

**LOCATION:** 2-6 Ravenscroft Park, Barnet, Herts, EN5 4ND

**REFERENCE:** B/05199/13

**Received:** 07 November 2013

**Accepted:** 07 November 2013

**WARD(S):** High Barnet

**Expiry:** 02 January 2014

**Final Revisions:**

**APPLICANT:** Abbey Ravenscroft Park Nursing Home C/O Peter Pendleton & Associates Ltd

**PROPOSAL:** Extension to existing single storey rear conservatory and roof extensions including a new flat roof and the formation of 9 rear dormer windows at first floor level.

**RECOMMENDATION: Refuse**

- 1 The proposed extensions, by reason of their width, depth, massing and coverage would dominate the rear elevation of the existing building, and would detract from its character and appearance. The dormer windows would add clutter to the rear elevation, with the over-proliferation of dormer windows further detracting from the appearance of the building. The proposed extensions would not preserve or enhance the character or appearance of the existing building or the conservation area, and the proposal would be contrary to Policies CS NPPF, CS1 and CS5 of the Local Plan Core Strategy (adopted September 2012), Policies DM01 and DM06 of the Development Management Policies DPD (adopted September 2012), and the Wood Street Conservation Area Character Appraisal.

**INFORMATIVE(S):**

- 1 The plans accompanying this application are:  
Drawing No. RAV-EX-01, E-202 Rev I, A-101 Rev I, A-104 Rev H, S-301 (received 7 November 2012)  
Drawing Nos. E-203 Rev M, A-103 Rev H, E-201 Rev K, A-102 Rev K (received 17 December 2013)
- 2 In accordance with paragraphs 186 and 187 of the NPPF, the Council takes a positive and proactive approach to development proposals, focused on solutions. To assist applicants in submitting development proposals, 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 applicant sought formal pre-application advice which was provided. Amendments were suggested during the processing of the application. Unfortunately amendments to incorporate the suggestions made were not submitted. If the applicant wishes to submit a further application, the Council is willing to assist in identifying possible solutions through the pre-application advice service.

- 3 This is a reminder that should an application for appeal be allowed, then the proposed development would be deemed as 'chargeable development', defined as development of one or more additional units, and / or an increase to existing floor space of more than 100 sq m. Therefore the following information may be of interest and use to the developer and in relation to the appeal process itself:

The Mayor of London adopted a Community Infrastructure Levy (CIL) charge on 1st April 2012 setting a rate of £35 per sq m on all forms of development in Barnet except for a £0 per sq m rate for education and health developments. This planning application was assessed as liable for a £4760 payment under Mayoral CIL at this time.

The London Borough of Barnet adopted a CIL charge on 1st May 2013 setting a rate of £135 per sq m on residential and retail development in its area of authority. All other uses and ancillary car parking were set at a rate of £0 per sq m. This planning application was assessed as liable for a £18360 payment under Barnet CIL at this time.

Liability for CIL is recorded to the register of Local Land Charges as a legal charge upon a site, payable should development commence. The Mayoral CIL charge is collected by the London Borough of Barnet on behalf of the Mayor of London; receipts are passed across to Transport for London to support Crossrail.

If Affordable Housing Relief or Charitable Relief applies to this development, such relief must be applied for prior to commencement of development using the 'Claiming Exemption or Relief' form available from the Planning Portal website: [www.planningportal.gov.uk/cil](http://www.planningportal.gov.uk/cil).

The assumed liable party will be sent a 'Liability Notice' providing full details of the charge and to whom it has been apportioned for payment. If you wish to identify named parties other than the original applicant for permission as the liable party for paying this levy, please submit to the Council an 'Assumption of Liability' notice; also available from the Planning Portal website.

The Community Infrastructure Levy becomes payable upon commencement of development. A 'Notice of Commencement' is required to be submitted to the Council's CIL Team prior to commencing on site; failure to provide such information at the due date will incur both surcharges and penalty interest. There are various other charges and surcharges that may apply if you fail to meet other statutory requirements relating to CIL, such requirements will all be set out in the Liability Notice you will receive. You may wish to seek professional planning advice to ensure that you comply fully with the requirements of CIL Regulations.

If you have a specific question or matter you need to discuss with the CIL team, or you fail to receive a 'Liability Notice' from the Council within 1

month of any appeal being allowed, please contact us: [cil@barnet.gov.uk](mailto:cil@barnet.gov.uk).

