

LOCATION: 18 Bigwood Road, London, NW11 7BD
REFERENCE: F/00667/12
Received: 21 February 2012
Accepted: 21 February 2012
WARD(S): Garden Suburb
Expiry: 17 April 2012

Final Revisions:

APPLICANT: Dr David and Mrs Helen Stone
PROPOSAL: Two storey rear extension with a ground floor bay window. Addition of a conservation rooflight in the rear roofslope. Relocate existing French door and dormer window to the extended side elevation. Replace existing shed in the rear garden. Alterations to the front driveway including re-paving and works to hedges. Associated Internal and external alterations.

RECOMMENDATION: Approve Subject to Conditions

- 1 The development hereby permitted shall be carried out in accordance with the following approved plans: 11/756/Loc01, 11/756/Sur01, 11/756/Sur02, 11/756/Sur03, 11/756/Sur07, 11/756/Sur08, 11/756/Sur09, 11/756/Sur10, 11/756/P01, 11/756/P02, 11/756/P03, 11/756/P04, 11/756/P05, 11/756/P06, 11/756/P07, The Apex Shed details and Design and Access Statement.
Reason:
For the avoidance of doubt and in the interests of proper planning.
- 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 the surrounding area.
- 4 The shed hereby permitted shall be dark stained to the satisfaction of the Local Planning Authority.
Reason:
To safeguard the character and appearance of the Conservation Area.
- 5 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.
- 6 The hereby approved windows shall match the original windows in material and style and be single glazed.
Reason:
To protect the character of the house and the Hampstead Garden Suburb Conservation Area.
- 7 Before the building hereby permitted is occupied the proposed window(s) in the side elevations 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.

INFORMATIVE(S):

1 The reasons for this grant of planning permission or other planning related decision are as follows: -

i) The proposed development accords with strategic planning guidance and policies as set out in The Mayor's London Plan: July 2011 and the Adopted Barnet Unitary Development Plan (UDP) (2006).

In particular the following policies are relevant:

Adopted Barnet Unitary Development Plan (2006): GBEnv1, GBEnv2, GBEnv4, D1, D2, D4, D5, HC1, HC5 and H27.

Core Strategy (Submission version) 2011:

Relevant policies: CS5

Development Management Policies (Submission version)2011:

Relevant Policies: DM01, DM02, DM06

ii) The proposal is acceptable for the following reason(s): - Having taken all material considerations into account, it is considered that subject to compliance with the attached conditions, the proposal would comply with the Council's policies and guidelines and would not cause unacceptable harm to the conservation area, the existing building or the amenities of any neighbouring property.

1. MATERIAL CONSIDERATIONS

National Planning Policy Framework 2012

Relevant Unitary Development Plan Policies: GBEnv1, GBEnv2, GBEnv4, D1, D2, D4, D5, HC1, HC5, HC15, H27.

Core Strategy (Submission version) 2011

Barnet's emerging Local Plan is made up of a suite of documents including the Core Strategy and Development Management Policies Development Plan Documents (DPD). Until the Local Plan is complete, 183 policies within the adopted Unitary Development Plan (UDP) remain. The replacement of these 183 policies is set out in both the Core Strategy and Development Management Policies DPD.

The Core Strategy will contribute to achieving the vision and objectives of Barnet's Sustainable Community Strategy and will help our partners and other organisations to deliver relevant parts of their programmes. It will cover the physical aspects of location and land use traditionally covered by planning. It also addresses other factors that make places attractive and distinctive as well as sustainable and successful.

Barnet's Local Plan is at an advanced stage following submission in August / September 2011. The National Planning Policy Framework (NPPF) (para 216) sets

out the weight that can be given to emerging policies as a material consideration in the determination of planning applications.

Relevant Core Strategy Policies: CS5

The Development Management Policies document provides the borough wide planning policies that implement the Core Strategy. These policies will be used for day-to-day decision making.

