

DANE COURT DEVELOPMENTS LLP

DANE COURT, 60 THE BISHOPS AVENUE, LONDON, N2 0BE

SUPPORTING PLANNING STATEMENT

JULY 2026

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1.0 INTRODUCTION

1. This Supporting Planning Statement accompanies a Full Planning Application in respect of a proposal for redevelopment of the site at No. 60 The Bishops Avenue to include:
 - Conversion and extension (including demolition of rear modern extensions and internal remodelling) of Manor House to create 7no residential units and associated communal amenity space;
 - Replacement of existing swimming pool extension with 3-storey above ground Annex to Manor House to create 5no residential units;
 - Refurbishment of existing Gate House 1 to create 1 residential unit;
 - Erection of 2-storey Gate House 2 to create 1 residential unit;
 - Erection of 5-storey above ground building (Villa 1) to create 9no residential units;
 - Erection of 5-storey above ground building (Villa 2) to create 9no residential units;
 - Erection of 5-storey above ground building (Villa 3) to create 13no residential units;
 - Erection of 5-storey above ground building (Villa 4) to create 9no residential units;
 - Overall provision amounts to 54no self-contained units;
 - Basement 1 to include external car ramp to ancillary cycle parking, motorcycle parking and car parking (61 spaces), refuse store, plant and storage rooms;
 - Basement 2 to include plant and amenity space; and
 - 6 off-street surface visitor spaces, landscaping, refuse/cycle stores, replacement of existing substation and associated plant.

The Application Bundle

2. The Full Planning Application comprises the following application plans:

Drawing Number	Revision	Drawing Title
Location Plan		
60BA-SQP-ZZ-ZZ-DR-A-PL001	P01	Site Location Plan
Existing Elevations		
60BA-SQP-ZZ-ZZ-DR-A-PL056	P01	Existing North Elevation
60BA-SQP-ZZ-ZZ-DR-A-PL057	P01	Existing East Elevation
60BA-SQP-ZZ-ZZ-DR-A-PL058	P01	Existing South Elevation
60BA-SQP-ZZ-ZZ-DR-A-PL059	P01	Existing West Elevation
Existing Plans		
60BA-SQP-ZZ-00-DR-A-PL050	P01	Existing GA Floor Plan Level 00
60BA-SQP-ZZ-01-DR-A-PL051	P01	Existing GA Floor Plan Level 01
60BA-SQP-ZZ-02-DR-A-PL052	P01	Existing GA Floor Plan Level 02
60BA-SQP-ZZ-03-DR-A-PL053	P01	Existing GA Floor Plan Level 03
60BA-SQP-ZZ-RF-DR-A-PL054	P01	Existing GA Floor Plan Level RF
60BA-SQP-ZZ-B1-DR-A-PL055	P01	Existing GA Floor Plan Level B1
Proposed GA Elevations		
60BA-SQP-ZZ-ZZ-DR-A-PL421	P01	Proposed Elevations Manor House
60BA-SQP-ZZ-ZZ-DR-A-PL422	P01	Proposed Elevations Annex