## **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, CS5.

Relevant Development Management DPD (2012): Policies DM01, DM02, DM06.

### Supplementary Planning Documents and Guidance

The Council's Residential Design Guidance SPD was adopted in April 2013. This sets out information for applicants to help them design an extension to their property which would receive favourable consideration by the Local Planning Authority and was the subject of separate public consultation.

Included advice states that large areas of Barnet are characterised by relatively low

density suburban housing with an attractive mixture of terrace, semi detached and detached houses. The Council is committed to protecting, and where possible enhancing the character of the borough's residential areas and retaining an attractive street scene.

In respect to amenity, development should not be overbearing or unduly obtrusive and care should be taken to ensure that they do not result in harmful loss of outlook, appear overbearing, or cause an increased sense of enclosure to adjoining properties. They should not reduce light to neighbouring windows to habitable rooms or cause significant overshadowing, and should not look out of place, overbearing or intrusive when viewed from surrounding areas.

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:** 3 and 4 Ravenscroft Park Barnet  
**Application Number:** N03789A  
**Decision:** Approve with conditions  
**Decision Date:** 18/07/1973  
**Proposal:** **Single storey rear extension to nursing home**

**Site Address:** 1 Ravenscroft Park Barnet  
**Application Number:** N04729E  
**Decision:** Refuse  
**Decision Date:** 20/01/1982  
**Proposal:** **Single-storey rear extension**

**Site Address:** 3, 4, 5 and 6 Ravenscroft Park Barnet Herts  
**Application Number:** N03789E  
**Decision:** Approve with conditions  
**Decision Date:** 23/01/1985  
**Proposal:** **Change of use of 5 and 6 Ravenscroft Park from residential to nursing home, three storey extension to link 5 and 6 Ravenscroft Park to existing home at 3 and 4 Ravenscroft Park. Demolition of existing garages and erection of single-storey rear extensions.**

**Site Address:** 2 Ravenscroft Park Barnet  
**Application Number:** N07858A  
**Decision:** Approve with conditions  
**Decision Date:** 26/09/1985  
**Proposal:** **Part single, part two-storey rear extension, two-storey side extension to form link with No.3 and use of premises as ancillary staff accommodation to nursing home**

**Site Address:** 3 to 4 Ravenscroft Park BARNET HERTS  
**Application Number:** N07858G  
**Decision:** Approve with conditions  
**Decision Date:** 17/06/1987  
**Proposal:** **First floor rear extension to nursing home to provide four single bedrooms, instead of two double bedrooms.**

**Site Address:** 3-6 Ravenscroft Park Barnet Hertfordshire EN5 4ND  
**Application Number:** N03789J/06

**Decision:** Refuse  
**Decision Date:** 05/02/2007  
**Proposal:** **Partial demolition of existing building and erection of part single, part two-storey rear extensions. Conversion from residential care home to 4 dwellings. Provision of basement parking area.**

**Site Address:** 3-6 Ravenscroft Park Barnet Hertfordshire EN5 4ND  
**Application Number:** N03789K/07  
**Decision:** Approve with conditions  
**Decision Date:** 20/04/2007  
**Proposal:** **Partial demolition of existing building and erection of part single, part two-storey rear extensions. Conversion of residential care home to 4 dwellings. Formation of 5 parking spaces. Formation of 2 vehicular accesses and widening of existing vehicular access.**

**Site Address:** 2-6 Ravenscroft Park, Barnet, Herts, EN5 4ND  
**Application Number:** B/04795/12  
**Decision:** Approve with conditions  
**Decision Date:** 20/06/2013  
**Proposal:** **Two storey front/infill extension, linking No. 2 Ravenscroft Park to existing nursing home at Nos. 3-6 Ravenscroft Park, with alterations to roof of No. 2 & No. 3 Single storey side/rear extension linking Nos. 2 and 3.**

Consultations and Views Expressed:

Neighbours Consulted: 34 Replies: 0  
Neighbours Wishing To Speak: 0

Councillor Prentice has requested that this application be referred to the Planning Committee to assess the impact on the character and appearance of the conservation area and the impact on the neighbours, also taking into account the benefits that could be achieved to the residents of the home.