Barnet's Local Plan is at an advanced stage following submission in August / September 2011. Therefore weight can be given to it as a material consideration in the determination of planning applications.

Relevant Development Management Policies: DM01, DM02, DM06

Site Address: 18 Bigwood Road LONDON NW11
Application Number: C09571
Application Type: Full Application
Decision: Approve with conditions
Decision Date: 13/08/1987
Appeal Decision: No Appeal Decision Applies
Appeal Decision Date: No Appeal Decision Date exists
Proposal: Alterations to rear and side elevations

Consultations and Views Expressed:

Neighbours Consulted: 8 Replies: 3
Neighbours Wishing To Speak 0

The objections raised may be summarised as follows:

1. A second dormer will be out of keeping with the house.
- The two storey rear extension would:
 - cut off views
 - reduce light
 - out of proportion with the property
 - impact on the watertable
 - impact on foundations of neighbouring properties
 - interrupt wildlife
- Previous similar extensions lots of building works in the immediate area.
- Noise and disturbance of building works.
- The shed is too high.
- The adjacent property has put up sheds without permission.
- If the hedge is reduced, the shed will be visible.
- There has never been a shed in the garden.
- It is not clear what is happening in the loft.

Internal /Other Consultations:

- Urban Design & Heritage - No comments

The HGS CAAC have objection to the application on the grounds that volume added is too great and will impact on the character of the house and the group of houses. They have also stated that a site visit would be necessary to properly assess the application.

Date of Site Notice: 01 March 2012

2. PLANNING APPRAISAL

Site Description and Surroundings:

The application site is a single family detached dwelling house located in a residential area of the HGS Conservation Area.

Proposal:

The application seeks consent for a two storey rear extension with a ground floor bay window, addition of a conservation rooflight in the rear roofslope, to relocate the existing French door and dormer window to the extended side elevation, to replace the existing shed in the rear garden, alterations to the front driveway including re-paving and works to hedges and associated Internal and external alterations.

Planning Considerations:

The main considerations are the impacts on the property, the surrounding conservation area and on any neighbouring properties.

The two storey rear extension is the most significant part of the scheme. It is acknowledged that this is larger than would normally be permitted in the conservation area. However, given the distance to neighbouring properties, and the fact that the house is not part of any group, it is not considered to be unacceptable on this occasion. The property is locally listed, but it is considered that the extensions to respect its distinct character and appearance. The extension have been designed to fully respect the design of the existing house and as such there is not considered to be an issue.

The ground floor bay window is larger than bays the council would normally permit, given the width of the elevation it is considered to be acceptable. it is considered that it compliments the existing property and would improve the appearance of the rear elevation.

The side dormer replaces an existing dormer on the same elevation and will be place more centrally to the extended property. This part of the application is welcomed and will improve the appearance of the extended property. The dormer is the same size as the existing dormer. There are no objections to the rooflight either.

There are also no objections to the relocation of the shed, French doors, the replacement of the existing shed in the rear garden and alterations to the front driveway as these are considered to respect the character and appearance of the

original property.

The proposed alterations do not detrimentally impact on the qualities of the building and protect the character of this part of the Hampstead Garden Suburb Conservation Area. The design, size and siting of the alterations is such that they preserve the amenities of the occupiers of the neighbouring properties and the character and appearance of the property, street scene, conservation area and area of special character.

3. COMMENTS ON GROUNDS OF OBJECTIONS

The grounds of objection and CAAC comments are considered to have been taken into consideration in the main report.

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.