60BA-SQP-ZZ-ZZ-DR-A-PL423	P01	Proposed Elevations Villa 01, 02 & 04
60BA-SQP-ZZ-ZZ-DR-A-PL424	P01	Proposed Elevations Villa 03
60BA-SQP-ZZ-ZZ-DR-A-PL425	P01	Proposed Elevations Gatehouse 1
60BA-SQP-ZZ-ZZ-DR-A-PL426	P01	Proposed Elevations Gatehouse 2
Proposed GA Plans		
60BA-SQP-ZZ-ZZ-DR-A-PL121	P01	Proposed GA Floor Plan Level 00 Block M1
60BA-SQP-ZZ-ZZ-DR-A-PL122	P01	Proposed GA Floor Plan Level 01 Block M1
60BA-SQP-ZZ-ZZ-DR-A-PL123	P01	Proposed GA Floor Plan Level 02 Block M1
60BA-SQP-ZZ-ZZ-DR-A-PL124	P01	Proposed GA Floor Plan Level 03 Block M1
60BA-SQP-ZZ-ZZ-DR-A-PL125	P01	Proposed GA Floor Plan Level 00 Block A1
60BA-SQP-ZZ-ZZ-DR-A-PL126	P01	Proposed GA Floor Plan Level 01 Block A1
60BA-SQP-ZZ-ZZ-DR-A-PL127	P01	Proposed GA Floor Plan Level 02 Block A1
60BA-SQP-ZZ-ZZ-DR-A-PL128	P01	Proposed GA Floor Plan Level 00 Villa 01, 02 & 04
60BA-SQP-ZZ-ZZ-DR-A-PL129	P01	Proposed GA Floor Plan Level 01 Villa 01, 02 & 04
60BA-SQP-ZZ-ZZ-DR-A-PL130	P01	Proposed GA Floor Plan Level 02 Villa 01, 02 & 04
60BA-SQP-ZZ-ZZ-DR-A-PL131	P01	Proposed GA Floor Plan Level 03 Villa 01, 02 & 04
60BA-SQP-ZZ-ZZ-DR-A-PL132	P01	Proposed GA Floor Plan Level 04 Villa 01, 02 & 04
60BA-SQP-ZZ-ZZ-DR-A-PL133	P01	Proposed GA Floor Plan Level 00 Villa 03
60BA-SQP-ZZ-ZZ-DR-A-PL134	P01	Proposed GA Floor Plan Level 01 Villa 03
60BA-SQP-ZZ-ZZ-DR-A-PL135	P01	Proposed GA Floor Plan Level 02 Villa 03
60BA-SQP-ZZ-ZZ-DR-A-PL136	P01	Proposed GA Floor Plan Level 03 Villa 03
60BA-SQP-ZZ-ZZ-DR-A-PL137	P01	Proposed GA Floor Plan Level 04 Villa 03
Proposed GA Site Plans		
60BA-SQP-ZZ-00-DR-A-PL101	P01	Proposed GA Site Plan Level 00
60BA-SQP-ZZ-01-DR-A-PL102	P01	Proposed GA Site Plan Level 01
60BA-SQP-ZZ-02-DR-A-PL103	P01	Proposed GA Site Plan Level 02
60BA-SQP-ZZ-03-DR-A-PL104	P01	Proposed GA Site Plan Level 03
60BA-SQP-ZZ-04-DR-A-PL105	P01	Proposed GA Site Plan Level 04
60BA-SQP-ZZ-RF-DR-A-PL106	P01	Proposed GA Site Plan Level RF
60BA-SQP-ZZ-B1-DR-A-PL107	P01	Proposed GA Site Plan Level B1
Proposed Site Elevations		
60BA-SQP-ZZ-B1-DR-A-PL201	P01	Proposed North Elevation
60BA-SQP-ZZ-B1-DR-A-PL202	P01	Proposed East Elevation
60BA-SQP-ZZ-B1-DR-A-PL203	P01	Proposed South Elevation
60BA-SQP-ZZ-ZZ-DR-A-PL204	P01	Proposed West Elevation
Proposed Site Sections		
60BA-SQP-ZZ-ZZ-DR-A-PL301	P01	Proposed Section A
60BA-SQP-ZZ-ZZ-DR-A-PL302	P01	Proposed Section B
60BA-SQP-ZZ-ZZ-DR-A-PL303	P01	Proposed Section C
Demolition Elevations		
60BA-SQP-ZZ-ZZ-DR-A-PL076	P01	Demolition North Elevation
60BA-SQP-ZZ-ZZ-DR-A-PL077	P01	Existing East Elevation
60BA-SQP-ZZ-ZZ-DR-A-PL078	P01	Demolition South Elevation
60BA-SQP-ZZ-ZZ-DR-A-PL079	P01	Demolition West Elevation
Demolition Plans		
60BA-SQP-ZZ-00-DR-A-PL070	P01	Demolition Floor Plan Level 00
60BA-SQP-ZZ-01-DR-A-PL071	P01	Demolition Floor Plan Level 01
60BA-SQP-ZZ-02-DR-A-PL072	P01	Demolition Floor Plan Level 02

60BA-SQP-ZZ-03-DR-A-PL073	P01	Demolition Floor Plan Level 03
60BA-SQP-ZZ-RF-DR-A-PL074	P01	Demolition Floor Plan Level RF
60BA-SQP-ZZ-B1-DR-A-PL075	P01	Demolition Floor Plan Level B1
Landscaping Plans		
60BA-LDA-SW-00-DR-LA-00104		Urban Greening Factor Plan
60BA-LDA-SW-00-DR-LA-00201		Hard Works Paving Types Plan
60BA-LDA-SW-00-DR-LA-00202		Hard Works Furniture Types Plan
60BA-LDA-SW-00-DR-LA-00203		Hard Works Boundary Types Plan
60BA-LDA-SW-00-DR-LA-00204		Hard Works Edge Types Plan
60BA-LDA-SW-00-DR-LA-00301		Soft Works Plan
60BA-LDA-SW-00-DR-LA-00601		Indicative Levels and Drainage Plan
60BA-LDA-SW-00-DR-LA-00701		Sections – Welcome Gardens and Woodland Walk
60BA-LDA-SW-00-DR-LA-00702		Sections – Woodland Glade Loop and Formal Gardens
60BA-LDA-SW-ZZ-DR-LA-00101		Illustrative Colour Plan
60BA-LDA-SW-ZZ-DR-LA-00102		General Arrangement Plan
60BA-LDA-SW-ZZ-DR-LA-00103		General Arrangement Plan – Internal Layout

