

LOCATION: 4 Katherine Close, London, NW7 1DA

REFERENCE: H/03830/14

Received: 17 July 2014

Accepted: 17 July 2014

WARD(S): Mill Hill

Expiry: 11 September 2014

Final Revisions:

APPLICANT: Mr Horesh

PROPOSAL: Erection of proposed detached garage.

RECOMMENDATION: Approve Subject to Conditions

- 1 The development hereby permitted shall be carried out in accordance with the following approved plans: K/C/001 Revision A (Amended 20/09/2014); K/C/002 Revision A (Amended 20/09/2014); KC/C/003 Revision A (Amended 20/09/2014).

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 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 use of the extension hereby permitted shall at all times be ancillary to and occupied in conjunction with the main building and shall not at any time be occupied as a separate unit.

Reason:

To ensure that the development does not prejudice the character of the locality and the amenities of occupiers of adjoining residential properties in accordance with policy DM01 of the Adopted Barnet Development Management Policies DPD (2012).

- 5 The proposed garage parking spaces shall be provided and shall not thereafter be used for any purpose other than for the parking and turning of vehicles associated with no 4 Katherine Close.

Reason: To ensure that adequate and satisfactory provision is made for the parking of vehicles interests of pedestrian and highway safety and the free flow of traffic in accordance with London Borough of Barnet's Local Plan Policy CS9 of Core Strategy (Adopted) September 2012 and Policy DM17 of Development Management Policies (Adopted) September 2012.

- 6 A scheme of hard and soft landscaping, including details of existing trees to be retained, shall be submitted to and agreed in writing by the Local Planning Authority before the development, hereby permitted, is commenced.

Reason:

To ensure a satisfactory appearance to the development in accordance with policies DM01 of the Adopted Barnet Development Management Policies DPD (2012) and 7.21 of the London Plan 2011 and CS5 and CS7 of the Adopted Barnet Core Strategy DPD (2012).

- 7 All work comprised in the approved scheme of landscaping shall be carried out before the end of the first planting and seeding season following occupation of any part of the buildings or completion of the development, whichever is sooner, or commencement of the use.

Reason:

To ensure a satisfactory appearance to the development in accordance with policies DM01 of the Adopted Barnet Development Management Policies DPD (2012) and CS5 and CS7 of the Adopted Barnet Core Strategy DPD (2012) and 7.21 of the London Plan 2011.

- 8 Any existing tree shown to be retained or trees or shrubs to be planted as part of the approved landscaping scheme which are removed, die, become severely damaged or diseased within five years of the completion of development shall be replaced with trees or shrubs of appropriate size and species in the next planting season.

Reason:

To ensure a satisfactory appearance to the development in accordance with policies DM01 of the Adopted Barnet Development Management Policies DPD (2012) and CS5 and CS7 of the Adopted Barnet Core Strategy DPD (2012) and 7.21 of the London Plan 2011.

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 Government's 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 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.

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 11th September 2012

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

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

Supplementary Planning Documents and Guidance

The Council has adopted the following two supporting planning documents to implement the Core Strategy and Development Management Policies DPDs. These are now material considerations. The Residential Design Guidance SPD (2013) and Sustainable Design and Construction SPD (2013) are now material considerations.

Relevant Planning History:

Site history for current landparcel :
312502 - 4 Katherine Close, London, NW7 1DA
Case Reference: H/03830/14

Planning applications picked up in spatial search

Site Address: 25 Grants Close, London, NW7 1DD
Application Number: 03352/09
Application Type: Full Application
Decision: Refuse
Decision Date: 23/11/2009
Appeal Decision: No Appeal Decision Applies
Appeal Decision Date: No Appeal Decision Date exists
Proposal: **Conversion of dwelling house into 2 sperate dwellings (1x one bedroom house and 1x three bedroom house) following two-storey side and rear extension and creation of new entrance.**
Case Officer: Sally Fraser

Site Address: 27 & 28 Grants Close and Land at 25, 26 and 29 Grants Close Mill Hill NW7 1DD
Application Number: W16055/07
Application Type: Outline Application
Decision: Refuse
Decision Date: 11/08/2008
Appeal Decision: Dismissed
Appeal Decision Date: 11/08/2008
Proposal: **Demolition of Nos. 27 & 28 Grants Close and erection of a total of 9No. terraced dwelling houses in 2No. two storey blocks. (OUTLINE APPLICATION)**
Case Officer: Deirdre Jackman

