

Location **Arcade House Finchley Road London NW11 7TL**

Reference: **16/3389/FUL** Received: 23rd May 2016
Accepted: 6th June 2016

Ward: Garden Suburb Expiry 1st August 2016

Applicant: Mr Chris Hall

Proposal: New timber frame double doors to porch and balcony terrace with vision panels and entry phone intercom. New metal gate to end of terrace and entry system.

Recommendation: Approve subject to conditions

- 1 The development hereby permitted shall be carried out in accordance with the following approved plans:

01- Existing Ground Floor Plan, Elevations and Location Plan; 02- Proposed Ground Floor Plan and Elevations, 03- Proposed Detail Elevation Double Set External Door; 04- Proposed Details Elevation external Wrought Iron Gate; 05- Reference Photos; 06- Photo Main Elevation; Design and Access Statement

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 All new external and internal works and finishes and works of making good to the retained fabric, shall match the existing adjacent work with regard to the methods

used and to material, colour, texture and profile, unless shown otherwise on the drawings or other documentation hereby approved or required by any condition(s) attached to this consent.

Reason: In order to safeguard the special architectural or historic interest of the Listed Building in accordance with Policy DM06 of the Development Management Policies DPD (adopted September 2012) and CS NPPF 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.
- 2 The permission of the New Hampstead Garden Suburb Trust Ltd may also be necessary and this can be obtained from: The Trust Manager, The New Hampstead Garden Trust Ltd, 862 Finchley Road, London NW11 6AB (Telephone 020 8455 1066). See <http://www.hgstrust.org/> for more information.
- 3 Prior to commencement of the works hereby approved Listed Building Consent must be sought and approved in writing.

Officer's Assessment

1. Site Description

The application site is located on the eastern side of Finchley Road, on the southern junction with Hampstead Way, within Area 2 of the Hampstead Garden Suburb Conservation Area.

The existing building on site known as Arcade House is a Statutory Listed development dating with retail units at ground floor and flatted units above.

The adopted Conservation Area Character Appraisal notes;

"The oldest part of Hampstead Garden Suburb embodies the social and aesthetic visions of its progenitors. It has a wide variety of housing, maisonettes, small and large cottages, and social housing. There are public buildings and recreational facilities serving the Suburb as a whole. Aesthetically, it is an early expression of Unwin's planning ideas and his belief that excellence in architectural design could be applied to cottages and major buildings alike.

The road layout exploits the gently undulating land; there are curved roads, views from the rise of the low slopes, intimate closes linked by twittens and careful treatments of corners so that vistas are closed with attractive focal buildings. The ambiance is village-like, with small greens, allotments and tennis courts provided for relaxation. The retention of boundary oak trees from the pre-existing field boundaries, together with the street trees, hedges and the generous gardens, make a lush green setting for the houses. Where roads are too narrow for street trees, trees in front garden take on an increased importance.

To the south, the grade II-listed Arcade House and Temple Fortune House mark the entrance to the Suburb from Finchley Road. The design is heavily influenced by the fortified town of Rothenberg in Bavaria and skilfully brings together shops and flats into buildings that make a dramatic statement about the entry into a designed environment.

Temple Fortune House and Arcade House are important architectural statements contributing to the character of the area. The sense of a planned streetscape does not continue after these buildings. Moving northwards the developments are varied: the Art Deco influenced style of the M&S store; blocks of NeoGeorgian flats; Birnbeck Court; a modern sheltered housing complex, consciously designed to use materials and detailing commonly found in the Suburb; and, more exotically, the green tiled 'Pantiles'. Individually, these are all interesting buildings which address the scale of the street, being of a similar height and mass, but they do not relate to each other to create any particular effect. In this central section the pavements are very wide, even where parking bays encroach onto the paved area. There are no street trees until after the junction with Willifield Way, so the general feel on the eastern side of the road is very open, even somewhat bare."

2. Site History

Reference: C02131AX/04

Address: Arcade House, Finchley Road, London, NW11 7TL

Decision: Withdrawn

Decision Date: 17 May 2004

Description: Installation of new cast iron vent pipe at rear of property.

Reference: C02131AZ/04

Address: Arcade House, Finchley Road, London, NW11 7TL

Decision: Approved subject to conditions

Decision Date: 19 July 2004

Description: Installation of new cast iron soil vent pipe at rear of building.

Reference: C02131AV/02

Address: Arcade House, Finchley Road, London, NW11 7TL

Decision: Approved subject to conditions

Decision Date: 28 February 2002

Description: Repairs to brickwork, chimneys and stonework. Replacement doors, windows, soil and waste pipes. Repairs to roof including renewal of one section, repairs to dormer windows and replacement rooflights.

Reference: F/03510/09

Address: Arcade House, Finchley Road, London, NW11 7TL

Decision: Approved subject to conditions

Decision Date: 13 November 2009

Description: Installation of gas boiler flues to the rear roof and outside walls., LISTED BUILDING CONSENT

3. Proposal

This application seeks consent for new timber frame double doors to porch and balcony terrace with vision panels and entry phone intercom. New metal gate to end of terrace and entry system.

The new doors will measure 1.4m in width and 2.1m in height, utilising the existing opening.

The new metal gate will measure 1.8m height and 1.07m wide utilising the existing opening.

An accompanying application has been made for similar works at the adjoining Temple Fortune House.

4. Public Consultation

A site notice was erected on 23/6/2016

192 consultation letters were sent to neighbouring properties.

12 consultation responses have been received, comprising 10 objections and 2 letters of support.