3. The application is supported by the following supporting reports, consistent with the helpful pre-app advice from the Council:

- Arboricultural Impact Assessment Report prepared by Landmark Trees dated June 2026;
- Basement Impact Assessment Rev 00 prepared by Heyne Tillett Steel dated May 2026;
- Biodiversity Net Gain Assessment prepared by Ecosa dated July 2026;
- Biodiversity Net Gain Metric prepared by Ecosa dated July 2026;
- Daylight and Sunlight Report to Neighbouring Properties Version 1 prepared by Anstey Horne dated June 2026;
- Delivery and Servicing Plan prepared by Caneparo Associates dated June 2026;
- Design and Access Statement prepared by Squire & Partners dated June 2026;
- Ecological Impact Assessment prepared by Ecosa dated July 2026;
- Energy and Sustainability Statement prepared by The PES dated June 2026;
- Financial Viability Assessment prepared by DS2 dated July 2026;
- Flood Risk Assessment and SuDS Strategy Rev 03 prepared by Heyne Tillett Steel dated July 2026;
- Heritage Impact Assessment prepared by Levrant dated May 2026;
- Light Within Report Rev 01 prepared by Anstey Horne dated June 2026;
- Noise Impact Assessment prepared by Clarke Saunders dated June 2026;
- Outline Fire Safety Strategy Report prepared by Trigon dated June 2026;
- Planning Supporting Statement prepared by Michael Burroughs Associates dated July 2026;
- Refuse and Recycling Strategy prepared by Caneparo Associates dated July 2026;
- Statement of Community Involvement prepared by Polity dated July 2026;
- Transport Statement prepared by Caneparo Associates dated July 2026;
- Travel Plan prepared by Caneparo Associates dated July 2026; and
- Ventilation / Extraction Statement prepared by DSA Engineering dated June 2026.

Pre-Application Advice Ref. 24/8273/QCC

4. On 24 September 2024 an initial pre-app meeting was held at the Council Offices with Mr Fabien Gaudin (Director of Planning and Building Control) and Mr Josh McLean (Planning Performance & Development Manager). A follow up Teams meeting was held on 11 December 2025 with Mr Fabien Gaudin, Mr Josh McLean and Ms Alissa Fawcett (Principal Planning Officer, Conservation and Heritage Lead). Further Teams meetings took place on 25 February 2025, 1 April 2025 and 28 May 2025 to refine the principle.
5. On 18 July 2025 a Planning Performance Agreement was signed by the applicant and Mr Andrew Dillon (Planning Manager Major Projects – LB of Barnet).
6. On 19 August 2025 the Council confirmed that it was supportive in principle of the conversion and 5-block scheme subject of this application and welcomed a Full Viability Assessment to further assess the scheme.
7. Further meetings took place on 8 December 2025, 26 February 2026, 23 March 2026, 20 April 2026 with Mr Fabien Gaudin, Ms Alissa Fawcett, Mr Johnathan Mills (Tree Officer) and Mr Richard Larbi (Development Viability Officer – Planning) to refine the design of the proposal.
8. The proposal incorporates the Council’s helpful design suggestions in the following respects:
 - The locally listed Manor House is retained and sympathetically extended;
 - The existing Gate House is retained and converted into a single-family dwelling;
 - The pool complex has been replaced with an annex building designed subservient to the Manor House;
 - The basement has been modified to exclude the retained tree root protection areas;
 - The rear façades of the Villa blocks were remodelled to ensure that no principal windows overlooked Winnington Road;
 - Other windows have been placed and orientated to ensure there is no internal overlooking between blocks;
 - The principal mature trees on the site have been retained to preserve its woodland character; and
 - All removed trees are replaced in other locations, substituting hornbeams for the existing sycamores.

2.0 CONTEXT

General Location

9. The site is in the Hampstead Garden Suburb Conservation Area in an area where there are no flooding constraints. It has a PTAL score of 1b with two bus routes nearby - route 210 from Kenwood House (towards Archway or East Finchley) and route H3 from Canons Close (towards East Finchley or Golders Green).



The Application Site

10. This is at the older, southern end of The Bishops Avenue. It comprises No. 60, a c.1895 large single-family dwelling, that is locally listed and described by the Council as *1900s two storey red brick with tile hanging. Neo-Jacobean with turret and stone door case. Half-timbered gable ends. Includes freestanding lodge building.*



11. There is also a c.1905 gate house, a 1930s garage block and a 2000s pool building on the site.
12. Its rear grounds are what remains after the large site was subdivided about 20 years ago. Six large new houses have been built or have planning consent on this land fronting Winnington Road.



13. The rear elevation has been heavily altered, with modern two storey rear and side extensions and a swimming pool extension.