Site Address: 27 & 28 Grants Close and Land at 25, 26 and 29 Grants Close Mill Hill NW7 1DD
Application Number: W16055A/07
Application Type: Outline Application
Decision: Refuse
Decision Date: 11/08/2008
Appeal Decision: Dismissed
Appeal Decision Date: 11/08/2008
Proposal: **Demolition of Nos. 27 & 28 Grants Close and erection of a total of 9No.dwelling houses comprising of 1No pair of semi detached houses and 7No. terraced houses in 3No. two storey blocks. (OUTLINE APPLICATION)**
Case Officer: Deirdre Jackman

Site Address: 27 & 28 Grants Close and land at 26 & 29 Grants Close Mill Hill London NW7 1DD
Application Number: W16055B/08
Application Type: Outline Application
Decision: Refuse
Decision Date: 11/08/2008
Appeal Decision: Allow subject to conditions
Appeal Decision Date: 11/08/2008
Proposal: **Demolition of two two storey semi-detached houses and erection of eight two storey semi detached houses (Outline)**
Case Officer: Graham Robinson

Site Address: 28 Grants Close NW7
Application Number: W04058
Application Type: Full Application
Decision: Approve with conditions
Decision Date: 16/04/1973
Appeal Decision: No Appeal Decision Applies
Appeal Decision Date: No Appeal Decision Date exists
Proposal: **single-storey rear extension to replace conservatory and replacement garage**
Case Officer:

Site Address: 28 Grants Close LONDON NW7
Application Number: W04058A
Application Type: Full Application
Decision: Approve with conditions
Decision Date: 24/10/1989
Appeal Decision: No Appeal Decision Applies
Appeal Decision Date: No Appeal Decision Date exists
Proposal: **Two-storey front and first floor rear extensions.**
Case Officer:

Site Address: 25 Grants Close London NW7 1DD
Application Number: W13747A/04
Application Type: Full Application
Decision: Approve with conditions
Decision Date: 04/02/2005
Appeal Decision: No Appeal Decision Applies
Appeal Decision Date: No Appeal Decision Date exists
Proposal: **Two-storey side and rear extension.**
Case Officer: Sally Fraser

Site Address: 25 Grants Close London NW7 1DD
Application Number: W13747/04
Application Type: Full Application
Decision: Refuse
Decision Date: 02/08/2004
Appeal Decision: No Appeal Decision Applies
Appeal Decision Date: No Appeal Decision Date exists
Proposal: **Part single, part two-storey side and rear extension and swimming pool enclosure in rear garden.**
Case Officer: Sally Fraser

Site Address: 25 Grants Close London NW7 1DD
Application Number: W13747B/06
Application Type: Full Application
Decision: Approve with conditions
Decision Date: 23/08/2006

Appeal Decision: No Appeal Decision Applies
Appeal Decision Date: No Appeal Decision Date exists
Proposal: **Two-storey side and rear extension.**
Case Officer: Sally Fraser

Site Address: 27 & 28 Grants Close, London, NW7 1DD
Application Number: 00060/10
Application Type: Outline Application
Decision: Approve with conditions
Decision Date: 02/03/2010
Appeal Decision: No Appeal Decision Applies
Appeal Decision Date: No Appeal Decision Date exists
Proposal: **Demolition of 2no. two storey semi-detached houses and erection of 8no. two storey semi detached houses. (OUTLINE)**
Case Officer: Graham Robinson

Site Address: 27 & 28 Grants Close and land at 26 & 29 Grants Close Mill Hill London NW7 1DD
Application Number: 00457/10
Application Type: Conditions Application
Decision: Approve
Decision Date: 10/06/2010
Appeal Decision: No Appeal Decision Applies
Appeal Decision Date: No Appeal Decision Date exists
Proposal: **Submission of details of conditions, 5 (Construction Method Statement), 6 (Tree - details), 8 (Demolition Method Statement) and 9 (Levels) pursuant to outline planning application W16055B/08 allowed on appeal ref: APP/N5090/A/08/2075142 dated 11/08/08.**
Case Officer: Graham Robinson