Internal /Other Consultations:

**Monken Hadley and Wood Street Conservation Area Advisory Committee**  
Check trees at rear.

**LBB Urban Design and Heritage**

The application relates to Nos. 2-6 Ravenscroft Park, which extend along the northern side of Ravenscroft Park and are located within the Wood Street Conservation Area and the North Barnet/Arkley/Totteridge (with North Enfield and Harrow Weald) Area of Special Character.

The Wood Street Conservation Area Character Appraisal highlights 4 key character areas including Area 4: Ravenscroft Park, which is described as follows:

*“Ravenscroft Park has a very cohesive character with large late Victorian substantial villas in single family occupation predominating. They are two or three storeys with notably wide frontages, and are set out in small terraces of three or semi-detached pairs, mainly with modest front gardens.”*

The predominant materials and important architectural features within this particular area have been identified as follows: *“Predominant materials include red brick, timber and clay tiles. Features of note include timber sashes with various divisions, tile hanging, large prominent chimneys, canted bays, recessed decorative doors with*

*leaded glass work, decorative timber canopy porches, modest dormers, both flat and pitched roofs, brick arches and other decorative detailing.”*

“*Inappropriate dormers*” are highlighted as one of the principle negative features of this part of the conservation area.

The building, to which this application relates, comprises two pairs of substantial late Victorian semi-detached buildings (No.s 3-4 and 5-6), which were linked to allow the expansion of the nursing home in January 1985 (application ref. N03789E), and the semi-detached property at No.2. A certificate of lawfulness was granted in April 2011 (application ref. B/00694/11) for internal alterations to enable the merging of No.2 Ravenscroft Park with the adjoining nursing home at No.s 3-6.

Whilst the main application properties are neither statutorily listed nor locally listed, they are considered to make a positive contribution to the character and appearance of this part of the Wood Street Conservation Area, within which they are located. The Wood Street Conservation Area Character Appraisal states the following: “*As well as listed and locally listed buildings, there are many other buildings within the conservation area which make a positive contribution to the character and appearance of the area. These buildings date mainly from the 19th and 20th centuries and include the whole range of types and uses. Residential properties include the large late Victorian villas in Ravenscroft Park...*”

There is a centrally positioned, 2-storey projection (with pitched roof and a central chimney) to the rear of each pair of properties (at No.s 1-2, 3-4 and 5-6 Ravenscroft Park). Due to the apparent similarities in design and positioning, these appear as though they are original features are considered to contribute to the character of this group of late-Victorian properties.

There are also substantial ground and first floor extensions and alterations to the rear of No.s 3-6 Ravenscroft Park. These are all relatively old additions.

Full planning application, approval was granted in June 2013 for the construction of a two-storey front/infill extension (linking No.2 Ravenscroft Park to Nos. 3-6) and a single storey side/rear extension (to Nos. 2 and 3) as well as alterations to the roof of No.s 2 and 3 (Reference B/04795/12).

This current application seeks consent for the construction of nine dormer windows to the rear of this terrace, an increase to the height of part of the roof, and the construction of a new 4.35m deep / 10.5m wide conservatory to the rear of the existing single-storey rear extension.

My comments on this application are as follows:

Proposed works:

Fenestration has been improved, however our primary concern regarding the principal of further development has been ignored and the size and bulk of the conservatory have in fact been increased. Considering the increase in the size of this proposal and the concerns I have already raised on numerous occasions with regards to the overdevelopment of this site, I do not support the proposed

conservatory.

The design of the 'lower' large dormer, as shown on the 'Proposed Rear Elevation' is also of concern as it fails to respect the character and appearance of the main building and that of the conservation area.

The proposal also involves the construction of eight dormer windows across the rear roofslope of the existing single storey rear projection. It is considered that this proposal would add further clutter to the rear elevation.

The proposed construction of a total of nine dormer windows would result in a total of 15 dormer windows across the rear of this terrace. The over-proliferation of dormer windows on these rear roofslopes and across the entire rear elevation is considered harmful to the character and appearance of this 'positive' building and the wider conservation area.

The submitted Design & Access Statement states that the works '*...are not visible from the public domain*' and that they '*...will not change the existing external appearance of the building.*' As the proposed drawings indicate, there will be significant changes to the external appearance of the building. The application property is located within a conservation area and as such the same considerations and attention to detail should be given to those extensions that are hidden from public view as those which are visible. Whether or not the proposal is prominent or available to public view, the requirement for proposals to preserve or enhance the character or appearance of the conservation area applies with equal force.