Heritage Assets

14. There are no listed buildings in this area. The Designated Heritage Asset is Character Area 4 of The Bishops Avenue sub-area of the Hampstead Garden Suburb Conservation Area.
15. The (non-Designated) Heritage Assets are the following locally listed buildings:

Same (West) side of the road:

- No. 60 the host property;
- No. 52 Kenstead Hall;
- No. 54 Oak Lodge now converted into 2 apartments with 28 apartments within its grounds in 3-4 storey buildings;

- No. 56 Barons Court now 93 apartments within replacement 4-6 storey building;
- No. 58 Murtaza now Signature care home comprising 96 units within replacement buildings of 2-4 storeys;
- No. 62 Jersey House;
- No. 64 Marzouq;
- No. 66 Heath Lodge;

Opposite (East) side of the road:

- No. 57; and
- No. 67 Leo Baeck House now converted into 3 apartments with 17 apartments within its grounds.

Changes Affecting Heritage Assets

16. Consent was granted to demolish and replace or remodel Nos. 54, 56, 58 and 67 after the 1999 Bishops Avenue Character Appraisal was published.
17. All the locally listed houses have been significantly altered from their original built form.
18. The Character Appraisal described Character Area 4 as *in summary this part of The Bishops Avenue is characterised by relatively secluded properties which, although substantial, retain a domestic and human scale through the scale and design of their components and their relationship to gardens and trees. The buildings are generally of high quality with some unusual and interesting details. The secluded nature of the properties combines with the strong and open nature of public space to heighten the road's character as a thoroughfare. The car traveller sits within a grand and open public space whilst the pedestrian has the opportunity to value the secluded and in part secret quality of private spaces and buildings.*
19. Radical changes to the urban form and character of the Character Zone have recently been permitted by the Council. These have replaced the original large single family houses with 96 elderly people's units at No. 58 (adjoining to the north), 20 apartments at No. 67 (opposite), 109 apartments at No. 56, 32 apartments at the smaller No. 54 site and 116 old people's units at No. 50a. Slightly further north 33 apartments have been permitted at Redcroft, Ilkey House and the Georgians and 65 apartments at No. 53 The Towers.
20. This totals 259 new flats and 212 old people's units, a very significant increase in density that has changed Character Zones 3 and 4 unrecognisably since the Bishops Avenue Conservation Appraisal was published in 1999.
21. The new buildings range in height from 3-6 stories and in plot ratio from 27% to 39% (the proposal's plot ratio of 27.2% is consistent with this).
22. It is obvious from the aerial photo below that these new apartment schemes are transforming the Bishops Avenue area's character and appearance and the description above

is no longer true. Secluded single-family homes have been superseded by the recent apartment schemes. These generally retain their wooded frontages as this proposal does.



23. These developments and those on the opposite side of the road create an entirely new character for this part of the road and makes the description in the Character Appraisal otiose.

3.0 PLANNING HISTORY

24. On 10 December 2004, planning permission **C02786L/04** was granted for 'Two storey rear/side extension. Ground floor rear extension. Single storey link between house and garage block. Single storey swimming pool/gymnasium extension behind existing garage. Alterations to rear and side elevations'. The elevations below show the significant differences.



Front



Permitted



Rear



Permitted

25. On 14 March 2005, planning permission **C02786S/05** was refused for 'Submission of details pursuant to Conditions 4 (Trees, Protective Fencing) and 5 (Details of precautions to minimise damage to trees) of planning permission C02786L/04 granted 09.12.04'.

26. On 12 April 2005, planning permission **C02786R/05** was granted for '*Replacement of existing windows and doors*'.
27. On 9 June 2005, planning permission **C02786V/05** was refused for '*Two-storey front extension*'.
28. On 16 September 2005, planning permission **C02786X/05** was granted for '*Insertion of new door and window in side (north) elevation to create a separate entrance to form a self-contained flat*'.
29. On 6 March 2006, planning permission **C02786AQ/06** was granted for '*Submission of details pursuant to Conditions 2 (landscaping details), 5 (trees - protective fencing) and 6 (method statement) of planning permission C02786AC/06 dated 09.03.06.*'
30. On 10 March 2006, planning permission **C02786AC/06** was granted for '*Construction of new boundary wall, railings and gates*'.
31. On 16 May 2006, planning permission **C02786AP/06** was granted for '*Construction of new side and rear boundary fencing. Amendment to planning approval re: C02786AC/06*'.
32. On 7 November 2006, planning permission **C02786AS/06** was granted for '*Replacement of existing windows with new double glazed hardwood windows*'.
33. On 1 July 2011, planning permission **F/01327/11** was granted for '*Relocation of solar panels from the front to the rear roofslope*'

4.0 THE PROPOSAL

34. This is described in detail in the accompanying Design and Access Statement prepared by Squire & Partners. In short, it involves the conversion and extension of the locally listed Manor House, the demolition of the modern rear extensions its internal remodelling to create 7no residential units, demolition of the swimming pool extension and replacing it by 3-storey annex to Manor House to create 5no residential units and refurbishment of the existing Gate House 1 to reinstate a residential unit. A new gatehouse in similar position to the existing one on the south side of the facade to provide 1 new dwelling.



