

LOCATION: 22 Avondale Avenue, London, N12 8EJ

REFERENCE: F/00936/12

Received: 07 March 2012

Accepted: 09 March 2012

WARD(S): West Finchley

Expiry: 04 May 2012

Final Revisions:

APPLICANT: Mr Levy

PROPOSAL: Roof extension including rear dormer window and 2no. rooflights. Creation of new entrance door. New garage door. Associated internal alterations to facilitate conversion of property into 2No. self-contained residential dwellings.

RECOMMENDATION: Approve Subject to Conditions

1. The development hereby permitted shall be carried out in accordance with the following approved plans: Design & Access Statement (1115-DandA), 1115-P-SitePlan, 1115-E1, 1115-E2, 1115-E3, 1115-E4, 1115-P1, 1115-P2, 1115-P3, 1115-P4

Reason:

For the avoidance of doubt and in the interests of proper planning.

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 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 the surrounding area.

4. Before the development hereby permitted commences, details of enclosures and screened facilities for the storage of recycling containers and wheeled refuse bins or other refuse storage containers where applicable, together with a satisfactory point of collection shall be submitted to and approved in writing by the Local Planning Authority and shall be provided at the site in accordance with the approved details before the development is occupied.

Reason:

To ensure a satisfactory appearance for the development and satisfactory accessibility; and to protect the amenities of the area.

5. Prior to the occupation of the units a copy of the Pre-completion Sound Insulation Test Certificate of Part E of the Building Regulations 2000 (or any subsequent amendment in force at the time of implementation of the permission) shall be submitted to the Local Planning Authority and shall indicate at least 3 decibels above the Performance Standard.

Reason:

To protect the amenities of future and neighbouring residential occupiers.

6. Before the development hereby permitted is occupied the parking garage shown on Plan 1115-P1 shall be provided and shall not be used for any purpose other than the parking of vehicles in connection with the approved development.

Reason:

To ensure that parking is provided in accordance with the council's standards in the interests of pedestrian and highway safety, the free flow of traffic and in order to protect the amenities of the area.

7. The internal layout of the proposed units shall remain as shown on the hereby approved plans and must not be changed without the prior written permission of the local planning authority.

Reason:

To safeguard the amenities of future occupiers.

8. 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) the dwellings hereby permitted shall not be extended in any manner whatsoever.

Reason:

To ensure that the development does not prejudice the character of the locality and the enjoyment by existing and/or neighbouring occupiers of their properties.

9. 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 shall be placed at any time in the side elevation facing No 24 Avondale Avenue.

Reason:

To safeguard the privacy and amenities of occupiers of adjoining residential properties.

10. No development shall take place until details of the arrangements to meet the obligation for education, health and library facilities and the associated monitoring costs have been submitted to and approved in writing by the Local Planning Authority.

Reason:

To ensure the proper planning of the area and to comply with policies CS2, CS8, CS13, IMP1 and IMP2 of the adopted Unitary Development Plan and the adopted Supplementary Planning Documents "Contributions to Education", "Contributions to Health Facilities", "Contributions to Libraries" and "Planning Obligations".

INFORMATIVE(S):

- 1 The reasons for this grant of planning permission or other planning related decision are as follows: -

i) The proposed development accords with strategic planning guidance and policies as set out in the National Planning Policy Framework, The London Plan 2011 and the adopted London Borough of Barnet Unitary Development Plan (2006).

In particular the following policies are relevant:

National Planning Policy: NPPF

London Plan (2011): 3.4, 3.5, 7.4

Adopted Barnet Unitary Development Plan (2006): GSD, GBEnv1, GBEnv2, D2, D3, D4, D5, H2, H16, H17, H18, H23, H26, H27, M14, CS2, CS8, CS13, IMP1, IMP2

Supplementary Planning Guidance:

Barnet Design Guidance Note 5 – Extensions

Barnet Design Guidance Note 7 – Residential Conversions

ii) The proposal is acceptable for the following reason(s):

It is considered that the proposed extensions and the use of the property as two dwellings would not have a detrimental impact on the character or appearance of either the host property or surrounding area, or unreasonably detract from the residential amenity of neighbouring properties and that the proposed development safeguards the residential amenity of the future occupiers of the host property.

2. Any development or conversion which necessitates the removal, changing, or creation of an address or addresses must be officially registered by the Council through the formal 'Street Naming and Numbering' process.

The Council of the London Borough of Barnet is the Street Naming and Numbering Authority and is the only organisation that can create or change addresses within its boundaries. Applications are the responsibility of the developer or householder who wish to have an address created or amended.

Occupiers of properties which have not been formally registered can face a multitude of issues such as problems with deliveries, rejection of banking / insurance applications, problems accessing key council services and most importantly delays in an emergency situation.

Further details and the application form can be downloaded from:

<http://www.barnet.gov.uk/naming-and-numbering-applic-form.pdf>

or requested from the Street Naming and Numbering Team via email:

street.naming@barnet.gov.uk or by telephoning: 0208 359 7294.

