

2.10.3 The council will seek to retain existing wildlife habitats such as trees, shrubs, ponds and hedges wherever possible. Where trees are located on or adjacent to a site the council will require the submission of a tree survey with planning applications indicating the location, species, size and condition of trees. Trees should be retained wherever possible and any removal will need to be justified in the survey. Where removal of trees and other habitat can be justified appropriate replacement should consider both habitat creation and amenity value.

2.10.4 The proper management of well-landscaped areas is vital to ensure their survival and to preserve their attractiveness. Management should also be sympathetic to wildlife adjacent to water courses and should promote ecological interests. Where appropriate, the council will seek to ensure the protection of good quality landscaping through the use of conditions and legal agreements. During building operations we will expect that adequate precautions will be taken to ensure that existing trees and other landscape features are not damaged.

2.10.5 Trees make an important contribution to the character and appearance of the borough. Trees which are healthy and are of high amenity value can be protected by the making of a Tree Preservation Order (TPO) under the Town and Country Planning Act 1990. Tree Preservation Orders can help to protect trees from inappropriate treatment and prevent their removal, as permission must first be sought from the council to carry out most types of tree surgery. Appropriate protection of TPO trees and those identified for retention will be expected in line with good practice during construction of a development.

2.10.6 If a tree is dead, dying or dangerous then it may be acceptable to remove the tree but they should be replaced by suitable species of appropriate size. Further detail on this is provided in the Green Infrastructure SPD.

2.10.7 Changes to front gardens such as paving over lawns or established planting can cumulatively affect the wider character of an area, often in a harmful way. However, depending on its scale and detailing, paving over front gardens does not always require planning permission. The council expects changes to front gardens to consider the wider impact on character and also reduce surface water run-off. Design Guidance Note 3 – The Construction of Hardstandings and Vehicular Crossovers advises how to design a front garden with a hardstanding.

Policy DM01: Protecting Barnet's character and amenity

- a.** All development should represent high quality design which demonstrates high levels of environmental awareness and contributes to climate change mitigation and adaptation.
- b.** Development proposals should be based on an understanding of local characteristics. Proposals should preserve or enhance local character and respect the appearance, scale, mass, height and pattern of surrounding buildings, spaces and streets.
- c.** Development proposals should ensure attractive, safe and, where appropriate, vibrant streets which provide visual interest, particularly at street level and avoid blank walls.
- d.** Development proposals should create safe and secure environments and reduce opportunities for crime and minimise the fear of crime.
- e.** Development proposals should be designed to allow for adequate daylight, sunlight, privacy and outlook for adjoining and potential occupiers and users.
- f.** Development proposals for lighting schemes should not have a demonstrably harmful impact on residential amenity or biodiversity.
- g.** Development proposals should retain outdoor amenity space having regard to its character.
- h.** Conversion of dwellings into flats in roads characterised by houses will not normally be appropriate.
- i.** Loss of houses in roads characterised by houses will not normally be appropriate.
- j.** Development proposals will be required to include hard and soft landscaping that:
 - i.** is well laid out in terms of access, car parking and landscaping
 - ii.** considers the impact of hardstandings on character
 - iii.** achieve a suitable visual setting for the building
 - iv.** provide an appropriate level of new habitat including tree and shrub planting
 - v.** make a positive contribution to the surrounding area
 - vi.** contributes to biodiversity including the retention of existing wildlife habitat and trees
 - vii.** adequately protects existing trees and their root systems.
- k.** Trees should be safeguarded. When protected trees are to be felled the council will require replanting with suitable size and species of tree where appropriate.

Useful References

- Barnet Characterisation Study, 2010
- *By Design: Urban Design in the Planning System*, CABI, 2000
- Circular 03/2007 Town And Country Planning (Control Of Advertisements) (England) Regulations
- Design Guidance Note 1 – Advertising and Signs, 1993
- Design Guidance Note 3 – The Construction of Hardstandings and Vehicular Crossovers, 2010
- Design Guidance Note 5 – Extensions to Houses, 2010
- Design Guidance Note 7 – Residential Conversions, 1994
- Design Guidance Note 9 – Walls, Fences and Gates, 1994
- Design Guidance Note 10 – Shopfronts, 1996
- London Plan, 2011
- National Planning Policy Framework
- Sustainable Design and Construction SPD