35. From the Bishops Avenue the site retains its woodland character with retention of the existing frontage trees. The annex building reads as a subservient new addition which respects the locally listed Manor House. The proposed winter street view is below:



36. Four new villa blocks to the rear of the site complete the masterplan, enfolding the best and most mature trees on site. The landscaping plan below shows the development centres around a central courtyard of special amenity value to future occupants.



37. The courtyard view from the woodland walk towards the Villa Blocks is shown below.



The Statistics of the Proposal

38. The new development will deliver 54 high-end private apartments in the following mix:

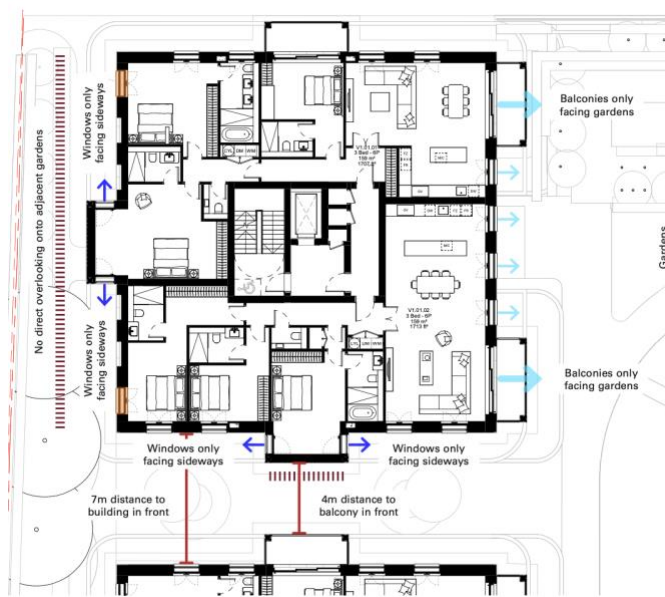
	1 bed	2 beds	3 beds	4 beds	5+ bed
Policy	6%	24%	40%	25%	5%
Proposed	4%	22%	74%	0%	0%
Units	2	12	40	0	0

39. This shows 4% of the units will be 1-bed, 22% 2-bed and 74% 3-bed.

40. The proposal will be served by 67 car parking spaces, of which 8 are accessible. Car parking will be principally accommodated within a basement car park located beneath Villas 1-4 which will accommodate 61 car parking spaces (6 accessible). This will be complemented by communal car parking located at ground floor adjacent to Manor House (4 car parking spaces of which 2 are accessible) and each of the gatehouse dwellings will benefit from car parking (1 space per dwelling) within its own demise.
41. The separation distance from the proposal to the nearest property (No. 81 Winnington Road) to the rear is 30m. Through careful design the proposal has been designed to mitigate against overlooking. The west elevation comprising Villas 1, 2 and 3 has minimum glazing along the west boundary to eliminate direct overlooking onto the Winnington Road gardens. All windows on the rear façades of these blocks are frosted glazing (orange).



42. Careful window placement means there will be no internal overlooking between Villas 1, 2 and 3. The flank facing elevations have windows which face sideways with no potential for direct overlooking.



43. The design is aligned with the Council's **Residential Design Guide SPD** which says *Privacy can be safeguarded by achieving adequate window to window, or window to balcony distances between buildings (both existing and proposed). In new residential development there should be a minimum distance of about 21 metres between properties with facing windows to*

habitable rooms to avoid overlooking, and 10.5 metres to a neighbouring garden. Shorter distances may be acceptable between new build properties where there are material justifications.

44. On 30 April 2026 a community engagement workshop was held in the Hampstead Golf Club. In addition, a webinar was held online on 6 May 2026 for those who could not attend the workshop. After these events a copy of the live presentation from the webinar and images of the display boards were available to view online using the following link: <https://60bishopsavenue.info>.
45. On 23 June 2026 a virtual meeting was held with residents from Nos. 81, 83 and 85 Winnington Road. Following the meeting the scheme was further refined to include additional planting on the rear southwest boundary and the setback wings to each villa which are 15m from the boundary now have obscure glazing. This means there are no clear glazed windows facing the Winnington Road properties to the rear.

