

Location **1 To 11 Addison Way Golders Green London NW11 6AL**

Reference: **16/2858/FUL** Received: 29th April 2016

Accepted: 29th April 2016

Ward: Garden Suburb Expiry 24th June 2016

Applicant: Mr Gavin Bass

Proposal: Installation of 1no electrical intake cupboard to side elevation

Recommendation: Approve subject to conditions

- 1 The development hereby permitted shall be carried out in accordance with the following approved plans: BH/AW1/01; BH/AW1/02; Planning Statement; Design & 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).

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 located on the northern side of Addison Way, within Area 2: Artisans' Quarter of the Hampstead Garden Suburb Conservation Area.

The existing building on site, is a three-storey purpose built block of flats managed and owned by Barnet Homes.

The Conservation Area Character Appraisal, 2010, notes;

"Addison Way is a wide road linking Finchley Road and Falloden Way, and the housing density is relatively high. Its proximity to the North Circular to the north, and the Finchley Road and the service station at the western end means that it is in constant danger of encroachment and 'fraying' at the edges. Traffic noise and pollution are significant. Nonetheless, the contrast with the main roads is dramatic and its character as a pleasant residential street is maintained. A narrowed entrance from Falloden Way helps to prevent the road being used as a rat run. The road is carefully curved to provide visual stops along its length with a particularly important stop at the junction with Hogarth Hill. Trees, hedges, and green verges create a pleasant green ambiance. There are no hard standings for cars and most of the gardens are planted and green in the traditional fashion. Mutton Brook runs behind Addison Way and the parkland alongside the brook provides an important backdrop to the road. The gaps between blocks at entrances to Mutton Brook provide interesting visual material and give a more rural feel to the road. In particular the entrance between Nos. 39 and 41 is an attractive feature with wild plum trees, two of which need to be reinstated in order to maintain the line of trees with the line of the houses.

There is a pleasing sight line which follows Creswick Walk across Addison Way and through the entrance to Mutton Brook. There is another attractive vista down Coleridge Walk, across the road and then along the path to the Brook.

All the buildings are finished in red brick in Flemish bond which gives a great coherence to the road. Continuous rooflines and tall chimneys are persistent features of the road, as are the white casement windows with glazing bars. The different levels of the buildings on either side of road (making use of the slope down to Mutton Brook from Willifield Way) also give the road variety.

The cottages are arranged as groups of maisonettes on the northern side and as groups of two-storied cottages on the southern side. Six-paned window casements are typical of the upper floors on the southern side of the road and on both floors of the northern side. All the groupings along the road are by Parker and Unwin, except for Nos. 66-76 and 78-88 at the extreme eastern end, which are by Bunney and Makins and are not included in Area 6, and Oakwood Court, also at the eastern end, which was built much later by F.M. Cashmore (1953). "

2. Site History

Reference: F/02770/10

Address: 1 Addison Way, London, NW11 6AL

Decision: Approved subject to conditions

Decision Date: 25 August 2010

Description: Replace existing single glazed timber windows with hardwood double glazed windows., Removal of existing PVCu gutters and down pipes. , Replacement

with aluminium gutters and down pipes., Installation of perforated terracota airbricks.

3. Proposal

The application seeks to construct an electrical intake cupboard to the side (east) elevation of the building; it would measure 0.45m in depth, 2m in width and 2.5m in height - it would be set back approximately 0.23m from the rear (north) elevation and is proposed to be constructed of facing brickwork with a tiled pitched roof to match the main roof and painted wooden doors and frame.

4. Public Consultation

39 consultation letters were sent to neighbouring properties.

A site notice was erected on 12 May 2016

14 responses have been received, comprising 13 letters of objection and 1 letter of comment.

The objections received can be summarised as follows:

- Residents were not consulted on the works
- Structure will be an eyesore
- No information has been provided in regards to why there is a 'requirement to upgrade'
- Mutton Brook flows to the rear of the properties and concerns raised in regards to electrical housing within close proximity to water
- Concerns raised in relation to the costs involved

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

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

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 October 2016)

- 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.
- 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.

The proposed structure is not considered to detrimentally impact on the qualities of this part of Hampstead Garden Suburb Conservation Area. It will be sited discretely towards the rear of the side elevation and not be particularly visible from the street. The design, size and siting of the electrical cabinet is such that it preserves the amenities of the occupiers of the neighbouring properties and the character and appearance of the host building, street scene, conservation area, trees of special amenity value and area of special character. The proposals would not impact detrimentally on the health of trees.

These proposed alterations are considered to ensure that this proposal would not detrimentally impact on the qualities of the building and protect the character of this part of the Hampstead Garden Suburb Conservation Area. As conditioned, they would preserve the amenities of the occupiers of the neighbouring properties and the character and appearance of the individual property, street scene, conservation area and area of special character.

The matters raised by residents in relation to the need for the works and the associated costs are not material planning considerations.

5.4 Response to Public Consultation

- Residents were not consulted on the works; Certificate B has been signed as part of the application stating that notices were served to the relevant parties on 7th April 2016, the LPA also consulted the relevant neighbouring properties on 9th May 2016
- Structure will be an eyesore; addressed in report above
- No information has been provided in regards to why there is a 'requirement to upgrade'; there is no requirement for such information to be submitted as part of a planning application and therefore this does not form a reason for refusal in itself

- Mutton Brook flows to the rear of the properties and concerns raised in regards to electrical housing within close proximity to water; This address is in an area at low risk of flooding
- Concerns raised in relation to the costs involved; this is not a material planning consideration

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, the proposal would not detrimentally impact on the qualities of the building and protect the character of this part of the Hampstead Garden Suburb Conservation Area. The proposed alterations are such that, as conditioned, it preserves the amenities of the occupiers of the neighbouring properties and the character and appearance of the individual property, street scene, conservation area, and area of special character.

