

Relevant comments on planning applications from the London Plan March 2016 version

Page 33 1.2.32 Infill opportunities within existing residential areas should be approached with sensitivity. Some potential infill sites may be highly valued, well maintained and contribute to the context and character of a neighbourhood.

Page 36 1.2.44 London Plan Policy 3.5A states that “Boroughs may introduce the presumption against the development on back gardens” This locally sensitive approach reflects Para 53 of the NPPF (National Planning Policy Framework). Where planning permission is required, boroughs are advised to consider proposals for development in gardens in the light of local circumstances, taking into account the local value gardens have in addressing the range of strategic policy objectives, particularly in terms of:

- Defining local context and character
- Supporting biodiversity, protecting London’s trees, green corridors and networks
- Flood risk management and sustainable drainage
- Enhancing the distinct character of suburban London

Page 41 para 1.3.1 Proper account must be taken of the range of factors which have to be addressed to optimise, rather than simply maximise, housing potential. Of particular importance are ensuring good design and taking into account public transport capacity and local context and character.

Page 43 Para 1.3.7 The need to secure residential quality (including the need to take into account local context and character and achieve high quality design) through policies 3.5, 7.1 – 7, 12

Page 57 1.3.60 In taking account of local character, policy 3.4 resonates with section 7 of the NPPF. It requires a thorough appreciation of the defining characteristics of a neighbourhood; of what will add to it’s quality and sense of place; create safe and accessible environments and be visually attractive as a result of good architecture. It does seek to promote/reinforce local distinctiveness

Page 66 2.2.2 Standard 1 Development proposals should demonstrate:
a How the design responds to it’s physical context, including the character and the legibility of the area and the local pattern of building, public space, landscape and topography.

B How the scheme relates to the identified character of the place.

Page 77 Standard 17 – Car parking. For sub-urban area with a PTAL levels 2 – 4 up to 1.5 car parking spaces per dwelling

Relevant comments on planning applications from the Barnet Local Plan September 2012 and residential design guidance SPD version October 2106

Page 68 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:

- Be safe, attractive and fully accessible
- Respect and enhance the distinctive natural landscapes of Barnet
- Protect and enhance the gardens of residential properties
- Enhance the Borough's high quality suburbs and historic areas through the provision of buildings of the highest quality that are sustainable and adaptable
- All development should maximise the opportunity for community diversity, inclusion and cohesion and should contribute to people's sense of place, safety and security

Local Plan Development Management Policies September 2012

Page 5 2.2 High Quality Design 2.2.1 The Council will not accept designs for new development that are inappropriate to their context or do not take opportunities to improve the character and quality of an area.

Page 6 2.3.2 The characterization study identifies difference between traditional and more modern building styles. The existing traditional housing stock is almost always vertically orientated with window bays and pitched roofs. More modern developments are usually more horizontal in form often with balconies and flat roofs, large bulk and building foot print. When building close proximity to each other these building styles can clash diminishing the uniformity, rhythm and pattern of suburban character. In view of this impact on character loss of houses in roads predominantly characterized by the same typology of houses will not normally be appropriate.

Page 8 2.3.7 Protecting character helps to maintain Barnet's heritage. Policy DMZ 1: Protecting Barnet's character and amenity states that development proposals should preserve or enhance local character and respect the appearance, scale, mass, height and pattern of surrounding buildings and streets.

Page 9 2.7.1 Schemes which significantly harm the amenity of neighbouring occupiers will be refused planning permission. Protecting amenity helps to protect the wellbeing of the Borough's residents. It is important to ensure that developments do not significantly overshadow neighbouring buildings, block daylight, reduce sunlight or result in a loss of privacy and outlook

Page 10 2.9.1 Gardens make a significant contribution to local character. They provide the natural element of residential character contributing towards biodiversity, tranquillity, sense of space and enhance the setting of buildings. Developments that impact the character created by gardens can include infill development. Development that is considered to be detrimental to local character will be refused.

Page 11 Policy DMO1 Protecting Barnet's character and amenity. Confirms the above.

Page 23 6.12 Scale, massing and height refer to the arrangement, volume, shape, size and bulk of a building or a group of buildings in relation to other building and or spaces; and their combined visual impact. It is these aspects of the built form which are fundamental to a proposal's impact on it's local character and also determine views, vistas and sky lines. Proposals for new residential development should respond to the distinctive local building forms and patterns of development and respect the scale, massing and height of the surrounding physical context.

Page 28 7.10 The manner in which building design relates and responds to the adjacent street and public realm plays a significant role in influencing perceptions of safety and the risk of crime, both for the building occupants and others. 7.12 the Police initiative "Secured by Design" focusses on crime prevention at the design, layout and construction stages of development by seeking to design out crime. Safer Places and Secured by Design guides provide information on designing out crime solutions. It is important to also account for local condition regarding safety and security during the building design stage.