It should be noted that a joint letter of 8 names was also received.

The views of objectors can be summarised as follows;

- Proposals will not improve security as another access to Finchley Road left ungated
- Design of doors too extravagant
- Proposals out of character
- Not clear how proposals will protect from the weather
- Proposals make internal areas too dark
- Expense of entry phone system

- Proposals will not allow for microchip cat flaps to be inserted
- Noise and disturbance of entry system

Internal / other consultations

HGS CAAC -No objection subject to detail.

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 2016

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.

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

Supplementary Planning Documents

The Council Guide 'Hampstead Garden Suburb Conservation Area Design Guidance' as part of the Hampstead Garden Suburb Character Appraisals was approved by the Planning and Environment Committee (The Local Planning Authority) in October 2010. This leaflet in the form of supplementary planning guidance (SPG) sets out information for applicants on repairs, alterations and extensions to properties and works to trees and

gardens. It has been produced jointly by the Hampstead Garden Suburb Trust and Barnet Council. This leaflet was the subject of separate public consultation.

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.

5.2 Main issues for consideration

The main issues for consideration in this case are:

- Whether the alterations would be a visually obtrusive form of development which would detract from the character and appearance of the street scene and this part of the Hampstead Garden Suburb Conservation Area or harm the listed building;
- Whether harm would be caused to the living conditions of neighbouring residents;
- Whether harm would be caused to trees of special amenity value.

5.3 Assessment of proposals

Hampstead Garden Suburb is one of the best examples of town planning and domestic architecture on a large neighbourhood or community scale which Britain has produced in the last century. The value of the Suburb has been recognised by its inclusion in the Greater London Development Plan, and subsequently in the Unitary Development Plan, as an 'Area of Special Character of Metropolitan Importance'. The Secretary of State for the Environment endorsed the importance of the Suburb by approving an Article 4 Direction covering the whole area. The Borough of Barnet designated the Suburb as a Conservation Area in 1968 and continues to bring forward measures which seek to preserve or enhance the character or appearance of the Conservation Area.

The ethos of the original founder was maintained in that the whole area was designed as a complete composition. The Garden City concept was in this matter continued and the architects endeavoured to fulfil the criteria of using the best of architectural design and materials of that time. This point is emphasised by the various style of building, both houses and flats, in this part of the Suburb which is a 'who's who' of the best architects of the period and consequently, a history of domestic architecture of the period of 1900 - 1939.

The choice of individual design elements was carefully made, reflecting the architectural period of the particular building. Each property was designed as a complete composition and design elements, such as windows, were selected appropriate to the property. The Hampstead Garden Suburb, throughout, has continuity in design of doors and windows with strong linking features, giving the development an architectural form and harmony. It is considered that a disruption of this harmony would be clearly detrimental to the special character and appearance of the Conservation Area. The front of the properties being considered of equal importance as the rear elevation, by the original architects, forms an integral part of the whole concept.

Under this application it is proposed to replace the existing non-original doors and provide two new timber framed double doors on the balcony terrace of the Hampstead Way elevation of the existing development. The existing opening will be utilised, with the arched window frame above retained. A new wall mounted entry phone intercom will be added adjacent to the replacement doors; acceptable details have been provided. It is also proposed to provide new double doors to the porch and a metal gate to the terrace at the entrance to flat 1.

The new timber framed double doors to the balcony and porch will be painted dark brown with black painted metal rivets, strap hinges and a round lockable handle knob. A vision panel will be provided 1.4m above floor level with glass inserts and black painted metal bars.

The new wrought metal gate will sit beneath the existing brick arch and above the retained existing step, constructed from a metal frame bolted to the existing wall with three horizontal metal bars across vertical metal bars with a 50mm gap, a gate security lock will also be provided.

The proposals are sought to provide improved weathered protection to the common parts of the building, provide added security for residents and result in reduced maintenance for residents and the managing agents.

It should be noted that The Hampstead Garden Suburb Trust have given provisional consent for the works proposed.

There is no objection to the proposals which will see the replacement of existing timber doors to the balcony terrace on the Hampstead Way elevation of the existing development. The design and appearance of the replacement doors is noted as being more detailed than the existing which hold no interest and are considered to provide a neutral contribution to the listed building at best.

The addition of new doors to the porch will offer enclosure from the elements to protect the internal floor and wall coverings of the listed building from harmful weathering and are therefore supported.

5.4 Response to Public Consultation

The concerns raised are noted and planning matters are covered in the above report.

In regards to the proposed design of the replacement doors it is not considered that the design will be in any way harmful to the character and appearance of the host listed building, instead provides an opportunity to provide an attractive detail which will positively contribute to the significance of the listed building.

The doors are proposed to the entrance balcony terrace on the Hampstead Way elevation, which is secondary to the main building which sees its front elevation facing Finchley Road. Furthermore, as the entrance is sited above ground level it has limited visibility and is not immediately obvious to passers-by.

The additional doors proposed which are considered to offer protection from the elements will ensure the continued protection of the internal wall coverings from the weather, thereby preserving the historic fabric of the listed building.

The concerns regarding the security of the rear entrance are not considered part of this application.

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 support the Council in meeting its statutory equality responsibilities.

7. Conclusion

Having taken all material considerations into account, the proposals would not detrimentally impact on the qualities of the host Statutory Listed building and protect the character of this part of the Hampstead Garden Suburb Conservation Area. The proposed alterations are such that, as conditioned, they preserve the amenities of the occupiers of the neighbouring properties and the character and appearance of the individual listed property, street scene, conservation area, and area of special character.