Date of Site Notice: 21 November 2013

## **2. PLANNING APPRAISAL**

### Site Description and Surroundings:

The application site contains a two storey row of attractive Victorian buildings fronting Ravenscroft Park. The site is in use as a nursing home.

### Proposal:

This application proposes an extension to the existing single storey rear projection to provide a new conservatory 4.4 metres in depth by 10.5 metres in width. It would be at least 15 metres from the nearest neighbouring residential dwelling. In addition, it is proposed to change the pitched roof to the existing single storey rear projection to a flat roof, and increase the height of part to the rear of No. 2 (adjacent to No. 3) to provide sufficient headroom to provide additional accommodation internally including a new lounge and dining area, circular internal corridor, and bedrooms. To facilitate the new first floor lounge and dining area, six additional dormer windows are proposed to be inserted in the rear roofslope. In addition to these, two dormer windows are proposed at first floor level to serve two new bedrooms. An additional dormer window is also proposed to be inserted in the flank roofslope at second storey level in No. 2.

### Planning Considerations:

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

- Whether harm would be caused to the character and appearance of the existing building, the street scene and the conservation area;
- Whether harm would be caused to the living conditions of neighbouring residents;

### **Impact on the building and the conservation area**

As noted above, the Wood Street Conservation Area Character Appraisal highlights that "Ravenscroft Park has a very cohesive character with large late Victorian substantial villas in single family occupation predominating. They are two or three storeys with notably wide frontages, and are set out in small terraces of three or semi-detached pairs, mainly with modest front gardens". The predominant materials and important architectural features are identified as "red brick, timber and clay tiles, with features of note including timber sashes with various divisions, tile hanging, large prominent chimneys, canted bays, recessed decorative doors with leaded glass work, decorative timber canopy porches, modest dormers, both flat and pitched roofs, brick arches and other decorative detailing". "Inappropriate dormers" are highlighted as one of the principle negative features of this part of the conservation area.

The building, to which this application relates, comprises two pairs of substantial late Victorian semi-detached buildings (No.s 3-4 and 5-6), which were linked to allow the expansion of the nursing home in January 1985.

Whilst the main application properties are neither statutorily listed nor locally listed, they are considered to make a positive contribution to the character and appearance of this part of the Wood Street Conservation Area. The Conservation Area Character Appraisal states that "As well as listed and locally listed buildings, there are many other buildings within the conservation area which make a positive contribution to the character and appearance of the area. These buildings date mainly from the 19th and 20th centuries and include the whole range of types and uses. Residential properties include the large late Victorian villas in Ravenscroft Park...".

The application building is a large and prominent building, with the front facade clearly visible from Ravenscroft Park and the rear elevation clearly visible from the north-projecting limb of Ravenscroft Park. The application building has been extended in the past, with the extensions taking on a subordinate form to the original building and reflecting its character, with the use of hipped roofs, matching materials and characteristic design features which result in the rear having a range of different roof forms which ensure the original rear elevation and form is not totally obscured.

In contrast, the proposed alterations to the roof would result in one large monotonous hipped roof with a large flat section. The roof slope would be dominated by 15 dormer windows, which would add clutter to the rear elevation and detract from the character and appearance of this attractive range of buildings.

The proposed rear extension would further erode the openness of the plot, with this already substantially developed property further increased in size and massing. The original form of the building and the spaciousness of the rear of the plot would be



reduced by an unsympathetic addition, which would detract from the character and appearance of this prominent building and not preserve or enhance the character or appearance of the conservation area.

Whilst it is noted that the proposed alterations are entirely to the rear of the building, the rear elevation is visible from the northern-projecting part of Ravenscroft Park, and any alterations to this elevation would be visible from outside the application site and in the context of the existing building. The conservation area designation relates to the entire building and the plot within which it is located, and as such it is essential that any alterations to buildings within the conservation area are sympathetic to the host building and are designed to preserve or enhance the character and appearance of the conservation area and its setting.

### **Impact on neighbours**

The proposed conservatory would be set away from the neighbouring properties such that it would not adversely impact on the amenities of the occupants of any neighbouring property.