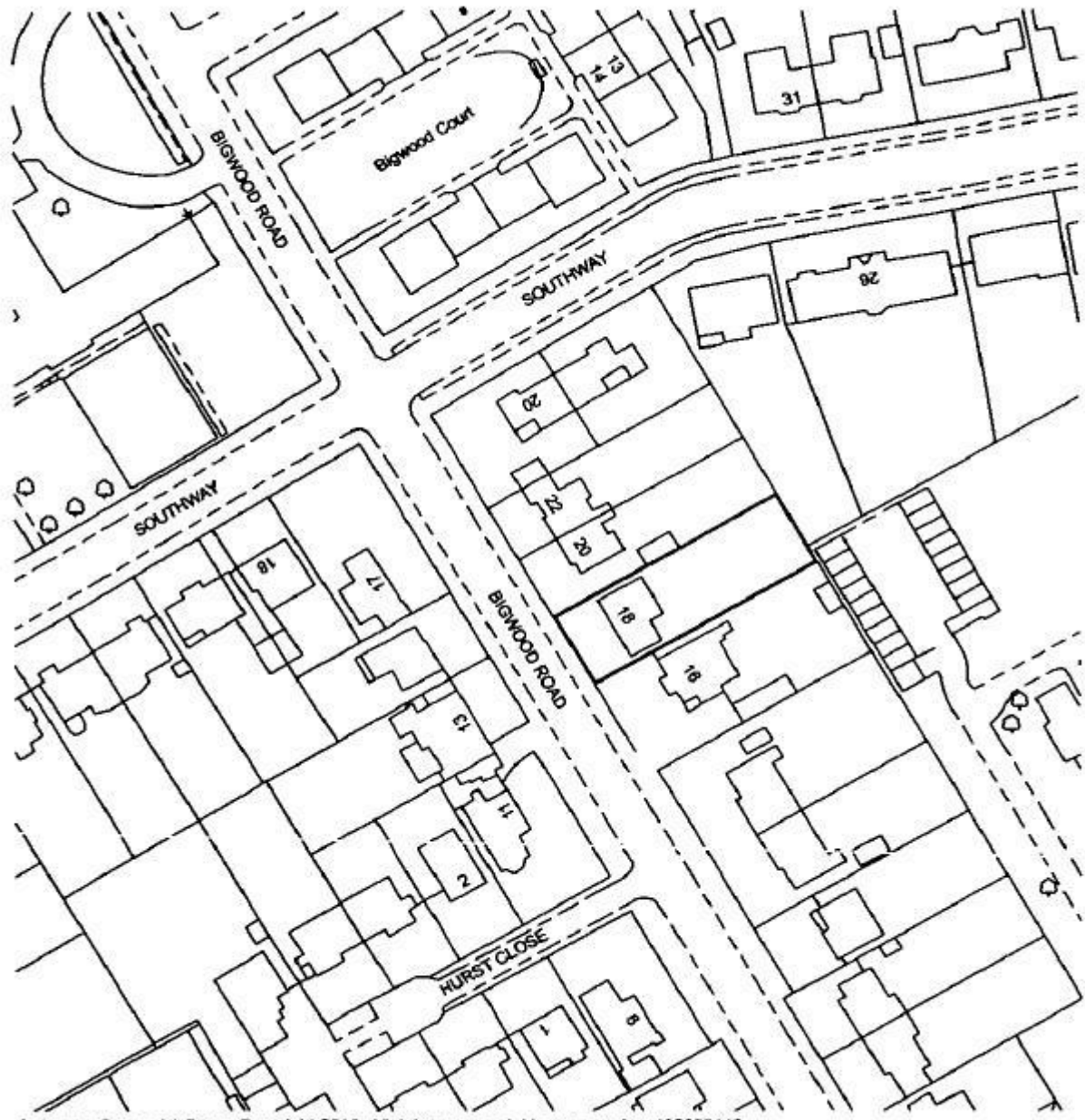
5. CONCLUSION

Having taken all material considerations into account, it is considered that subject to compliance with the attached conditions, the proposal would comply with the Council's policies and guidelines and would not cause unacceptable harm to the conservation area, the existing building or the amenities of any neighbouring property.

It is therefore recommended that the application be **APPROVED**.

SITE LOCATION PLAN: 18 Bigwood Road, London, NW11 7BD

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