

**LOCATION:** Unit 1, Pembroke Studios, Pembroke Road, London, N10 2JE  
**REFERENCE:** B/04271/13 **Received:** 17 September 2013  
**WARD(S):** Coppetts **Accepted:** 17 September 2013  
**Expiry:** 12 November 2013

**Final Revisions:**

**APPLICANT:** Kidzkabin  
**PROPOSAL:** Single storey side extension.

**RECOMMENDATION: Approve Subject to Conditions**

- 1 The development hereby permitted shall be carried out in accordance with the following approved plans: Drawing Nos. 100, 101, 102, 103 & 104. All received 17/9/2013.

**Reason:**

For the avoidance of doubt and in the interests of proper planning and so as to ensure that the development is carried out fully in accordance with the plans as assessed in accordance with policies DM01 of the Adopted Barnet Development Management Policies DPD (2012) and CS NPPF and CS1 of the Adopted Barnet Core Strategy DPD (2012).

- 2 Before this development is commenced, details of the levels of the building(s), road(s) and footpath(s) in relation to adjoining land and highway(s) and any other changes proposed in the levels of the site shall be submitted to and approved in writing by the Local Planning Authority. The development shall be implemented in accordance with such details as approved.

**Reason:**

To ensure that the development is carried out at suitable levels in relation to the highway and adjoining land having regard to drainage, gradient of access, the safety and amenities of users of the site, the amenities of the area and the health of any trees or vegetation in accordance with policies DM01 and DM04 of the Adopted Barnet Development Management Policies DPD (2012), CS NPPF, CS1, CS5 and CS7 of the Adopted Barnet Core Strategy DPD (2012) and 7.4, 7.5, 7.6 and 7.21 of the London Plan 2011.

- 3 The materials to be used in the external surfaces of the building(s) shall match those used in the existing building(s).

**Reason:**

To safeguard the visual amenities of the building and surrounding area in accordance with policies DM01 of the Adopted Barnet Development

Management Policies DPD (2012), CS NPPF and CS1 of the Adopted Barnet Core Strategy DPD (2012).

- 4 The roof of the extension hereby permitted shall only be used in connection with the repair and maintenance of the building and shall at no time be converted to or used as a balcony, roof garden or similar amenity or sitting out area.

Reason:

To ensure that the amenities of the occupiers of adjoining properties are not prejudiced by overlooking in accordance with policy DM01 of the Adopted Barnet Development Management Policies DPD (2012).

- 5 Notwithstanding the provisions of any development order made under Section 59 of the Town and Country Planning Act 1990 (or any Order revoking and re-enacting that Order) no windows, other than those expressly authorised by this permission, shall be placed at any time in the elevations, of the extension hereby approved.

Reason:

To safeguard the privacy and amenities of occupiers of adjoining residential properties in accordance with policy DM01 of the Adopted Barnet Development Management Policies DPD (2012).

- 6 No construction work resulting from the planning permission shall be carried out on the premises at any time on Sundays, Bank or Public Holidays, before 8.00 am or after 1.00 pm on Saturdays, or before 8.00 am or after 6.00pm on other days.

Reason:

To ensure that the proposed development does not prejudice the amenities of occupiers of adjoining residential properties in accordance with policy DM04 of the Adopted Barnet Development Management Policies DPD (2012).

#### **INFORMATIVE(S):**

- 1 i) In accordance with paragraphs 186 and 187 of the NPPF, the Council takes a positive and proactive approach to development proposals, focused on solutions. The Local Planning Authority has produced planning policies and written guidance to guide applicants when submitting applications. These are all available on the Council's website. A pre-application advice service is also offered. The Local Planning Authority has negotiated with the applicant / agent where necessary during the application process to ensure that the proposed development is in accordance with the Council's relevant policies and guidance.

## 1. MATERIAL CONSIDERATIONS

### National Planning Policy Framework

The determination of planning applications is made mindful of Central Government advice and the Local Plan for the area. It is recognised that Local Planning Authorities must determine applications in accordance with the statutory Development Plan, unless material considerations indicate otherwise, and that the planning system does not exist to protect the private interests of one person against another.

The 'National Planning Policy Framework' (NPPF) was published on 27 March 2012. This is a key part of the Governments reforms to make the planning system less complex and more accessible, and to promote sustainable growth.

The NPPF states that "good design is a key aspect of sustainable development, is indivisible from good planning, and should contribute positively to making places better for people". The NPPF retains a presumption in favour of sustainable development. This applies unless any adverse impacts of a development would "significantly and demonstrably" outweigh the benefits.

### The Mayor's London Plan July 2011:

The London Development Plan is the overall strategic plan for London, and it sets out a fully integrated economic, environmental, transport and social framework for the development of the capital to 2031. It forms part of the development plan for Greater London and is recognised in the NPPF as part of the development plan.

The London Plan provides a unified framework for strategies that are designed to ensure that all Londoners benefit from sustainable improvements to their quality of life.

### Relevant Local Plan (2012) Policies:

Barnet's Local Plan is made up of a suite of documents including the Core Strategy and Development Management Policies Development Plan Documents (DPD). Both DPDs were adopted on 11 September 2012.

Relevant Core Strategy DPD (2012): Policies CS NPPF, CS1 and CS5.

Relevant Development Management DPD (2012): Policies DM01, DM03 & DM14.

### Supplementary Planning Documents and Guidance

The Council adopted a Sustainable Design and Construction SPD in April 2013, following public consultation. This SPD provides detailed guidance that supplements policies in the adopted Local Plan, and sets out how sustainable development will be delivered in Barnet.

### Relevant Planning History:

**Site Address:** Unit 1, Pembroke Studios, Pembroke Road, London, N10 2JE  
**Application Number:** B/03761/10  
**Application Type:** Full Application

**Decision:** Approve with conditions  
**Decision Date:** 19/11/2010  
**Appeal Decision:** No Appeal Decision Applies  
**Appeal Decision Date:** No Appeal Decision Date exists  
**Proposal:** **Demolition and rebuild of a single storey part of the commercial unit.**  
**Case Officer:** Lisa Cheung

**Site Address:** Unit 1 Pembroke Studios, Pembroke Road, London, N10 2JE (Amended Address)  
**Application Number:** B/01570/12  
**Application Type:** Full Application  
**Decision:** Refuse  
**Decision Date:** 3/5/2013  
**Appeal Decision:** Dismissed  
**Appeal Decision Date:** 3/5/2013  
**Proposal:** **Two-storey side/rear extension.**  
**Case Officer:** Josleen Chug

#### Consultations and Views Expressed:

Neighbours Consulted: 65                      Replies: 5  
Neighbours Wishing To Speak 0

The objections raised may be summarised as follows:

- Increased parking problems in the area.
- Increased road safety issues.
- Noise and disturbance arising from additional parking in the locality.
- Noise from the day nursery and general concerns in respect of the use of these premises & the process by which planning permission was obtained.
- Detrimental to the community.
- plans refer to future outdoor playground at the neighbouring nursery site.
- Increased activity.
- Previous application for two storey extension at the site was refused and appeal dismissed.

Date of Site Notice: 03 October 2013

## **2. PLANNING APPRAISAL**

### Site Description and Surroundings:

The application site comprises a part single, part two storey building at the rear of 139 Pembroke Road and is on the north eastern side of the access road serving Pembroke Studios which is a small commercial estate at the rear of 121-141 Pembroke Road.

Unit 1 is in B1 office use, unit 3 to the north is a day nursery & unit 4 is in commercial use.

### Proposal:

The proposed single storey extension would be built in the northern side of Unit 1 and would abut the rear garden boundary of No. 137 Pembroke Road. It would measure overall 3.5m wide, 3.6m deep (along the rear boundary of No 137) and 3.4m high to a flat roof. The proposed extension would provide a kitchenette & toilet facilities for use in conjunction with Unit 1 together with an electric meter room on the north western side of the extension.

### Planning Considerations:

The principal of a single storey extension to provide ancillary accommodation to the building is considered to be acceptable.

The proposed building would effectively be at the end of the rear garden of No. 139 Pembroke Road. The rear garden of the property is some 15m deep, the rear part of the garden is currently occupied by a garden shed which provides screening to the proposed extension when viewed from the rear of no 137. The relationship is such that it is not considered that the proposal would be overbearing or visually obtrusive to the occupiers of this or neighbouring properties. Indeed the proposed extension would occupy part of the site that was previously occupied by a larger, detached single storey building. Given the use of the proposed extension, it is not considered that it would result in an increase in the intensity of use of the site such as to warrant refusal. The proposed is considered to be acceptable & approval is recommended.

## **3. COMMENTS ON GROUNDS OF OBJECTIONS**

Mainly addressed earlier in the report.

The comments made in respect of the neighbouring site are not considered relevant to the application.

The previous application referred to in respect of extensions to the property, sought permission for a two storey side/rear extension and was refused permission due to its impact on neighbouring residents. A subsequent appeal was dismissed in July 2012 [ref B/01570/12]. The current application is for a single storey building which is materially different from the refusal and would not adversely affect neighbours amenity.

## **4. EQUALITIES AND DIVERSITY ISSUES**

The proposals do not conflict with either Barnet Council's Equalities Policy or the commitments set in our Equality Scheme and supports the council in meeting its statutory equality responsibilities.

## **5. CONCLUSION**

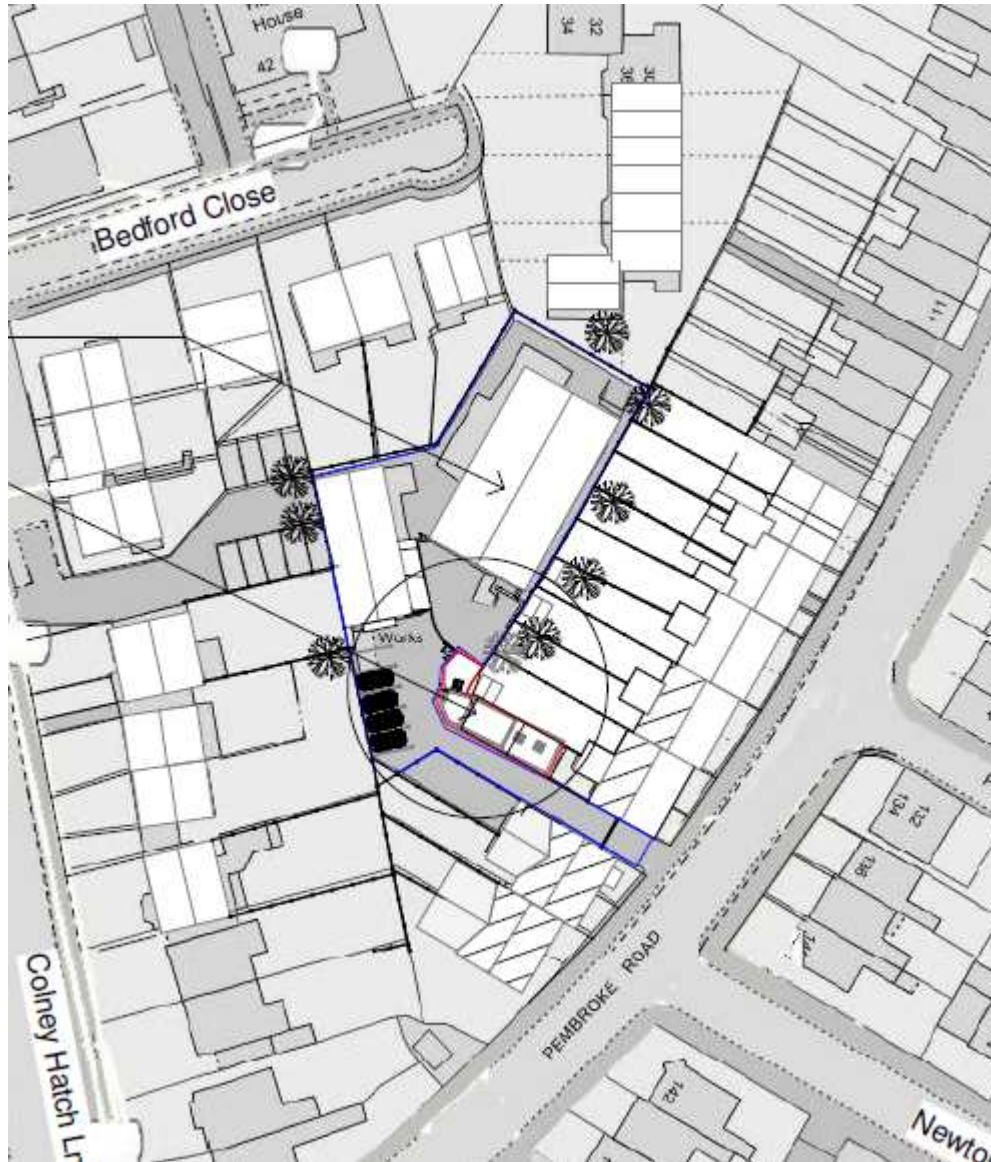
The proposal is considered to be acceptable & approval is recommended.

**SITE LOCATION PLAN:**  
London, N10 2JE

**Unit 1, Pembroke Studios, Pembroke Road,**

**REFERENCE:**

**B/04271/13**



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