Site Address: 27 & 28 Grants Close and land at 26 & 29 Grants Close Mill Hill London NW7 1DD
Application Number: 00792/10
Application Type: Details Application
Decision: Approve with conditions
Decision Date: 28/05/2010
Appeal Decision: No Appeal Decision Applies
Appeal Decision Date: No Appeal Decision Date exists
Proposal: **Reserved matters application seeking approval for landscaping, appearance and scale pursuant to outline planning permissions W16055B/08 for demolition of two two storey semi-detached houses and erection of eight two storey semi detached houses (outline) allowed on appeal ref: APP/N5090/A/08/2075142 dated 11/08/08.**
Case Officer: Graham Robinson

Site Address: Land rear of 26 - 29 Grants Close, Mill Hill, London, NW7
Application Number: 02616/10
Application Type: Full Application
Decision: Approve with conditions
Decision Date: 23/08/2010
Appeal Decision: No Appeal Decision Applies
Appeal Decision Date: No Appeal Decision Date exists
Proposal: **Erection of 2 no. 2 storey detached dwellings with rooms in roofspace.**
Case Officer: Graham Robinson

Site Address: 7 Katherine Close, NW7 1DA
Application Number: H/03170/12
Application Type: Householder
Decision: Approve with conditions

Decision Date: 30/10/2012
Appeal Decision: No Appeal Decision Applies
Appeal Decision Date: No Appeal Decision Date exists
Proposal: **Single storey rear extension**
Case Officer: Sally Fraser

Consultations and Views Expressed:

Neighbours Consulted: 9 Replies: 7 (petition)
Neighbours Wishing To Speak 0

Objection on grounds of:

Loss of outlook
Loss of light
Reduction of turning circle
Parking obstruction

Highways: The proposal is for construction of a garage to replace parking spaces currently associated with No 4 Katherine Close. The proposed garage will be able to accommodate parking for 2 cars and is therefore in accordance with Barnet's Local Plan parking standards.

I have no objections on highways grounds.

2. PLANNING APPRAISAL

Site Description and Surroundings:

The application site is a semi-detached single family dwellinghouse located on the northern side of Katherine Close. The application site is attached to No. 3 Katherine Close.

Dimensions:

The applicant seeks planning permission for the erection of a detached garage to the front of the application property. The garage will have a width of 6.5 metres and depth of 5.18 metres and will replace three parking spaces which are allocated to this address.

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 Council's approach to extensions as set out in Policy DM01 is to minimise their impact on the local environment and to ensure that occupiers of new developments

as well as neighbouring occupiers enjoy a high standard of amenity.

Policy DM01 of the Development Management Policies (Adopted) 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 states that where appropriate, development will be expected to demonstrate compliance to minimum amenity standards and that development makes a positive contribution to the borough. The development standards set out in Policy DM02: Development Standards are regarded as key for Barnet to deliver the highest standards of urban design.

The original proposed garage had a width of 7.34 metres, which was considered too large and therefore detrimental to the residential amenities of the neighbouring properties, No.3 and No. 5, in terms of loss of outlook. The plans were subsequently amended, reducing the width of the garage to 6.5 metres. The reduced width and distance of over 7 metres between the front elevation of the proposed garage and the front elevation of No. 3 and 5 Katherine Close means the proposal is not considered to have a detrimental impact on the residential amenities of these neighbouring occupiers in terms of loss of light or outlook.

The proposal will adjoin a detached garage which serves No. 26 Grants Close. Although the existing garage has only a width of 3 metres, as it faces Grants Close, its side elevation (with a depth of 6.5 metres) fronts Katherine Close. The proposal is therefore not considered detrimental to the character of Katherine Close.

The proposed garage conversion is not considered to result in an increase in on-street parking or congestion as the parking provision requirement for the application site is 2 parking spaces. A condition has been attached to this permission stating that "*The proposed garage parking spaces shall be provided and shall not thereafter be used for any purpose other than for the parking and turning of vehicles associated with no 4 Katherine Close.*" The garage therefore will need to be used for parking purposes and not for storage or habitable space.

The proposals would comply with the aforementioned policies and Council Design Guidance and be a proportionate addition to the streetscene. It would have an acceptable impact on the character and appearance of the streetscene, general locality and the residential amenity of neighbouring occupiers.

3. COMMENTS ON GROUNDS OF OBJECTIONS

As part of the appraisal process, the Highways Team were consulted. They considered that the proposal would have no impact on the turning circle or result in any parking obstruction.

