



This document has been produced by the Highgate Society sustainable homes group, to give an overview of the planning guidelines in Barnet/Camden/Haringey/Islington.

BARNET

There are certain common themes arising from climate change in the policy documents of each of the four boroughs within which Highgate is situated: reduction in energy use to achieve reductions in CO₂ emissions, use of renewable energy, conservation of water, flooding. The requirements and recommendations to achieve those changes vary between Boroughs.

Not everyone realises that obtaining Planning Permission or Listed Building consent is not the only requirement that allows you to build or alter buildings. There is a raft of regulations but the most significant for any project are the Building Regulations. **Please see our *Building Regulations* section for more information**

Supplementary Planning Document : Sustainable Design & Construction

The following is a summary – please refer to the actual document:
http://www.barnet.gov.uk/downloads/download/518/sustainable_design_and_construction_spd_documents

Note the early date of adoption.

3.2 Sustainability principles as defined by CABI are embraced by Barnet:

- Character – places with own identity
- Continuity and enclosure – public and private spaces clearly distinguished
- Quality of public realm
- Ease of movement
- Legibility – places that have clear image and are easy to understand
- Adaptability
- Diversity – places with variety and choice

Planning applications will be considered using three strands:

Protection

Renovation, refurbishment or minor extensions of existing buildings

Enhancement

1. Householder developments eg House extensions. Minimum requirements apply together with completion of Checklist at Appendix 2. Condition will be attached to all planning consents requiring applicant to demonstrate compliance with the SPD
2. Minor developments. Minimum requirements apply together with completion of Checklist at Appendix 2, Sustainable Design Statement and justification where requirements have not been fully met.

Developments for Growth

1. Major developments. Large, single buildings or 10 dwellings or more, or more than 1000m² floorspace or a site area of 1ha or more. Need to demonstrate compliance with both the broader sustainable design principles and the specified environmental minimum requirements. Where an applicant considers that certain minimum requirements are not viable or deliverable they will be expected to demonstrate this through design and feasibility studies.
2. Large scale developments. Proposals will need to show how they fully embrace the principles, guidance and minimum requirements. Any aspect which does not fully comply will need to be fully explained and justified.

Other considerations

- 4.18 Water quality and flooding
- 4.25 Biodiversity – green roofs, indigenous landscaping
- 4.29 Preservation of Important Features – trees, hedges, topsoil, log piles and other habitat features
- 4.32 Lighting and light pollution:
 1. Sunlight/daylight
 2. Light pollution from buildings and external areas
- 4.39 Microclimate – wind and thermal conditions
- 4.44 Pollution Prevention

5 Design Guidance to Achieve “Prudent Use of Natural Resources”

- Energy consumption through transportation
 - Energy consumption through the use and occupancy of buildings
 - Water consumption
 - Waste generation
 - Use of materials, other than water and energy
- 5.12 1. Using less energy:
- Use orientation, passive solar gain and shading to reduce need for heating and cooling
 - High standards of insulation to maintain warmth and coolness
 - Active (extraction using fan 24/7) ventilation or passive/natural ventilation (using natural air currents). Active systems should have heat/cool recovery
 - Thermal mass to store heat and coolth

- Efficient lighting and appliance
- 2. Using renewable energy:
 - Solar water heating
 - Photovoltaics
 - Ground source heat pumps (air source not mentioned)
 - Wind turbines
 - Biomass boilers/digesters

5.13 Requirements

- The Council **requires** all detailed planning applications (of all scales) to demonstrate how Part L (Heat Loss) of Building Regulations will be achieved (to include) a schedule of design and energy efficiency measures to be implemented, and to which the development will be conditioned
- The Council **requires** that all residential units for all scales of development bar household extensions, must include solar water heating, unless served by CHP.
- The Council **requires** that all lighting, internal and external, must be low energy lighting
- The Council **requires** that all residential cooling must be provided from renewable energy sources only.
- The Council **requires** that Green Tariffs should be selected

5.15 Applicants will need to prepare a carbon Reduction Strategy:

- Typically 20% reductions on Building Regulations Part L 2006 will be sought using Energy Efficiency Measures
- Further 20% minimum reduction in the remaining carbon emissions (from use of) renewable energy technologies

Appendix 2 Sustainability Checklist for Householder and Minor Developments

See pages 56 – 63

DESIGN GUIDANCE NO 5 : Extensions to houses Revised (March 2010)

www.barnet.gov.uk/download/downloads/id/1738/extensions_to_houses

1.3 Householdors applying for planning permission **should have considered** the Checklist found in Appendix 2 of SPD Sustainable Design and Construction:

www.barnet.gov.uk/info/940170/sustainable_design_and_construction/618/sustainable_design_and_construction

2 Special rules in Conservation Areas

2.1 Within Conservation Areas different 'permitted development' rules apply

NOTE: Highgate area of Barnet is not covered by an Article 4 Direction

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