3. The Mayor of London introduced a Community Infrastructure Levy on 1st April 2012 setting a rate of £35 per sqm on all 'chargeable development' in Barnet.

Your planning application has been assessed to require a charge of £1,460.20.

This will be recorded to the register of Local Land Charges as a legal charge upon your site should you commence development. This Mayoral CIL charge will be passed across to Transport for London to support Crossrail, London's highest infrastructure priority.

If Affordable Housing Relief or Charitable Relief applies to your development then this may reduce the final amount you are required to pay; 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

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

The Community Infrastructure Levy becomes payable upon commencement of development. You are required to submit a 'Notice of Commencement' to the Council's CIL Team prior to commencing on site, and 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 statutory requirements, such requirements will all be set out in the Liability Notice you will receive.

If you fail to receive a 'Liability Notice' from the Council within 1 month of this grant of planning permission, please contact us: cil@barnet.gov.uk

1. MATERIAL CONSIDERATIONS

National Planning Policy:
NPPF

The London Plan (2011):
3.4, 3.5, 7.4

Adopted Barnet Unitary Development Plan (2006):
GSD, GBEnv1, GBEnv2, D2, D3, D4, D5, H2, H16, H17, H18, H23, H26, H27, M14, CS2, CS8, CS13, IMP1, IMP2

Supplementary Planning Guidance:
Barnet Design Guidance Note 5 – Extensions
Barnet Design Guidance Note 7 – Residential Conversions

Relevant Planning History:

Site Address:	22 Avandale Avenue North Finchley London N12
Application Number:	C02215
Application Type:	Full Application
Decision:	Approve with conditions
Decision Date:	03/01/1969
Appeal Decision:	No Appeal Decision Applies
Appeal Decision Date:	No Appeal Decision Date exists
Proposal:	Erection of two storey side extension to house.

Site Address: 22 Avondale Avenue London N12
Application Number: C02215A
Application Type: Full Application
Decision: Approve with conditions
Decision Date: 26/03/1969
Appeal Decision: No Appeal Decision Applies
Appeal Decision Date: No Appeal Decision Date exists
Proposal: **Construction of additional room over garage.**

Site Address: 22 Avondale Avenue London N12
Application Number: C02215B
Application Type: Full Application
Decision: Approve with conditions
Decision Date: 21/01/1970
Appeal Decision: No Appeal Decision Applies
Appeal Decision Date: No Appeal Decision Date exists
Proposal: **The erection of two storey side extension.**

Site Address: 22 Avondale Avenue London N12
Application Number: C02215C
Application Type: Full Application
Decision: Approve with conditions
Decision Date: 19/07/1972
Appeal Decision: No Appeal Decision Applies
Appeal Decision Date: No Appeal Decision Date exists
Proposal: **Retention of single storey rear extension**

Site Address: 22 Avondale Avenue London N12 8EJ
Application Number: C02215D/06
Application Type: Full Application
Decision: Refuse
Decision Date: 04/08/2006
Appeal Decision: No Appeal Decision Applies
Appeal Decision Date: No Appeal Decision Date exists
Proposal: **Alterations and extensions at second floor and roof levels to create one new self contained residential dwellinghouse. New boundary fence at rear.**

Site Address: 22 Avondale Avenue London N12 8EJ
Application Number: C02215E/06
Application Type: Retention/ Contin. Use
Decision: Withdrawn
Decision Date: 26/10/2006
Appeal Decision: No Appeal Decision Applies
Appeal Decision Date: No Appeal Decision Date exists
Proposal: **Retention of conversion of garage to habitable room.**
Case Officer: Alissa Fawcett

Site Address: 22 Avondale Avenue London N12 8EJ
Application Number: C02215F/06
Application Type: Retention/ Contin. Use
Decision: Approve
Decision Date: 22/12/2006
Appeal Decision: No Appeal Decision Applies
Appeal Decision Date: No Appeal Decision Date exists
Proposal: **Retention of conversion of garage to habitable room.**
Case Officer: Alissa Fawcett

Site Address: 22 Avondale Avenue London N12 8EJ
Application Number: C02215G/06
Application Type: Full Application
Decision: Approve with conditions
Decision Date: 20/02/2007

Appeal Decision: No Appeal Decision Applies
Appeal Decision Date: No Appeal Decision Date exists
Proposal: **Alterations to roof including rear dormer to facilitate rooms in the roofspace, and conversion of single family dwelling into 2No. self contained residential dwellings.**
Case Officer: Claire Thorley

Site Address: 22 Avondale Avenue London N12 8EJ
Application Number: C02215H/07
Application Type: Full Application
Decision: Approve with conditions
Decision Date: 10/09/2007
Appeal Decision: No Appeal Decision Applies
Appeal Decision Date: No Appeal Decision Date exists
Proposal: **Roof extension including rear dormer window. Creation of new entrance door. New garage door. Conversion of property into 2 No. self contained residential dwellings.**
Case Officer: Claire Thorley

Consultations and Views Expressed:

Neighbours Consulted: 59 Replies: 3
Neighbours Wishing To Speak: 0

The objections raised may be summarised as follows:

- Overdevelopment (additional extensions)
- Out of keeping (house with the surrounding area)
 - Parking already over-subscribed (already too many flats in Avondale Avenue)
 - Noise, disturbance and anti-social behaviour (from tenants)
 - Loss of light (to garden of No 24)

Date of Site Notice: 15 March 2012

2. PLANNING APPRAISAL

Site Description and Surroundings:

The application site is an early twentieth century link-detached dwelling house set over two storeys under a peaked tile roof and which benefits from substantial previous extensions at the rear and side. The front elevation is dominated by a round bay over two storeys under a front gable with black stained mock timber frame inlay. The hanging tile detail between ground and first floor extends across the front elevation to form a porch canopy which has since been enclosed.