5.0 RELEVANT PLANNING POLICY

46. The proposal has been designed to comply with the **Barnet Local Plan 2021-2036** which was adopted in March 2025. The relevant planning policies are set out below.
47. **Policy HOU02 (Housing Mix)** supports proposals which provide a mix of dwelling types and sizes to help meet current and future housing needs. The table below shows the Council's dwelling size priorities and the proposed mix. The policy requires all housing schemes to include a proportion of family sized homes and reflect these dwelling size priorities. The proposal provides 74% family sized homes:

	1 bed	2 beds	3 beds	4 beds	5+ beds
Policy	6%	24%	40%	25%	5%
Proposed	4%	22%	74%	0%	0%
Units	2	12	40	0	0

48. **Policy HOU03 (Residential Conversions and Re-development of Larger Homes)** seeks to optimise the potential for housing delivery from residential conversions and the re-development of larger homes subject to the following criteria:

A. Sites have existing or planned public transport access levels (PTALs) 3-6 or are located within 800m walking distance of a station or town centre boundary;

49. The site has a PTAL score of 1b (like the other recently permitted apartment schemes in the immediate area). Bus routes H3 from Canons Close towards East Finchley is 150m and 210

from Kenwood House is 360m from the site respectively. East Finchley District Town Centre and Underground Station are 1500m from the site, but it might be thought that people in this area will prefer to use cars.

B. The proposal provides at least one family sized home with three bedrooms that is capable of providing four bedspaces with access to a dedicated private garden;

50. There are 6 x 3-bed apartments at ground floor level with direct access to a dedicated private garden in the proposal. Please see the ground floor plans for the Annex (1), Villas 1, 2 and 4 (1) and Villa 3 (2).

C. The gross internal floor area of the property (at time of application) should not be less than 135m² where two self-contained residential units are proposed. Where possible, at least 61m² of gross internal floorspace is required for each additional dwelling proposed;

51. The GIA of the existing house is 1,203.8sqm which complies with criterion C. In addition, the annex is 597sqm and the gatehouse is 89.2sqm. The overall existing gross internal area is 1,890.8sqm.

D. Proposals will be supported, provided that they do not have an unacceptable impact upon the surrounding character of the area and where there is no unacceptable impact on the amenity of occupiers of neighbouring properties of the area;

52. The proposal is consistent with the evolving character of Zones 3 and 4 with many apartments having been permitted in recent years. The proposal retains generous separation distances with its adjoining neighbours to preserve residential amenity.

E. A good standard of living conditions and amenity for future occupiers in terms of privacy, daylight and outlook is provided;

53. The proposal is on a particularly secluded site and will provide a very high standard of living for future occupants. The application is supported by a Sunlight and Daylight Assessment prepared by Anstey Horne which confirms that the proposal follows the BRE Guidelines and that future occupants will benefit from very good access to daylight and sunlight.

F. Car and cycle parking provision in accordance with requirements of Policy TRC03; and

54. The proposal generates a requirement for 77.5 car parking spaces. The proposal will be served by 67 car parking spaces, of which 8 are accessible. Car parking will be principally

accommodated within a basement car park located beneath Villas 1-4 which will accommodate 61 car parking spaces (6 accessible) and this will be complemented by communal car parking located at ground floor adjacent to Manor House (4 car parking spaces of which 2 are accessible) and each of the gatehouse dwellings will benefit from car parking (1 space per dwelling) within their own demise.

Table 20 – Residential Car Parking Standards

PTAL	Maximum spaces per unit*	
	LBB Parking Standards for 1/2 bed units	LBB Parking Standards for 3+ bed unit
0	1.25	1.5
1	1.25	1.5

55. In accordance with the Support for Housebuilding LPG there is a requirement for at least 79 long- stay cycle parking spaces and 3 short-stay cycle parking spaces. Cycle parking will be provided within two secure stores located within the ground floor of the Annex Building (40 spaces) and within the basement car park (96 spaces) which exceeds that required by the LPG. The proposed cycle parking accommodates both short-stay and long-stay cycle parking requirements within dedicated and secure cycle stores which can be readily accessible by visitors and their guests. All cycle parking will be delivered in the form of two-tier cycle parking. The application is supported by a **Transport Assessment** prepared by Caneparo Associates dated June 2026.

H. Proposals meet London Plan residential space standards (Policy D6) and the criteria set out in Policy CDH01.

56. The proposal complies with the Nationally Described Space Standards as set out in the below table:

Unit No	Unit Type	National Standard sqm	GIA sqm
A1-0.1	3b6p	95	185
A1-1.1	3b6p	95	183
A1-1.2	2b4p	70	83
A1.2.1	3b6p	95	157
A1.2.2	1b2p	50	65
Gate house 1	2b4p	79	91
Gate house 2	2b4p	79	154
V1-0.1	3b6p	95	149
V1-0.2	2p4p	70	130
V1-1.1	3p6p	95	163
V1-1.2	3pbp	95	164
V1-2.1	3b6p	95	163

