

Location **6 Wentworth Hall The Ridgeway London NW7 1RJ**

Reference: **15/02767/HSE** Received: 5th May 2015
Accepted: 5th May 2015

Ward: Mill Hill Expiry 30th June 2015

Applicant: Mr Peter Baulk

Proposal: Single storey rear extension

Recommendation: Approve subject to conditions

- 1 The development hereby permitted shall be carried out in accordance with the following approved plans: Location Plan. Received on 05 May 2015.
Drawing No: PL-100,200,002,003,004. Received on 05 May 2015. Design and Access statement .Received on 05 May 2015.

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 CS NPPF and CS1 of the Local Plan Core Strategy DPD (adopted September 2012) and Policy DM01 of the Local Plan Development Management Policies DPD (adopted September 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 Policy DM01 of the Development Management Policies DPD (adopted September 2012) and Policies CS NPPF and CS1 of the Local Plan Core Strategy (adopted September 2012).

- 4 The roof of the extension hereby permitted shall only be used in connection with the repair and maintenance of the building and shall at no time be converted to or used as a balcony, roof garden or similar amenity or sitting out area.

Reason: To ensure that the amenities of the occupiers of adjoining properties are not prejudiced by overlooking in accordance with policy DM01 of the Development Management Policies DPD (adopted September 2012).

Informative(s):

- 1 In accordance with paragraphs 186 and 187 of the NPPF, the Local Planning Authority (LPA) takes a positive and proactive approach to development proposals, focused on solutions. The LPA has produced planning policies and written guidance to assist applicants when submitting applications. These are all available on the Council's website. A pre-application advice service is also offered and the Applicant engaged with this prior to the submissions of this application. The LPA has negotiated with the applicant/agent where necessary during the application process to ensure that the proposed development is in accordance with the Development Plan.
- 2 The applicant is advised that the provisions of The Party Wall etc. Act 1996 may be applicable to this scheme. This relates to work on an existing wall shared with another property; building on the boundary with a neighbouring property; or excavating near a neighbouring building. Further information can be found at <https://www.gov.uk/party-wall-etc-act-1996-guidance>.
- 3 The applicant is advised that this grant of planning permission does not infer or imply a right to access any land outside of the applicant's ownership. Permission should therefore be sought from any other landowners prior to their property being accessed. In addition, this grant of planning permission does not affect the applicant's duties under any covenants attached to the property.

Officer's Assessment

1. Site Description

The application site contains a three storey mid-terrace dwellinghouse located on the south-west side of The Ridgeway. The property is not listed, but is within the Green Belt and the Mill Hill Conservation Area.

The dwellinghouse is number six in a terrace of 11 properties. These are all identical in appearance, with a flat roof over three stories of accommodation. The land levels rise up from south-east to north-west, and as a result the building sets up in three sections to follow the natural topography.

The site is accessed from The Ridgeway. There is a tree belt along the front boundary of the site which screens it from The Ridgeway. On the whole the site is surrounded by trees, the majority of which are protected by an area Tree Preservation Order (TPO). Any trees not covered by the TPO will benefit from protected by reason of the site being within a conservation area.

2. Site History

Reference: W00175K

Address: Wentworth Hall The Ridgeway NW7

Decision: Approved subject to conditions

Decision Date: 14 May 1968

Description: 11 terraced houses with integral garaging

3. Proposal

This application seeks planning permission for a single storey rear extension which would measure 6 metres in width, 3metres in depth, and have a flat roof 2.9 metres high.

4. Public Consultation

Consultation letters were sent to 2 neighbouring properties. Eight letters of objection have been received.

The objections received can be summarised as follows:

- Proposed extension would change the present common rear building line of the 11 houses.
- Deeds contain restrictions to ensure future modifications do not affect the amenity of neighbours.
- Extension would violate the existing visual and architectural unity of the rear of Wentworth Hall.
- Proposal would set an example for other applications, which would ruin the character of the community and the conservation area.
- Concerns regarding structural stability.
- Proposal would result in the loss of neighbouring fence.
- Roof to extension could be used as a balcony.
- Proposed extension would threaten the sense of space in neighbouring gardens.
- Extension would not comply with Barnet's Residential Design Guidance.
- Extension would be overlooked by neighbouring properties.
- Proposal would go against covenants on the property.
- Concerns regarding the proposal breaching the original planning permission.

Other Consultation:

Mill Hill Conservation Area Advisory Committee: Wentworth Hall is in the CA and presumably for good reasons. This extension, though small and at the rear, will spoil the coherence of the terrace by projecting out. It is likely that others residents will wish to follow suit here and there along the terrace, further compromising it. Piecemeal extensions should be resisted.

5. Planning Considerations

5.1 Policy Context

National Planning Policy Framework and National Planning Practice Guidance

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 2015

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 2050. 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.

Barnet's 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. Both were adopted in September 2012.

- Relevant Core Strategy Policies: CS NPPF, CS1, CS5 and CS7.
- Relevant Development Management Policies: DM01, DM02, DM06 and DM15.

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 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 make a positive contribution to the Borough. The development standards set out in Policy DM02 are regarded as key for Barnet to deliver the highest standards of urban design.

Supplementary Planning Documents

Residential Design Guidance SPD (adopted April 2013)

- 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. The SPD 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.
- States that extensions should normally be subordinate to the original house, respect the original building and should not be overly dominant. Extensions should normally be consistent in regard to the form, scale and architectural style of the original building which can be achieved through respecting the proportions of the existing house and using an appropriate roof form.
- In respect of amenity, states that extensions 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.

Sustainable Design and Construction SPD (adopted April 2013)

- Provides detailed guidance that supplements policies in the adopted Local Plan, and sets out how sustainable development will be delivered in Barnet.

Mill Hill Conservation Area Character Appraisal

5.2 Main issues for consideration

The main issues for consideration in this case are:

- Whether the proposal would represent appropriate development in the Green Belt;
- 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.

5.3 Assessment of proposals

Impact on the Green Belt

Policy DM15 sets out that extensions to buildings in the Green Belt will only be acceptable where they do not result in a disproportionate addition over and above the size of the original building. The Residential Design Guidance SPD states that as a guiding principle, the volume of the original dwelling should not be increased by more than 25 per cent by external measurement in order to protect openness.

In this instance, the existing building (which has not been previously extended) has a volume of approximately 561 cubic metres. The proposed extension would have a volume of approximately 52 cubic metres, representing an increase of 9.3 per-cent over and above the volume of the original building. This falls within the guideline set out in the abovementioned SPD. As a result, it is considered that the proposal would not result in a disproportionate addition over and above the size of the original building. The proposed development would therefore, by definition, represent appropriate development in the Green Belt.

Given its limited height and depth, it is not considered that the proposed extension would be detrimental to the openness of the Green Belt, especially given that it would be read against the massing of the existing building. Furthermore, as it would be built of bricks to match the existing building it is not considered that the proposal would be detrimental to the visual amenities of the Green Belt.

Impact on the host dwelling and the wider area

The proposed single storey rear extension would have a depth of 3m and a height of 2.9 metres. Given its size, it is considered that the extension would appear as a subordinate addition to the original building and would respect its proportions. The proposed extension would not be detrimental to the character and appearance of the building.

It is noted that the site is within the Mill Hill Conservation Area. However, the proposed extension would be single storey in height and located to the rear of this row of terraced properties which themselves are well screened from The Ridgeway by mature trees. Given the screened nature of the site, and that the proposed extension would reflect the materials of the host building, it is considered that the proposal would preserve the character and appearance of the conservation area.

Impact on the amenities of neighbours

The proposed extension would comply with the Residential Design Guidance recommended depth of 3 metres for a terrace property. Given this limited depth and its limited height with a flat roof, it is not considered that the proposal would appear overbearing or visually intrusive when viewed from any neighbouring property.

The flank elevations of the proposed extension would be brick, with windows proposed. Therefore there would be no adverse impact of overlooking on to the neighbouring properties.

A condition is recommended to ensure that the roof of the extension shall only be used in connection with the repair and maintenance of the building and shall at no time be converted to or used as a balcony, roof garden or similar amenity or sitting out area.

5.4 Response to Public Consultation

Most comments have been dealt with within the main body of the report.

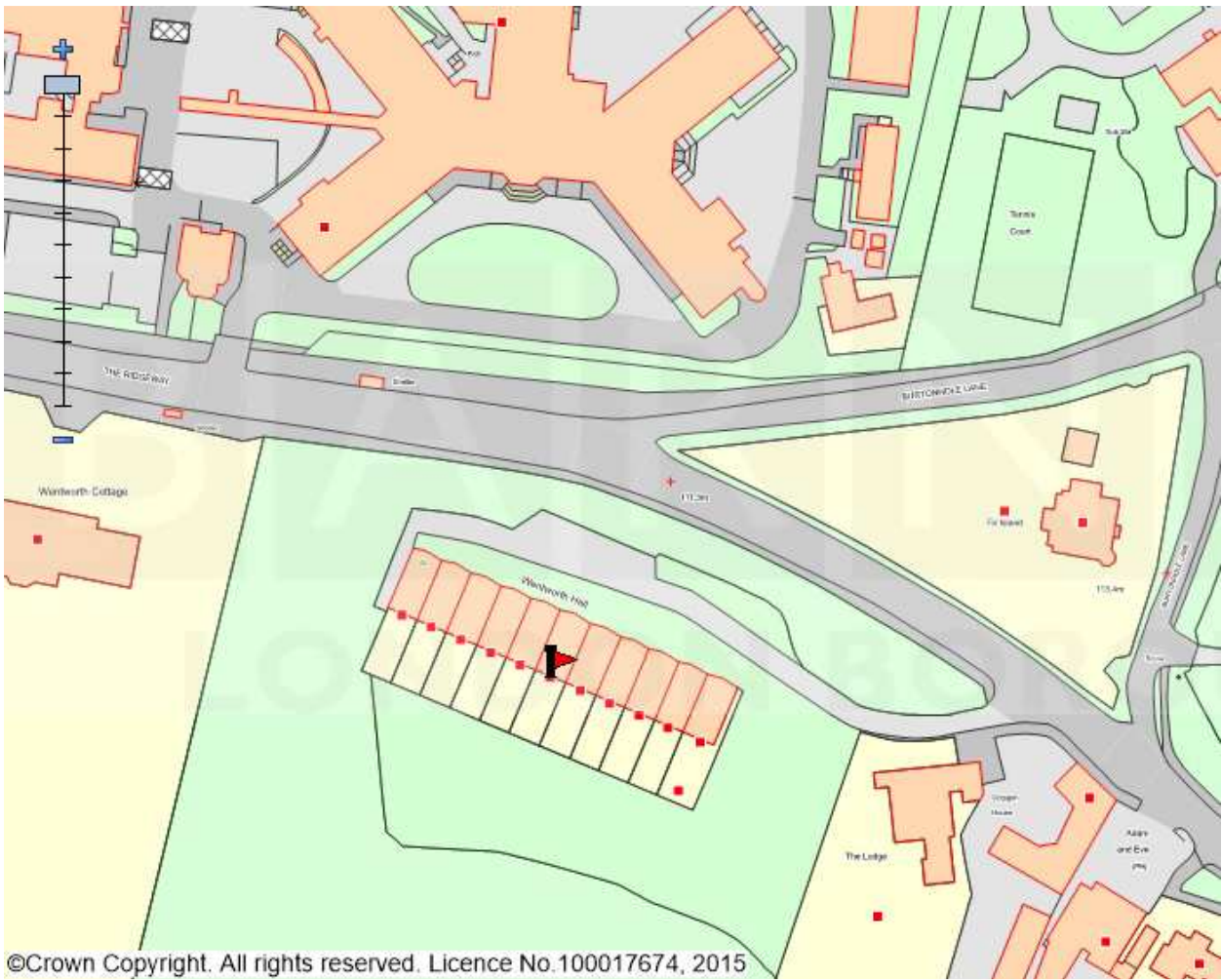
- Matters regarding structural stability are not a material planning consideration, but would be dealt with by the Building Regulations.
- Matters relating to legal covenants are not a material planning consideration, but fall to be dealt with as a civil matter.

6. Equality and Diversity Issues

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

7. Conclusion

Having taken all material considerations into account, it is considered that subject to compliance with the attached conditions, the proposed development would have an acceptable impact on the character and appearance of the application site, the street scene and the conservation area. The development is not considered to have an adverse impact on the amenities of neighbouring occupiers. This application is therefore recommended for approval.



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