

LOCATION: Flat 5, Springfield Court, 21 Bawtry Road, London, N20 0SY

REFERENCE: B/05357/13

Received: 14 November 2013

Accepted: 15 November 2013

WARD(S): Oakleigh

Expiry: 10 January 2014

Final Revisions:

APPLICANT: Mrs A Tang

PROPOSAL: Alterations to roof to create room in roof space, with 5no. roof lights to side roof slopes to facilitate a loft conversion.

RECOMMENDATION: Approve Subject to Conditions

- 1 The development hereby permitted shall be carried out in accordance with the following approved plans: Location Plan, 23/01, 23/02, 23/03 and 23/04 (Received 14-November-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 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.

- 3 The materials to be used for the rooflights shall match the windows in the existing building as stated on the planning application form.

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

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 London Plan is recognised in the NPPF as part of the development plan.

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."

NPPF retains presumption in favour of sustainable development. This applies unless any adverse impacts of a development would "significantly and demonstrably" outweigh the benefits.

The London Plan (2011):

The London Plan (2011) 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. The Plan provides a unified framework for strategies that are designed to ensure that all Londoner's benefit from sustainable improvements to their quality of life.

Relevant London Plan (2011) Policies: 7.4 and 7.6

Barnet Local Plan (2012):

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 11th September 2012

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

Relevant Development Management DPD (2012): Relevant Policies DM01 and DM02

Policy DM01 of the Development Management Policies DPD (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.

Policy DM02 of the Development Management Policies DPD (2012) states that where appropriate, development will be expected to demonstrate compliance to minimum amenity standards and that all new development should make a positive contribution to the borough. The standards outlined in this policy are considered to be essential for the delivery of the highest standards of urban design in Barnet.

On 18th April 2013 the Council formally adopted a new Supplementary Planning Document (SPD) entitled 'Residential Design Guidance'. This new SPD updates and consolidates older guidance on the design of residential extensions and conversions, new porches, hardstandings and vehicular cross-overs that had previously been set out within a suite of Design Guidance Notes (adopted as Supplementary Planning Guidance). For the avoidance of doubt, it should therefore be noted that Design Guidance Notes No.s 3, 5, 7 and 11 have now been superseded by the newly adopted Residential Design Guidance SPD.

Relevant Planning History:

Site Address: 21 Bawtry Road Whetstone N20
Application Number: N07158
Application Type: Full Application
Decision: Refuse
Decision Date: 04/05/1983
Appeal Decision: Allow
Appeal Decision Date: 04/05/1983
Proposal: **Eight flats with new access road and eight parking spaces at rear**
Case Officer:

Consultations and Views Expressed:

Neighbours Consulted: 22 Replies: 5
Neighbours Wishing To Speak 0

The objections raised may be summarised as follows:

- Parking issues due to increase in habitable space
- Noise issues
- The lease does not allow development of the roof
- The proposed development would be unfair to current leaseholders who contribute to the upkeep of the whole block but would not receive any benefit from this development.

2. PLANNING APPRAISAL

Site Description and Surroundings:

The application property is situated within a two storey block of 8 flats on the North East side of Bawtry Road. The road is residential in character.

Dimensions:

The applicant seeks approval for 'Alterations to roof to create rooms in roof space, with 5 roof lights to side roof slopes to facilitate a loft conversion'. 4 rooflights would measure 1.15m wide, 0.7m high and 1 rooflight would measure 0.52m wide and 0.9m high. 2 rooflights would be on the side roof slope facing 23 Bawtry Road and 3 rooflights would be installed on the side roof slope facing 19 Bawtry Road. The rooflights would be set down from the main ridgeline by a minimum of 0.5m.

Planning Considerations:

The main issue in this case are considered to be covered under two main areas:

- The living conditions of neighbouring residents;
- Whether harm would be caused to the character and appearance of the area and street scene, having regard to the size and siting of the proposal.

The applicant seeks approval to insert 5 No. rooflights into the roof slopes and conversion of the roofspace into an extra bedroom and en suite bathroom.

The Residential Design Guidance SPD states that 'Roof lights should be carefully positioned in order not to impact detrimentally or disfigure the appearance of a building. The rooflights will be seen from the street but would not have an adverse effect on the streetscene. The roof lights would be sympathetic to the main roof of the building. The proposed rooflights would not have an adverse effect on the streetscene or character and appearance of the property due to the size, siting and design. The internal works to convert the roofspace into habitable room ancillary to the existing flat do not require planning permission.

The proposal would be acceptable under this application and would not cause material harm to the host property, streetscene and neighbouring amenities and is recommended for approval subject to conditions.

3. COMMENTS ON GROUNDS OF OBJECTIONS

It is not envisaged that the proposal would give rise to a considerable increase on parking in the vicinity, and therefore this objection would not justify a refusal of planning permission. Given that the proposed rooms would be situated above the first floor flat it is not considered that the proposal would result in unacceptable levels of noise and disturbance to other neighbouring properties. The issue with regards to contribution to the upkeep of block of flats and possible restrictions under the lease are not planning considerations.

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

Having taken all material considerations into account, it is considered that subject to compliance with the attached conditions, this proposal complies with the Adopted Barnet Local Plan policies and guidance and would be in keeping with the character and appearance of the surrounding area. It is not considered to have a detrimental impact on the residential amenities of neighbouring occupiers. This application is therefore recommended for APPROVAL.

SITE LOCATION PLAN:
London, N20 0SY

Flat 5, Springfield Court, 21 Bawtry Road,

REFERENCE:

B/05357/13



Licence number LA100017674.