V1-2.2	3b6p	95	164
V1-3.1	3b6p	95	157
V1-3.2	3b6p	95	158
V1-4.1	3b6p	95	216
V2-0.1	3b6p	95	149
V2-0.2	2b4p	70	130
V2-1.1	3b6p	95	163
V2-1.2	3b6p	95	164
V2-2.1	3b6p	95	163
V2-2.2	3b6p	95	164
V2-3.1	3b6p	95	157
V2-3.2	3b6p	95	158
V2-4.1	3b6p	95	216
V3-0.1	3b6p	95	239
V3-0.2	3b6p	95	206
V3-1.1	3b6p	95	176
V3-1.2	3b6p	95	174
V3-1.3	2b4p	70	137
V3-2.1	3p6p	95	176
V3-2.2	3b6p	95	174
V3-2.3	2b4p	70	137
V3-3.1	3b6p	95	176
V3-3.2	3b6p	95	162
V3-3.3	2b4p	70	137
V3-4.1	3b6p	95	179
V3-4.2	3b6p	95	179
V4-0.1	2b4p	70	131
V4-0.2	3b6p	95	148
V4-1.1	3p6p	95	164
V4-1.2	3b6p	95	163
V4-2.1	3b6p	95	164
V4-2.2	3b6p	95	163
V4-3.1	3b6p	95	158
V4-3.2	3b6p	95	156
V4-4.1	3b6p	95	216
M1-0.1	1b2p	50	80
M1-0.2	2b4p	70	130
M1-0.3	2b4p	70	146
M1-1.1	3b6p	102	190
M1-1.2	3b6p	95	197
M1-1.3	3b6p	102	234
M1.1.4	2b4p	79	144

57. **Policy CDH01 (Promoting High Quality Design)** requires all new development to be of a high architectural and urban design quality. The proposal satisfies the criteria in this policy by optimising the site's capacity to provide new dwellings, providing (in line with the adjacent

flat development) the most appropriate land use and form for the site at a density like the adjacent developments in zones 3 and 4.

58. The scheme has been designed by Squire & Partners who are very experienced in this type of work in the area and have had close regard to the National Model Design Guide in preparing the proposal. The proposal will respond sensitively to local character and use materials appropriate to the locality.
59. In accordance with **Policy CDH02 (Sustainable and Inclusive Design)** the full planning application will deliver a high-quality development that is sustainable and inclusive. The application is supported by an **Energy and Sustainability Statement** prepared by The PES dated June 2026 which confirms a *‘Lean, Clean, Green, Be Seen’ approach has been adopted and the development achieves an improvement in build fabric at over 29.98% at the “Be Lean” stage and an overall improvement (DER/TER) in regulated emissions at over 78.97% above Part L 2021 standard, through the adoption of very high standards of insulation, heat pump driven heating and hot water systems and a 32.56kWp PV array at roof top level. A carbon offset payment at £86,262.00 confirms the projects zero carbon status in accordance with London Plan policies.*
60. Chapter 7 of the Design and Access Statement provides confirmation that the proposal exceeds the accessibility guidance and policies.
61. The proposal has been carefully designed to comply with **Policy CDH05 (Extensions)** which supports proposals for extensions to any building that:
- A. *Complement the character of the existing building, particularly in terms of style, form and materials.*
 - B. *Are subordinate to the existing building in terms of size, scale and/or height*
 - C. *Incorporate a roof profile sympathetic to the existing property.*
 - D. *Maintain an acceptable outlook and adequate spacing between any surrounding buildings with regards to Policy CDH01.*
 - E. *Retain satisfactory amenity space and landscaping in accordance with Policy CDH07:*
 - b) *Extensions to existing residential buildings should not reduce amenity space provision below the standards set out in Table 10.*
 - F. *Avoid significant adverse impacts on the sunlight/daylight to neighbouring properties with regard to Policy CDH01.*
 - G. *Maintain or improve the appearance of the locality or street scene with regard to Policy CDH01.*
 - H. *Respect the privacy of surrounding residents, with regard to Policy CDH01, having regard to the position of windows, layout/use of rooms, any changes in land levels, floor levels and boundary treatment.*
 - I. *Follow good design principles. This includes having due regard to the guidance provided in any extant relevant SPD addressing matters of sustainable design.*

