



1. PROPERTY DETAILS		
Site Name & Address	Land at Beechwood Avenue, N3 3BB	
Unique Ref (PAR)	439	
Borough	Barnet	
Zone (TfL)	3	
Site Area (acres)	Approx. 1.42 (5760 sq. m)	
Location and Site Plan		
Existing Use	<ul style="list-style-type: none"> Vegetated site previously occupied by 8 detached houses until at least 1985. 	
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). Residential Design Guidance SPG (2016). Emerging – Draft London Plan (2017), Site Allocations DPD, New Local Plan: LB Barnet undertook a call for sites exercise in summer 2017. The New Local Plan is due to be published for consultation in Autumn 2018. 	
Site Allocations	<ul style="list-style-type: none"> No site specific allocations. 	
Housing zone or Opportunity Area	<ul style="list-style-type: none"> No 	
Heritage Designations	<ul style="list-style-type: none"> None 	
Flood Zone	<ul style="list-style-type: none"> No 	
Ecological Designations	<ul style="list-style-type: none"> None 	
PTAL	<ul style="list-style-type: none"> 2 	

Tall buildings permitted	<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 and DM05). The site’s context and surrounding area, which is primarily 2 and 3 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). In line with Policy DM17 there may be scope for a development with limited or no parking where it is demonstrated that there is sufficient on street capacity.															
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
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													
Other	<ul style="list-style-type: none">- The site is currently vacant. Hoardings prevent the site from being visible to the public.- Historic maps show that historically development was present on the site with 8 detached houses until at least 1985.- The site is within an Air Quality Management Area.- Development on site will need to ensure that amenity of future residents is protected from noise and pollution due to the proximity of the site to the North Circular.- The existing hoarded, vacant site is not considered to have a positive impact on the urban realm.															
Planning Policy Overview	<ul style="list-style-type: none">- Development on site will need to be mindful of adjacent properties and will need to be of high quality design, in line with Policy DM01.- Design of development will need to be consistent with the surrounding area; in line with Policy DM01. The surrounding area is predominately two storey detached and semi-detached properties. However, there is a higher density three storey flatted development to the south east of the site which may provide a context for a higher density development at this location.- Careful design of any development on site will be required to ensure the amenity and privacy of existing and future residents is maintained, in line with Policies CS1, DM01 and DM02.															
Planning History	<ul style="list-style-type: none">- No relevant planning history.															
Local Planning Authority Feedback Meeting with Graham Robinson and Fabien Gaudin of London Borough of Barnet on 04/05/2017	<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-three storeys. However suitability of final design and massing will be assessed at the application stage by the local planning authority.- 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. If the central part of the Site is to be developed, access proposals will need to be carefully considered.															