

1. PROPERTY DETAILS		
Site Name & Address	Land at the rear of 46 Brentmead Place, NW11 9LJ	
Unique Ref (PAR)	1633	
Borough	Barnet	
Zone (TfL)	3	
Site Area (acres)	Approx. 0.08 acres (319.56 sq. m)	
Location and Site Plan		
Existing Use	<ul style="list-style-type: none">- Hard standing- Previously a dwelling house and curtilage which was demolished in 2014 due to disrepair	
2. TOWN PLANNING		
Planning Policy Documents	<ul style="list-style-type: none">- Adopted: London Plan (consolidated 2016), Core Strategy DPD (2012), Development Management Policies (2012)- Emerging: Draft London Plan (2017), Site Allocations DPD, call for sites consultation undertaken in 2015 and again in 2017. A Draft Local Plan, including allocated sites, will be published for consultation in Autumn 2018.	
Site Allocations	<ul style="list-style-type: none">- No site specific allocations	
Housing zone/OA	<ul style="list-style-type: none">- No	
Heritage Designations	<ul style="list-style-type: none">- None	
Flood Zone	<ul style="list-style-type: none">- The north west of the site is within flood zone 3. A very small section within the middle of the site is within flood zone 2, with the remainder of the site being within flood zone 1.	
Ecological Designations	<ul style="list-style-type: none">- The Site is directly connected to a designated Site of Borough Importance for Nature Conservation	
PTAL	<ul style="list-style-type: none">- 3	
Tall buildings	<ul style="list-style-type: none">- The site does not fall within an area deemed suitable for tall buildings (greater than 8 storeys) (Policy CS5	

permitted	and DM05). The sites context and surrounding area, which is primarily single storey and 2 storey detached properties, does not make the site an appropriate location for tall buildings. In line with Policy DM01 development should respect the appearance, mass, scale and height of the surrounding area.															
Car parking standards	<ul style="list-style-type: none">- Car parking standards for residential properties are: maximum 2 to 1.5 spaces per unit for detached and semi detached houses and flats (4 or more bedrooms), 1.5 to 1 space per unit for terraces houses and flats (2 to 3 bedrooms); and 1 to less than 1 space per unit for development consisting mainly of flats (1 bedroom).- The north circular is a designated red route, with no stopping permitted. As such, on-street parking will not be an option at this location.															
LPA affordable housing target	<table><tr><th>Threshold</th><th>Affordable Housing target (unit)</th><th>Affordable Housing Tenure Split</th><th>Provision Requirement</th></tr><tr><td>10 units of more or a site greater than 0.4 ha</td><td>40%</td><td>60% Social Rented and 40% Intermediate</td><td>On site preferred</td></tr><tr><td>9 units or less, or less than 0.4 ha</td><td>n/a</td><td>n/a</td><td>No policy requirement</td></tr></table>				Threshold	Affordable Housing target (unit)	Affordable Housing Tenure Split	Provision Requirement	10 units of more or a site greater than 0.4 ha	40%	60% Social Rented and 40% Intermediate	On site preferred	9 units or less, or less than 0.4 ha	n/a	n/a	No policy requirement
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Other	<ul style="list-style-type: none">- The site previously contained a detached residential property, which was demolished in 2014.- The north west of the site connects to a Borough Site of Importance for Nature Conservation (SINC). Ecological surveys will be required and any development will need to avoid adverse impact on the biodiversity interest, in line with Local Plan Policy DM16 and London Plan Policy 7.19E.- The site falls within an Air Quality Management Area.															
Planning Policy Overview	<ul style="list-style-type: none">- The site has development potential as a residential infill opportunity. The existing site leaves a gap in the streetscape, and a new development has the opportunity to improve the appearance of the streetscape, in line with Policy CS5.- The emerging Draft London Plan (2017) is a material consideration which will increase in importance as it progresses through consultations and examination. Draft policy H2 (Small sites) recognises that small sites (between 1 and 25 homes) should play a much greater role in housing delivery and that boroughs should pro-actively support the provision of well-designed new homes on them. The draft policy requires boroughs to apply a presumption in favour of infill development on vacant or underused small sites, unless it can be demonstrated that the development would result in an unacceptable level of harm to residential privacy, designated heritage assets, biodiversity or a safeguarded land use that outweighs the benefits of additional housing provision.															
Planning History	<table><tr><th>Date</th><th>Reference</th><th>Description</th><th>Status</th></tr><tr><td>06/06/2014</td><td>H/02284/14</td><td>Demolition of existing detached property- Prior approval</td><td>Prior approval granted</td></tr></table>				Date	Reference	Description	Status	06/06/2014	H/02284/14	Demolition of existing detached property- Prior approval	Prior approval granted				
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Local Planning Authority Feedback Meeting with Graham Robinson and Fabien Gaudin of London Borough	<ul style="list-style-type: none">- Principle of development - Residential development on the site is likely to be acceptable- Preferred use - Residential- Design - Any development is likely to be limited to two storeys- Other considerations - The area is known to suffer from noise and air quality issues. Any development will need to consider how these will be mitigated from the initial design stage.															

of Barnet on 04/05/2017	
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