62. The extensions to the Manor House have been designed to respect the locally listed building. The annex building is subservient and uses high quality materials and detailing in a contemporary way to reference the positive features of the host property.
63. The basement has been designed to comply with **Policy CDH06 (Basements and below ground development)**. The location of the proposed blocks and basement parking has been designed to minimise damage to trees and their roots and to retain about two thirds of the site as amenity space. The basement occupies 32% of the site area and is plainly subordinate. The application is supported by a **Basement Impact Assessment** prepared by Heyne Tillett Steel dated May 2026.
64. **Policy CDH07 (Amenity Space and Landscaping)** requires 5 sqm of outdoor amenity space for each 1-2 person dwelling with an extra 1sqm for each additional person. The working assumption is that the 54 apartments in the proposal will require 508 sqm amenity space. The proposal provides 633sqm of private amenity space via balconies and terraces. The communal rear garden amenity space equates to 2,780 sqm which is comfortably more than the policy requirement.
65. The policy also states trees of value should be retained wherever possible and requires existing trees and their root systems to be safeguarded or replaced, if necessary, with suitable size and species of tree.
66. There are 78 trees or groups on the site and adjoining land that have been assessed by Landmark Trees. Of the 78 surveyed trees, 5 are category A (High Quality), 20 are category B (Moderate Quality), 51 are Category C (Low Quality) and 2 are Category U (Poor Quality).
67. The proposal involves the removal of 38 trees comprising generally smaller, lesser quality trees such that their loss will not affect the visual character of the area. Landmark Tree has confirmed that the potential impacts are all relatively low in terms of RPA encroachments of trees retained.
68. **Policy CDH08 (Barnet's Heritage)** ensures that Barnet's designated heritage assets including its conservation areas, statutory listed buildings, scheduled monuments, registered historic parks and gardens, registered historic battlefield, and its non-designated heritage assets are conserved and enhanced in a manner appropriate to their significance.
69. The apartments permitted by the Council in the immediate area have transformed its character and appearance greatly. Their effect has been to significantly diminish the relevance of the 1999 Character Appraisal to this area.
70. The application is supported by a **Heritage Impact Assessment** prepared by Levrant which states *the building possesses limited historical and aesthetic value, largely embodied in the Neo-Jacobean elements of the front east elevation. While the original design was characterful*

and typical of the Edwardian period, the poor quality of later materials, the extensive alterations, the oversized c.2005 swimming pool extension, the near-total reconstruction of the rear elevation, and the substantial loss of the historic interior have all had a strongly detrimental effect on both the aesthetic value of the building and the legibility of its historical significance (Page 20).

71. This concludes *the proposed extension to the building would improve its architectural composition through development of equal or better quality, would not cause harm to the Conservation Area as a whole, and the proposed development within the rear garden would accord with the prevailing and evolving character of The Bishops Avenue (Page 28).*
72. The site is not a Site of Special Scientific Interest (“SSSI”) or Site of Importance for Nature Conservation (“SINC”). The applicants are aware of their obligations under the Environment Act, and a suitable biodiversity Net Gain Assessment has been prepared by Ecosa to address **Policy ECC07 (Biodiversity)**.

6.0 PLANNING BALANCE

73. Levrant has confirmed that the extension to the Manor House is considered to have a neutral impact, with any limited harm balanced by the benefits arising from the removal of the poor-quality single storey kitchen extension and the resolution of awkward roof junctions. There would be no impact on the Conservation Area as no part of the alterations would be visible from the public realm.

The National Planning Policy Framework (“NPPF”) (December 2024)

74. Current **NPPF Para 215** states that *where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal including, where appropriate, securing its optimum viable use.*

The Draft National Planning Policy Framework (“dNPPF”) (December 2025)

75. **Policy HE6 (Proposals affecting designated heritage assets)** 3. states *where a development proposal would harm the significance of a designated heritage asset the effect on the asset and its significance should be weighed against any public benefits resulting from the proposal. Important public benefits can include securing the long-term re-use of a vacant or underused listed building and enabling energy efficiency and low carbon heating measures to be employed.*
76. In this instance the locally listed building is not a designated heritage asset. Although, the proposal does not harm the Conservation Area it, nevertheless, provides the following public benefits:

- A sensitive residential redevelopment of this urban site to provide an uplift in residential units from 3 to 54;
- Retention and enhancement of the existing locally listed building;
- Introduction of bespoke high-quality design by award-winning architects;
- An exceptionally attractive landscape setting with improved biodiversity;
- Retention of the highest quality trees at the site, removal of generally lower quality trees and planting of a rich variety of 68 new trees as part of the new landscaped gardens;
- Improved environmental sustainability: low carbon, highly insulated (exceeding regulations), energy efficient and fully powered by renewable energy;
- Financial contributions subject to viability; and
- New jobs and training opportunities at construction and operational stages.

7.0 CONCLUSION

77. The proposal has been designed by a team with close knowledge of the evolution of this part of The Bishops Avenue to comply with local and national planning policy in the context of the major changes that have been permitted in the character of the southern part of The Bishops Avenue over the past 10 years.
78. The most significant of these is the huge increase in the number of flats permitted or under construction in the southern part of the road. Only 26 flats were permitted before 2013, while since that year 270 new flats and 212 care home units (more than 20 times as many) have been permitted.
79. This part of the road will soon be dominated by flats in multi-storey buildings higher and at a much greater plot ratio than the historic single-family houses on large plots. The 1999 Character Appraisal does not foresee this evolution and is effectively superseded by it.
80. The proposal is entirely consistent with this recent character change, and the Council is respectfully requested to permit the application.