities.*
  - d. *Large-scale purpose-built shared living, student accommodation and other sui generis residential uses should be car-free.*
  - e. *The provision of car parking should not be a reason for reducing the level of affordable housing in a proposed development.*

- f. *Disabled persons parking should be provided for new residential developments. Residential development proposals delivering ten or more units must, as a minimum:*
- i. *ensure that for three per cent of dwellings, at least one designated disabled persons parking bay per dwelling is available from the outset*
  - ii. *demonstrate as part of the Parking Design and Management Plan, how an additional seven per cent of dwellings could be provided with one designated disabled persons parking space per dwelling in future upon request as soon as existing provision is insufficient. This should be secured at the planning stage.*
- h. *All disabled persons parking bays associated with residential development must:*
- i. *be for residents' use only (whether M4(2) or M4(3) dwellings)*
  - ii. *not be allocated to specific dwellings, unless provided within the curtilage of the dwelling*
  - iii. *be funded by the payment of a commuted sum by the applicant, if provided on-street (this includes a requirement to fund provision of electric vehicle charging infrastructure)*
  - iv. *count towards the maximum parking provision for the development*
  - v. *be designed in accordance with the design guidance in BS8300vol.1*
  - vi. *be located to minimise the distance between disabled persons parking bays and the dwelling or the relevant block entrance or lift core, and the route should be preferably level or where this is not possible, should be gently sloping (1:60-1:20) on a suitable firm ground surface*

London Borough of Barnet Local Plan Policies (2017)

- 5.13. *The London Borough of Barnet's Core Strategy contributes to achieving the vision and objectives of Barnet's Sustainable Community Strategy and will help our partners and other organisations to deliver relevant parts of their programmes. It will cover the physical aspects of location and land use traditionally covered by planning. It also addresses other factors that make places attractive and distinctive as well as sustainable and successful. It will help to shape the kind of place that Barnet will be in the future, balancing the needs of residents, businesses and future generations.*
- 5.14. Policy CS NPPF: National Planning Policy Framework - Presumption in Favour of Sustainable Development: *When considering development proposals we will take a positive approach that reflects the presumption in favour of sustainable development contained in the National Planning Policy Framework (NPPF):*
- a) *We will always work proactively with applicants jointly to find solutions which mean that proposals can be approved wherever possible, and to secure development that improves the economic, social and environmental conditions in Barnet.*

- 5.15. Policy CS4: Providing quality homes and housing choice in Barnet: We will aim to create successful communities in Barnet by:
- a) *seeking to ensure a mix of housing products in the affordable and market sectors to provide choice for all households and enable Barnet residents to progress on a housing journey that can meet the aspirations of home ownership.*
  - b) *seeking to ensure that all new homes are built to Lifetime Homes Standards and that through extending the inclusive design principles embedded in Lifetime Homes we can create Lifetime Neighbourhoods that are welcoming, accessible, and inviting for everyone, regardless of age, or health, or disability.*
  - c) *seeking a range of dwelling sizes and types of housing including family and lifetime homes that meets our identified housing priorities and does not undermine suburban character or local distinctiveness.*
- 5.16. Policy CS5: Protecting and enhancing Barnet's character to create high quality places: We will ensure that development in Barnet respects local context and distinctive local character creating places and buildings of high quality design. Developments should:
- a) *address the principles, aims and objectives set out in the following national design guidance: By Design, Secured by Design, Safer Places, Inclusive Design, Lifetime Homes and Building for Life*
  - b) *enhance the borough's high quality suburbs and historic areas through the provision of buildings of the highest quality that are sustainable and adaptable.*
- 5.17. Policy CS5: Protecting and enhancing Barnet's character to create high quality places: We will ensure that development in Barnet respects local context and distinctive local character creating places and buildings of high quality design. Developments should:
- a) *address the principles, aims and objectives set out in the following national design guidance: By Design, Secured by Design, Safer Places, Inclusive Design, Lifetime Homes and Building for Life:*
  - b) *enhance the borough's high quality suburbs and historic areas through the provision of buildings of the highest quality that are sustainable and adaptable.*
  - c) *protect and enhance the gardens of residential properties*

Barnet Local Plan Development Management Policies (2012)

- 5.18. Policy - DM01 Protecting Barnet's character and amenity: *Development proposals should be based on an understanding of local characteristics. Proposals should preserve or enhance local character and respect the appearance, scale, mass, height and pattern of surrounding buildings, spaces and streets.*



- a) *Development proposals should ensure attractive, safe and, where appropriate, vibrant streets which provide visual interest, particularly at street level and avoid blank walls.*
- b) *Development proposals should create safe and secure environments and reduce opportunities for crime and minimise the fear of crime.*
- c) *Development proposals should be designed to allow for adequate daylight, sunlight, privacy and outlook for adjoining and potential occupiers and users.*
- d) *Development proposals for lighting schemes should not have a demonstrably harmful impact on residential amenity or biodiversity.*
- e) *Development proposals should retain outdoor amenity space having regard to its character.*
- f) *Conversion of dwellings into flats in roads characterised by houses will not normally be appropriate*
- g) *Loss of houses in roads characterised by houses will not normally be appropriate*

5.19. Policy DM02 - Development Standards: Where appropriate, development will be expected to demonstrate compliance with the following national and Londonwide standards supported by the guidance set out in the council's suite of Supplementary Planning Documents:

- a) *By Design, the CABE urban design principles*
- b) *Lifetime homes, the 16 design criteria required by the London Plan policy 3.8*
- c) *Code for Sustainable Homes, the national standard for sustainable homes*
- d) *BREEAM, the environmental assessment method for non residential development*
- e) *Wheelchair accessibility, the London Plan policy 3.8*
- f) *Minimum floor space, the London Plan policy 3.5*
- g) *Outdoor amenity space, the Sustainable Design and Construction SPD*
- h) *Secured by Design, the national Police initiative*
- i) *Play space, the London Plan policy 3.6*

5.20. Policy DM08 - Ensuring a variety of sizes of new homes to meet housing need: Development should provide where appropriate a mix of dwelling types and sizes in order to provide choice for a growing and diverse population for all households in the borough. Dwelling size priorities are:

- a) *For social rented housing – homes with 3 bedrooms are the highest priority*
- b) *For intermediate affordable housing – homes with 3/4 bedrooms are the highest priority*
- c) *For market housing – homes with 4 bedrooms are the highest priority, homes with 3 bedroom are a medium priority*

**6. Policy Considerations**

Principle of Development

- 6.1. The principle of residential development on this site is established by way of the existing residential use of the site and the predominantly residential character of the surrounding area. Subsequently, and in accordance with Local Plan Policy DM01, additional residential accommodation on this site will not cause harm to the established character of the area. The provision of housing at the site is supported by Policy CS4 which seeks to provide quality homes and housing choice across the London borough of Barnet.
- 6.2. The principle of the erection of the new dwelling at the site is supported as a result of the proposal not exceeding the footprint of the dwelling as it currently exists. The principle is further supported as a result of the height and overall massing of the property not exceeding that of the existing property and through replicating the ridge line of the adjoining no.45 Woodstock Avenue.
- 6.3. The principle of the infill extension to the rear of the property is supported by large ground floor rear extensions being an established characteristic along Woodstock Avenue, including at the adjacent no.45. The principle of infilling the footprint is further supported by its compliance with local, regional and national planning policy.
- 6.4. It is further considered that the Local Planning Authority's support of the principle of the basement extension at the property is evidenced through the approved application 21/2167/HSE. The proposed extension in this application has been established in accordance with the approved plans for application reference 21/2167/HSE, and as such, it is considered to be an acceptable form of development.

Design

- 6.5. The proposed development retains the character of the existing property by ensuring the new dwelling replicates the existing external materials at no. 43 Woodstock Avenue as shown in the accompanying architectural plans and elevations. It is further considered that the deteriorated aesthetic of the existing render on the principal facade of the property is out of keeping with the character of the surrounding. As such, renovation of the facade would be of benefit to the character of the area.
- 6.6. The proposal ensures that the new dwelling is situated within the footprint of the original dwelling and does not extend to the rear of the property further than the rear building as built. The extended rear building line was established under application reference 15/03879/PNH.

- 6.7. With additional consideration for Part B of Local Plan Policy DM01, the proposed development ensures due respect for the established building heights and pattern of development in the surrounding area by ensuring not to exceed the height of the adjoining property.
- 6.8. The first-floor rear extension replicates that which was approved under 21/0346/HSE and as such is seen to be supported by local, regional and national planning policies.

Internal Space Standards and Residential Amenity

- 6.9. The additional unit will be dual aspect, ensuring quality that each habitable room is served with a quality level of natural light, outlook, and ventilation. The proposed new dwelling does not propose the loss of any residential amenity space, as such, substantial amenity space towards the rear of the property is maintained in line with LB of Barnet Local Development Plan policies.
- 6.10. All new units proposed within the property will exceed the Nationally Described Space Standards as conditioned in the NPPF (2021) and the London Plan (2021). Dimensions for the proposed uses within additional dwellings are illustrated in the accompanying architectural plans where it is clearly evidenced that all bedrooms exceed the space standards for double and single bedrooms.

Neighbouring Amenity

- 6.11. As part of any planning application, it is important to ensure development proposals would not have an adverse impact on neighbouring amenity with regards to light, outlook or increased sense of enclosure.
- 6.12. The proposal limits the use of fenestrations along the property's flank elevations to avoid any sense of overlooking of neighbouring amenity. Windows within the property are scaled appropriately to provide both privacy to occupants and to protect the views over neighbouring amenity space. The use of skylights allows for adequate natural lighting within the proposed habitable roof space whilst ensuring that neighbouring amenity is protected from overlooking.
- 6.13. The proposed fenestrations will predominantly match those of the existing dwelling and any fenestrations approved under historic planning applications, including application references 15/03879/PNH and 21/0346/HSE. As such, it is considered that any perceived impacts on neighbouring amenity and privacy have been assessed and are considered acceptable.

Transport Impacts

- 6.14. The proposal includes the provision of 1no. car parking space situated within the front hard standing of the property. This is proposed in line with the London Plan (2021) maximum parking provision guidelines as set out in policy T6.1 Residential Parking.
- 6.15. Additional cycle parking will supplement the existing provision on site in line with London Plan guidance and will be situated within the rear amenity space which has secure gated access.

**7. Conclusion**

- 7.1. It is considered that the proposal provides a high-quality development that would be compliant with national, regional and local policies. This development seeks to optimise the use of space within the site in line with the NPPF and London Plan Policies whilst enhancing the character of the area in keeping with aims expressed in CS4 - Providing Quality Homes, CS 5 - Protecting and Enhancing Barnet's character.
- 7.2. It is considered that the impact of the proposal has been considered throughout the historic applications as referenced above and has been considered acceptable by the Local Planning Authority.