
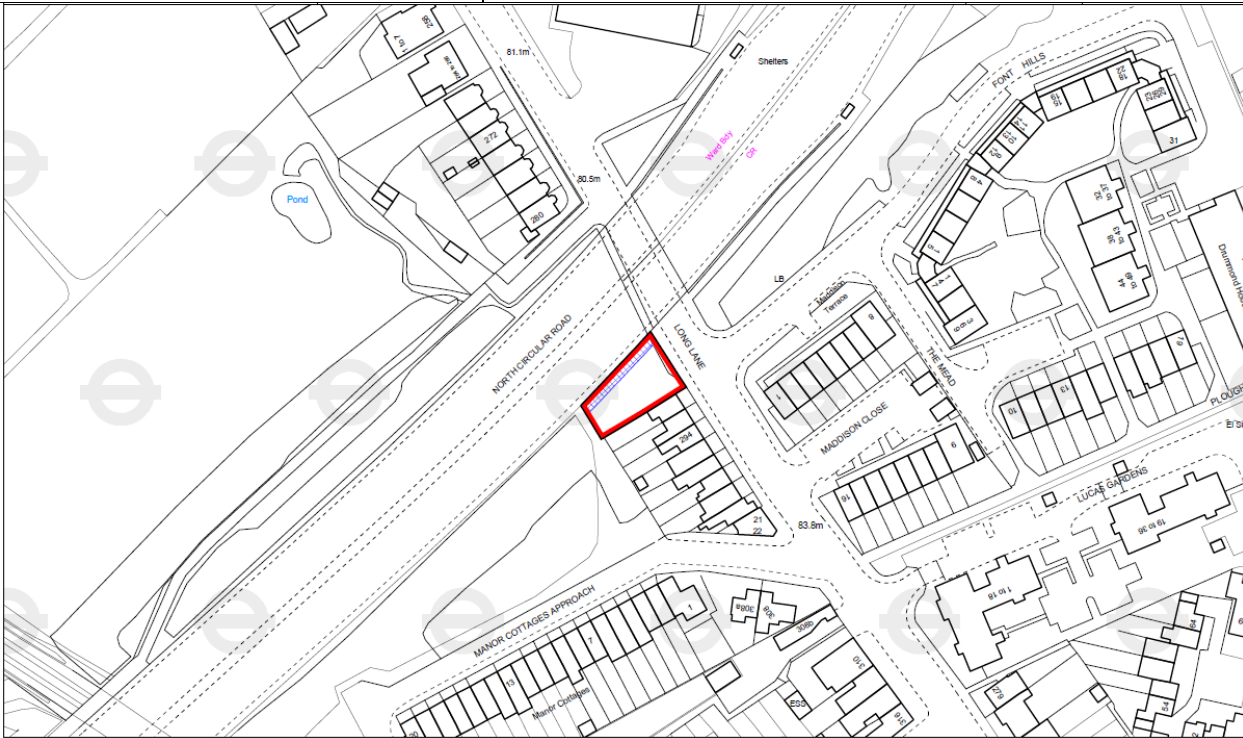


1. PROPERTY DETAILS	
Site Name & Address	286 Long Lane, Barnet, N2 8JP
Unique Ref (PAR)	466
Borough	Barnet
Zone (TfL)	4
Site Area (acres)	Approx. 0.10 (394 sq. m)
Location and Site Plan	
	
Existing Use	<ul style="list-style-type: none"><li>Fenced site with vegetation.</li><li>Historic mapping shows that the site was previously occupied by a single unit up until at least 1985.</li></ul>
2. TOWN PLANNING	
Planning Policy Documents	<ul style="list-style-type: none"><li>Adopted: London Plan (consolidated 2016), Core Strategy DPD (2012), and Development Management Policies (2012). Residential Design Guidance SPG (2016)</li><li>Emerging: Site Allocations DPD. New Local Plan: LB Barnet undertook a call for sites exercise in summer 2017. This site was not submitted as it did not meet the size criteria.</li></ul>
Site Allocations	<ul style="list-style-type: none"><li>No site specific allocations</li></ul>
Housing zone or Opportunity Area	<ul style="list-style-type: none"><li>No</li></ul>
Heritage Designations	<ul style="list-style-type: none"><li>None</li></ul>
Flood Zone	<ul style="list-style-type: none"><li>No</li></ul>

Ecological Designations	<ul style="list-style-type: none"><li>- None, but there are a number of trees on site.</li></ul>															
PTAL	<ul style="list-style-type: none"><li>- 1b</li></ul>															
Tall buildings permitted	<ul style="list-style-type: none"><li>- The site does not fall within an area deemed suitable for tall buildings (greater than 8 storeys) (Policy CS5 and DM05). The sites context and surrounding area, which is primarily two 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.</li></ul>															
Car parking standards	<ul style="list-style-type: none"><li>- 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.</li></ul>															
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"><li>- The site was previously developed with an extension of the adjacent row of terraces. The end of terrace unit was demolished after 1955.</li><li>- The site is heavily vegetated.</li><li>- 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 raised North Circular.</li></ul>															
Planning Policy Overview	<ul style="list-style-type: none"><li>- Development on site will need to be mindful of adjacent properties and will need to be of high quality design, in like with Policy DM01.</li><li>- Design of development will need to be consistent with the surrounding area; higher density development will be resisted as a result of this, in line with Policy DM01. Replication of existing patterns of set backs is also advised in line with the Residential Design Guidance SPG.</li><li>- Flatted development at this location is unlikely to be supported in this location in line with para. 10.1.5 of the Local Plan Core Strategy.</li></ul>															
Planning History	<ul style="list-style-type: none"><li>- No relevant planning history</li></ul>															
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"><li>- <b>Principle of development:</b> Residential development on the site is likely to be acceptable</li><li>- <b>Preferred use:</b> Residential</li><li>- <b>Design:</b> Any development is likely to be limited to two-three storeys</li><li>- <b>Other considerations:</b> 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. The site contains trees which contribute to the appearance of the local area, any scheme should take this into account.</li></ul>															