4. EQUALITIES AND DIVERSITY ISSUES

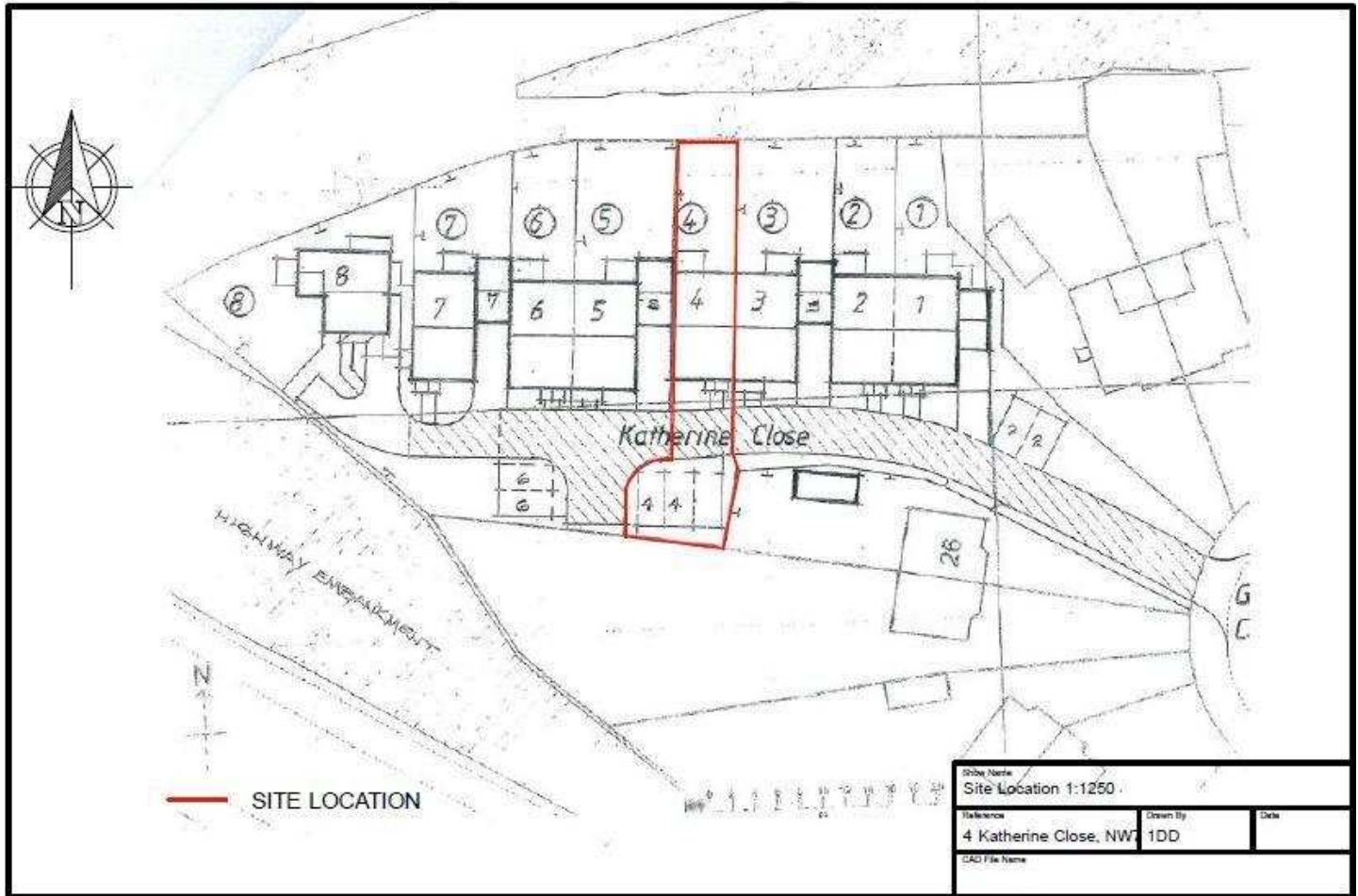
The proposals do not conflict with either Barnet Council's Equalities Policy or the commitments set in our Equality Scheme and supports the council in meeting its statutory equality responsibilities.

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: 4 Katherine Close, London, NW7 1DA

REFERENCE: H/03830/14



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