

Location **1A Accommodation Road London NW11 8ED**

Reference: **17/0322/FUL**

Received: 18th January 2017

Accepted: 24th January 2017

Ward: Childs Hill

Expiry 21st March 2017

Applicant: Mr Mervyn Mandell

Proposal: Erection of a new pitched roof with two conservation roof lights to front roof slope and two rooflights in the flat element of the pitched roof and associated alterations

Recommendation: Approve subject to conditions

- 1 The development hereby permitted shall be carried out in accordance with the following approved plans: Site Location Plans, 1aAR-PP-01 [Received 24-January-2017] and 1aAR-PP-02 Revision B [Received 21-March-2017].

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 Before the building hereby permitted is first occupied the proposed window(s) in the rooflights to the front roof slope facing the rear elevations of the properties in Golders Green Road shall be glazed with obscure glass only and shall be permanently retained as such thereafter.

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 use of the extension hereby permitted shall at all times be ancillary to and occupied in conjunction with the main building and shall not at any time be occupied as a separate unit or dwelling.

Reason: To ensure that the development does not prejudice the character of the locality and the amenities of occupiers of adjoining residential properties in accordance with Policy DM01 of the Development Management Policies DPD (adopted September 2012).

- 6 No construction work resulting from the planning permission shall be carried out on the premises at any time on Sundays, Bank or Public Holidays, before 8.00 am or after 1.00 pm on Saturdays, or before 8.00 am or after 6.00pm pm on other days.

Reason: To ensure that the proposed development does not prejudice the amenities of occupiers of adjoining residential properties in accordance with policy DM04 of the Development Management Policies DPD (adopted September 2012).

- 7 Notwithstanding the provisions of any development order made under Section 59 of the Town and Country Planning Act 1990 (or any Order revoking and re-enacting that Order) no windows or doors, other than those expressly authorised by this permission, shall be placed at any time in the front, side or rear elevation(s) or roof slopes of the extension(s) hereby approved, facing the neighbouring properties at No. 1 and No 3 Accommodation Road, the rear of the properties at Golders Green Road and the rear of the properties at Woodstock Road.

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).

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. 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 South East side of Accommodation Road, within Golders Green Town Centre conservation area.

The property is located on Accommodation Road which is an access/service road.

The application site is B1 office use. Accommodation Road currently consists of a long terrace of buildings in mixed commercial and residential use with a variety of storey heights and roof forms.

The proposal property at 1A Accommodation Road is a two storey flat roof building, adjacent to No. 1 Accommodation Road and No. 3 Accommodation Road. No 1 Accommodation Road consists of two storeys plus rooms in the roof space and No. 3 consists of a single storey building plus rooms in the roof space.

The proposal building is not statutory listed and not locally listed.

2. Site History

Reference: C02868D/03

Address: 1A Accommodation Road London NW11

Decision: Lawful

Decision Date: 11 November 2003

Description: Use of building for office purposes (class B1).

Reference: C02868C/03

Address: 1A Accommodation Road London NW11

Decision: Approved subject to conditions

Decision Date: 10 November 2003

Description: Alterations to roof including addition of 4 no. front dormer windows to provide additional Class B1 office floorspace.

Reference: C02868B

Address: 1A Accommodation Road London NW11

Decision: Approved subject to conditions

Decision Date: 10 May 1999

Description: Change of use of building from educational to office purposes to Class B1 - financial and professional services (accountancy offices).

3. Proposal

The application seeks approval for 'Erection of a new pitched roof with two conservation roof lights to front roof slope and two rooflights in the flat element of the pitched roof and associated alterations'.

The proposed roof extension would be a dual pitched roof with a width of 6.9m (same as existing width of building) and depth of 7.5m (also same as existing building). The extension would include heightening of the front and rear walls from the existing flat roof element by 0.8m and the addition of a roof which would measure 3.1m high to the top of the dual pitched roof. The eaves would be set slightly lower than the eaves height of No. 1 Accommodation Road. The roof would contain a flat element measuring 2.1m deep and 6.9m wide (same as existing flat roof).

The front rooflights will measure 0.6m high and 1m in width. It would be set up from the front edge of the roof by 0.6m and down from the flat element by 0.7m. The proposed rooflights to the front roofslope will be obscure glazed and measure approximately 1.6m above the floor level.

The rooflights within the flat element of the roof would each measure 1.5m deep and 2.1m wide.

No change of use is proposed. However, the development would create 45.5m² of additional floorspace for B1 office use ancillary to the main use.

4. Public Consultation

Consultation letters were sent to 143 neighbouring properties.

22 responses were received during the public consultation period by way of objections.

Comments are as follows:

- Overlooking
- Rear rooflights unacceptable
- Potential of things falling outside of the window causing litter
- Extension will result in garden wall at rear of proposal site causing loss of day light especially to rear gardens
- Loss of privacy
- Overdevelopment
- Change of character
- Bulky
- Windows should be non-opening
- Clear velux windows unacceptable
- Noise due to windows being opened in the summer
- Impact on close by listed buildings and conservation area
- Traffic
- Wall boundary
- Children being possibly watched
- Loss of privacy
- Contrary to policy

Site and Press Notices advertising the proposals were put up on 02.02.2017.

Internal Consultation: Barnet Heritage Officer

No Objections

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 Government's 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 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, DM14 and DM17.

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.

Sustainable Design and Construction SPD (adopted April 2016)

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

- Golders Green Conservation Area Character Appraisal Statement

The Golders Green Town Centre Conservation area appraisal states

"The urban character of Finchley Road and the crossroads contrasts dramatically with the quieter, intimate feel of the rear service roads, Accommodation Road and Golders Way."

5.2 Main issues for consideration

The main issues for consideration in this case are:

- Principle of additional office accommodation;

- Whether harm would be caused to the character and appearance of the existing building, the street scene and the Golders Green Conservation area of which it forms a part;
- Whether harm would be caused to the living conditions of neighbouring residents.

5.3 Assessment of proposals

It should be noted that the applicants submitted amended drawings relocating the proposed rear rooflights to the front roof slope of the proposed roof. Neighbouring properties were re-consulted on the amended drawings. The application will therefore be assessed in relation to the amended drawings.

The proposal property currently has a flat roof. The proposal includes the formation of a mono-pitched roof over the existing flat roof element to accommodate further office space in accordance with the existing use.

1. Principle of additional office accommodation.

The proposal would generate some 45sqm of additional B1 office space which is appropriately located within this town centre location. