

**Location**                    **21 Harmsworth Way London N20 8JT**

**Reference:**                **16/0794/HSE**                    Received: 8th February 2016  
Accepted: 11th February 2016

Ward:                        Totteridge                                Expiry 7th April 2016

Applicant:                 Mr M Cohen

Proposal:                    Addition of 1no skylight to existing ground floor rear extension, first floor rear extension; roof extension involving hip to gable, rear and side dormer windows with juliette balcony, 5no rooflights to front and side elevations to create additional living accommodation 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:

ST\_DEC15\_21HAR\_00; ST\_DEC15\_21HAR\_01 Rev H; ST\_DEC15\_21HAR\_02 Rev H;

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     Notwithstanding the details shown on the hereby approved drawings, the rooflight(s) hereby approved shall be of a "conservation" type (with central, vertical glazing bar), set flush in the roof.

Reason: To safeguard the character and appearance of the Conservation Area in accordance with policy DM06 of the Development Management Policies DPD (adopted September 2012).

- 4     Before the building hereby permitted is first occupied the proposed dormer windows in the west and east elevation facing onto no. 19 and 23 Harmsworth Way shall be

glazed with obscure glass only and shall be permanently retained as such thereafter and shall be permanently fixed shut with only a fanlight opening.

Reason: To safeguard the privacy and amenities of occupiers of adjoining residential properties in accordance with Policy DM01 of the Development Management Policies DPD (adopted September 2012) and the Residential Design Guidance SPD (adopted April 2013).

- 5 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).

**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. 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.

## **Officer's Assessment**

### **1. Site Description**

The application site is a two storey detached dwellinghouse located on the southern side of Harmsworth Way.

The application site is located within Totteridge Conservation Area. The application site does not contain a listed building.

### **2. Site History**

Reference: N00123H/01/TRE\_B

Address: 21 Harmsworth Way, London, N20 8JT

Decision: Trees: Not to Make TPO

Decision Date: 19 July 2001

Description: Black Poplar - reduce by 40%, Black Poplar - unspecified reduction & removal of leaning limb.

Reference: N00123G/99/TRE\_B

Address: 21 Harmsworth Way, London, N20 8JT

Decision: Finally Disposed Of

Decision Date: 10 January 2000

Description: Weeping Willow - reduce by half. Silver Poplar - reduce by half.

### **3. Proposal**

The erection of a dormer window on the rear of the existing two storey detached dwelling with a height of 1.5 metres, a width of 1.9 metres and a depth of 1.5 metres.

The erection of a dormer window on the eastern side elevation of the dwelling with a height of 1.5 metres, a width of 1.9 metres and a depth of 1.4 metres.

The erection of a dormer window on the western side elevation of the dwelling with a height of 1.5 metres, a width of 1.9 metres and a depth of 1.3 metres.

The application site has an existing rear outrigger on the eastern side of its rear elevation. The rear outrigger projects 3 metres from the rear elevation of the dwelling. The application proposes the erection of a hip to gable roof extension to this existing rear outrigger. The proposed hip to gable roof extension has a height of 3.4 metres when measured from the eaves and a width of 6.4 metres when measured between the eaves.

The erection of a first floor rear extension above the existing single storey rear extension. The proposed first floor rear extension would be positioned between the two existing rear outriggers. The outrigger that is positioned to the east of the proposed first floor rear extension has a depth of 3 metres when measured from the rear elevation of the main body of the dwelling. The proposed first floor rear extension projects 3 metres in depth from the rear elevation of the dwelling so therefore it is the same depth as the existing rear outrigger to the east. The width of the proposed first floor rear extension is 3 metres. The proposed first floor rear extension has a pitched roof with a gable projection with a height of 1.6 metres when measured from the eaves.

The installation of a rooflight into the roof of the existing single storey rear extension and the installation of no. 5 roof lights into the front and side elevations.

The original proposal included a roof terrace that could be accessed from the loft. After discussions with planning officers the applicant agreed to remove the proposed roof terrace. The proposed first floor rear extension is positioned where the proposed roof terrace was previously.

#### **4. Public Consultation**

Consultation letters were sent to 8 neighbouring properties.  
3 responses have been received, comprising 3 letters of objection.

The objections received can be summarised as follows:

- The proposal would create a roof terrace which is out of character with the locality and it would result in overlooking of neighbouring gardens.

Totteridge Residents' Association raises the following objection:

The side dormers of this proposal appear very dominant in the front and rear elevation drawings and could be detrimental to the house and street scene.

Totteridge Conversation Area Advisory Committee raises the following objection:

The side dormers would be detrimental to the house, street scene and the Conservation Area.

Neighbouring residents were consulted on the amended plans and no further replies have been received.

#### **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 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 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.

Policies 3.4; 4.1; 4.4

### 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, CS15.
- Relevant Development Management Policies: DM01, DM02, DM06.

### Supplementary Planning Documents

Residential Design Guidance (April 2013)

Sustainable Design and Construction (April 2013)

Totteridge Conservation Area Character Appraisal Statement (2008)

## **5.2 Main issues for consideration**

The main issues for consideration in this case are:

- Whether harm would be caused to the character and appearance of the existing building and whether the proposal would preserve and enhance the character of the conservation area;
- Whether harm would be caused to the living conditions of neighbouring residents.

## **5.3 Assessment of proposal**

### Impact on character

In plans originally submitted for the proposal, the bulk of the three proposed dormer windows were considered to be excessive and amendments to their size were requested. The bulk of the proposed dormer windows were reduced so that they would appear to be subservient additions to the original dwelling and so that they would not harm the character of the conservation area. Due to their size, height and position the proposed dormer window on the rear elevation, the proposed dormer window on the eastern side elevation and the proposed dormer window on the western side elevation are not considered to dominate the existing roof of the original two storey dwelling.

The dwelling on the application site has an existing rear outrigger on the western side of its rear elevation with a rear projecting gable. The proposed hip to gable extension to the rear outrigger on the eastern side of the rear elevation would be the same height as the existing rear projecting gable and it would be only 0.5 meters narrower in width. For this reason the proposed hip to gable extension would respect the architectural integrity of the original dwelling.

The proposed first floor extension to the existing rear extension has a pitched roof with a rear gable projection and it would be positioned between two larger rear projecting gables. Due to its size and position the proposed first floor extension would be in harmony with the existing roof and the proposed hip to gable extension.

Due to their size and position the proposed roof lights on the front and side elevations are not considered to visually clutter the existing roof.

A condition will be included in the decision notice to ensure the materials to be used in the external surfaces of the building shall match those used in the existing building.

For these reasons the proposal is considered to be a subservient addition to the application site and it would preserve the character of the conservation area.

#### Impact on neighbour amenity

It is not considered that the proposed side dormer windows would adversely affect the amenities of neighbouring residents. A condition is recommended to require that these dormer windows are to be obscure glazed so as to avoid overlooking and a loss of privacy. The proposed first floor rear extension would be centrally positioned approximately 7.2 metres from the boundary with No. 19 Harmsworth Way and approximately 8.7 metres from the boundary with No. 23 Harmsworth Way and so therefore it would not affect the visual amenities of neighbouring residents. The proposed hip to gable extension to the existing rear outrigger on the eastern side of the rear elevation of the dwelling would be positioned approximately 0.6 metres from the boundary with No. 19 Harmsworth Way and approximately 12 metres from the boundary with No. 23 Harmsworth Way and so therefore it would not affect the visual amenities of neighbouring residents.

### **5.4 Response to Public Consultation**

The plans have been amended so that the bulk of the proposed side and rear dormer windows have been reduced so that they do not dominate the roof of the original two storey detached dwelling and nor do they have a negative impact on the character of the street scene.

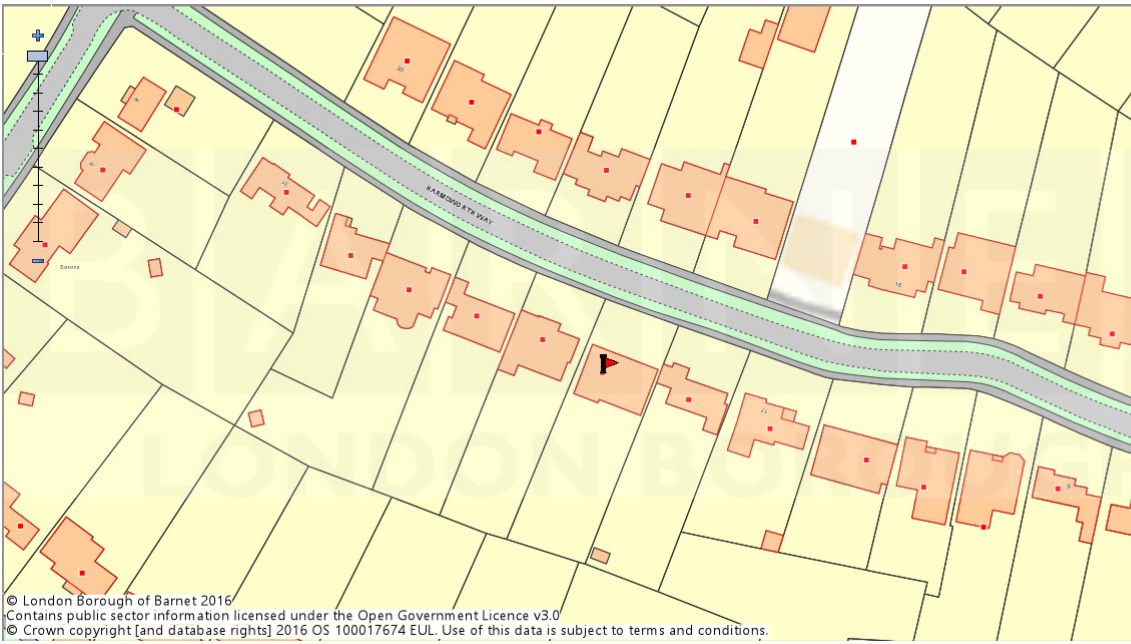
The plans have been amended so that the proposed roof terrace has been removed from the proposal.

### **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, 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 would preserve the character and appearance of the conservation area, and is not considered to have a detrimental impact on the residential amenities of neighbouring occupiers. This application is therefore recommended for APPROVAL.



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