

LOCATION: 19 Nant Road, London, NW2 2AL

REFERENCE: F/02737/13

Received: 28 June 2013

Accepted: 05 September 2013

WARD(S): Childs Hill

Expiry: 31 October 2013

Final Revisions:

APPLICANT: Miss E Loughran

PROPOSAL: Roof extension involving 1 no. roof light to front elevation and 1 no. roof light to rear elevation, to facilitate a loft conversion.

RECOMMENDATION: Approve Subject to Conditions

1 This development must be begun within three years from the date of this permission.

Reason:

To comply with Section 51 of the Planning and Compulsory Purchase Act, 2004.

2 The development hereby permitted shall be carried out in accordance with the following approved plans: site location plan, 2013-22/06, 2013-22/07, 2013-22/08, 2013-22/09, 2013-22/10 and 2013-22/11

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).

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).

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

The National Planning Policy Framework 2012

The Mayor's London Plan: July 2011

Relevant Core Strategy (2012) Policies:

CS NPPF - National Planning Policy Framework - Presumption in Favour of Sustainable Development
CS5 - Protecting and Enhancing Barnet's character to create high quality places

Relevant Development Management (2012) Policies:

DM01 Protecting Barnet's character and amenity
DM02 Development standards

Supplementary Planning Documents and Guidance

Sustainable Design and Construction (2013)
Residential Design Guidance (2013)
Planning Obligations (2013)

Mayor's CIL

The Mayor of London is empowered to charge a Community Infrastructure Levy (CIL). The Levy is intended to raise £300 million towards the delivery of Crossrail. The Mayoral CIL will take effect on developments that are granted planning permission on or after 1 April 2012 setting a rate of £35 per sqm on all 'chargeable development' in Barnet.

Barnet CIL

Barnet's Community Infrastructure Levy was approved at Full Council on 16 April 2013. Adoption of the Barnet CIL Charging Schedule is the 1st May 2013. All planning applications decided on or after that date will be subject to the charge at a rate of £135 per sqm on all 'chargeable development' in Barnet.

Relevant Planning History:

Planning applications picked up in spatial search

Site Address: 19A Nant Road LONDON NW2 2AL
Application Number: C13853
Application Type: Full Application
Decision: Approve with conditions
Decision Date: 06/12/1999
Appeal Decision: No Appeal Decision Applies
Appeal Decision Date: No Appeal Decision Date exists
Proposal: **Rear extension to ground floor flat.**
Case Officer:

Site Address: 19 Nant Road, London, NW2 2AL
Application Number: F/02737/13
Application Type: Full Application
Decision: Not yet decided
Decision Date: Not yet decided
Appeal Decision: No Appeal Decision Applies
Appeal Decision Date: No Appeal Decision Date exists
Proposal: **Roof extension involving 1 no. roof light to front elevation and 1 no. roof light to rear elevation, to facilitate a loft conversion.**
Case Officer: Aahsanur Rahman

Consultations and Views Expressed:

Neighbours Consulted: 11

Replies: 5

Neighbours Wishing To Speak: 1

Summary of comments:

- The proposal will increase the stress on parking in the area
- The proposal will result in increased noise and disturbance
- The proposal will have a detrimental impact on the 'feel' of the area
- The proposal will make the property appear out of keeping with the character of the adjoining properties
- The proposal may result in the property being used as a HMO

Internal /Other Consultations:

None

2. PLANNING APPRAISAL

Site Description and Surroundings:

The application site features a two storey, terraced residential dwelling that has been split into two flats.

Proposal:

The application proposes the insertion of 1 roof light into the front elevation of the property and one double roof light into the rear elevation of the property.

The single roof light on the front of the property would measure approximately 0.75 metres deep and 0.6 metres wide.

The double roof light on the rear of the property would measure approximately 1.8 metres deep and 0.7 metres wide.

Planning Considerations:

The main considerations are:

- The impact on the character and appearance of the property and surrounding area
- The impact on the amenity of neighbouring residents
- Other material planning considerations

The impact on the character and appearance of the property and surrounding area

The 2012 National Planning Policy Framework states that *“the Government attaches great importance to the design of the built environment. Good design is a key aspect*

of sustainable development, is indivisible from good planning, and should contribute positively to making places better for people”.

In addition to the NPPF, Policy CS5 of the Core Strategy states that the Council “*will ensure that development in Barnet respects local context and distinctive local character creating places and buildings of high quality design*”. In addition to this, Policy DM01 of the Council’s Development Management Policies 2012 states that “*development proposals should preserve or enhance local character and respect the appearance, scale, mass, height and pattern of surrounding buildings, spaces and streets... development (should) demonstrate a good understanding of the local characteristics of an area. Proposals which are out of keeping with the character of an area will be refused*”.

The area surrounding the application site characteristically features two storey residential dwellings, some of which have been converted into flats.

The presence of roof lights on properties in the surrounding area is not uncommon and in this instance it is considered that the size and siting of the roof lights would sufficiently maintain the character and appearance of the property and surrounding area.

The impact on the amenity of neighbouring residents

Policy DM01 of the Development Management Policies 2012 states that all development should represent high quality design and should be designed to allow for adequate daylight, sunlight, privacy and outlook for adjoining occupiers.

The proposed roof lights would be located within the existing roof of the property and the rear of the property does not adjoin residential properties. The proposal would therefore not impact adversely on the amenity of neighbouring properties.

Other material planning considerations

None

3. COMMENTS ON GROUNDS OF OBJECTIONS

- Concerns were raised regarding the potential for the property to be used as a HMO. This is not being proposed in the application, which relates solely to the proposed roof lights and the applicant has confirmed this in an e-mail.
- Concerns were raised regarding the potential for increased noise nuisance. The application relates solely to the insertion of roof lights and therefore would not increase noise through the insertion of roof lights.
- Concerns were raised regarding the potential for increased stress on parking in the area. The application relates solely to the insertion of roof lights and therefore would not increase the stress on parking in the area.
- The remaining concerns raised have been addressed in the considerations above.

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 would sufficiently maintain the character and appearance of the property and surrounding area and would not impact adversely on the amenity of neighbouring properties.

SITE LOCATION PLAN: 19 Nant Road, London, NW2 2AL

REFERENCE: F/02737/13



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