To the side of the property (adjacent to 24 Avondale Avenue) and set at a lower level than the main house, a garage has been converted into a habitable room and has been extended above at first floor level with a flat roof. The front elevation is finished in white render with a distinct, prosaic design. The front garden features a planted area either side of the main door and a driveway in front of the extension.

There have been single storey extensions at the rear, adjacent to the boundary with No 20, as a conservatory to the rear of the side extension and infilling the gap behind the main dwelling-house adjacent to the original two storey rear wing, where a balcony has been formed at first floor level.

Proposal:

Roof extension including rear dormer window and 2no. roof-lights. Creation of new entrance door. New garage door. Associated internal alterations to facilitate conversion of property into 2No. self-contained residential dwellings.

Planning Considerations:

A previous application of a similar description (C02215H/07) was approved in September 2007 and has since expired. This permission was not implemented and changes are now proposed to the intended works to the roof. In the current application the roof over the existing two storey side extension has been remodelled, having been enlarged to form a gable end rather than a continuation of the main hip and incorporating a group of four small roof lights in the rear elevation. The only other amendment is associated internal alterations including a remodelling of the first floor mezzanine level from walk-in-wardrobe and en-suite bathroom to bedroom and the augmentation of the second floor bedroom, including en-suite.

The amended design for the roof increases the profile of the property to the front and the side however, it has the effect of adding balance to the property and better incorporating the side extension, which currently appears as a starkly incongruous addition, in to the property as a whole. The existing peak is widened in to a ridge line running either side of the two storey bay and gable, making it a central feature, whilst the ridge line to the new roof over the side extension remains subordinate to that of the main house and matches that to the other side. The overall effect will create a more coherent element in the street scene, with consistency in the materials ensured by way of condition.

The amended roof design also affords little impact on the residential amenity of neighbouring occupiers at No 24. The access way to the garages at the rear ensures that some distance is maintained between the two properties and limits any perceived sense of enclosure, though there are only service windows to the side elevation of that property. It would only marginally extend beyond the rear building line, similarly limiting any impact on outlook from the rear habitable rooms or immediate garden area. Given the orientation of the two properties, it will also cast no additional shadow beyond the earliest part of the day.

The additional roof lights to the rear present no impact on the street scene and afford no unacceptable perspective. Although grouped, they are placed centrally within that part of the roof slope and do not fatally undermine the character and appearance of the property.

The internal alterations make no material difference to those which were previously approved and the proposed units comply with the new policy context in respect of the space standards as set out in the London Plan 2011. In addition, arrangements for refuse collection, the provision of the garage space and any necessary measures in respect of sound insulation will be required by way of condition.

Additional conditions are proposed to prevent the further extension of either property, or the insertion of further windows in those extended parts of the side elevation, without the express consent of the Local Planning Authority and to ensure that the development is carried out in accordance with the approved plans and retained as such.

3. COMMENTS ON GROUNDS OF OBJECTIONS

Many of the grounds for objection relate to consideration of the development as a whole. The principle of the proposed extensions and sub-division of the property to form two dwellings has already been considered acceptable under the previous grant of permission and a number of other properties in the street, including Nos 14, 16, 18 and 20 (and the development at Worcester Court), are as multiple units. This principle remains acceptable despite changes to the policy context, whilst although there are concerns about the additional stress on on-street parking availability, the proposal continues to include the provision of an additional space in the form of the garage (which will be ensured by way of condition). No additional noise and disturbance compared to what might otherwise be forthcoming from the use of the property as a large, tenanted dwelling or 'House in Multiple Occupation' is anticipated, whilst anti-social behaviour is subject to enforcement under other legislative measures and is not a planning matter. The impact of the additional roof extensions has been considered in the main report 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 is considered to be in accordance with the policies of the Development Plan, in that the roof extensions and alterations would not detract from the character or appearance of either the host property or surrounding area and the use of the property as two dwellings would not have an unacceptable impact on the residential amenity of future occupiers of the proposed units or neighbouring properties. It is recommended the application be **APPROVED** accordingly.

SITE LOCATION PLAN: 22 Avondale Avenue, London, N12 8EJ

REFERENCE: F/00936/12



Reproduced by permission of Ordnance Survey on behalf of HMSO. © Crown copyright and database right 2012. All rights reserved. Ordnance Survey Licence number LA100017674.