### **Other Matters**

Trees: The application includes an Arboricultural Implications Assessment. This includes a drawing which shows that the proposed rear conservatory would not be located within the root protection area of any trees on-site. Subject to conditions ensuring adequate protection is afforded to the trees within the site during construction, no objections are raised on the basis of the impact on the trees.

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

No objections have been received.

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

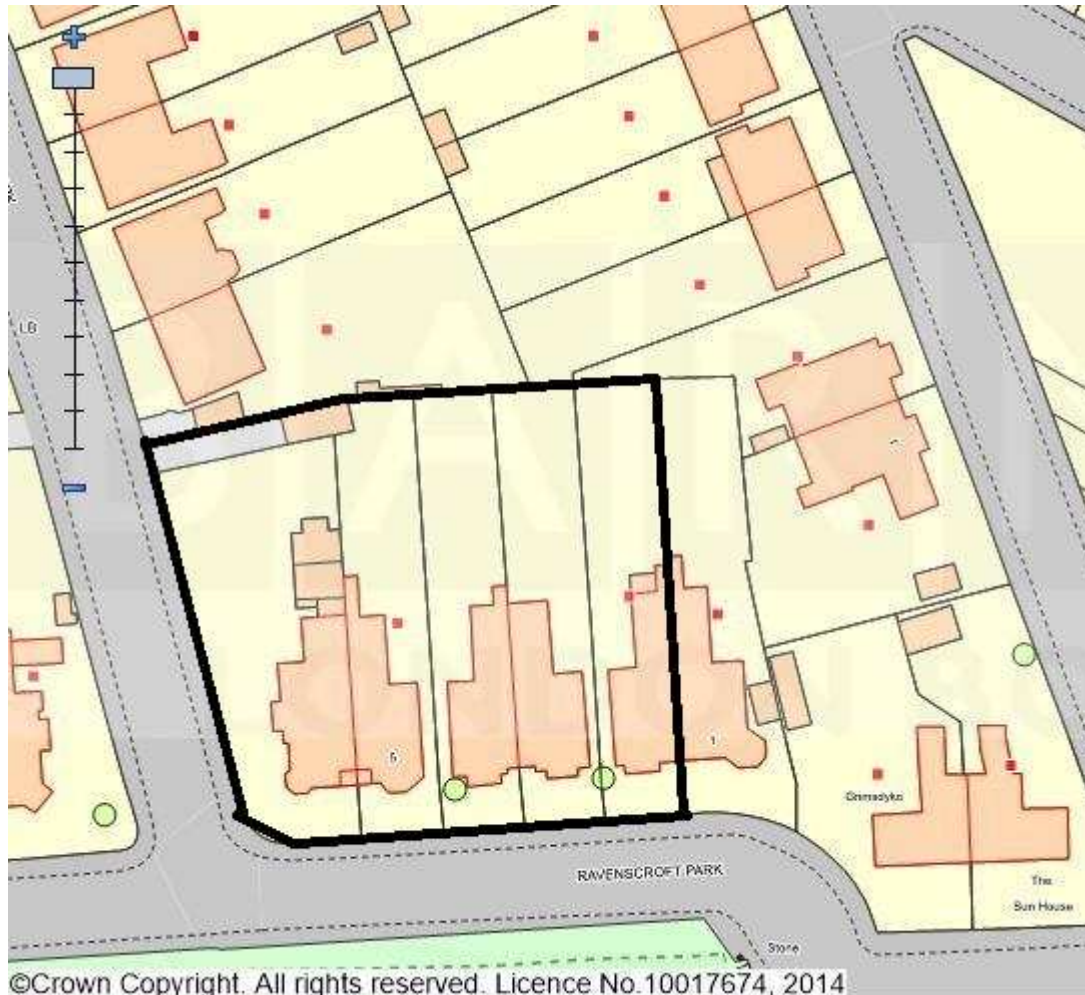
The proposals do not conflict with either Barnet Council's Equalities Policy or the commitments set in our Equality Scheme and supports the council in meeting its statutory equality responsibilities.

### **5. CONCLUSION**

The proposal is not considered to comply with the requirements of the Development Plan and is therefore recommended for refusal.

**SITE LOCATION PLAN:** 2-6 Ravenscroft Park, Barnet, Herts, EN5 4ND

**REFERENCE:** B/05199/13



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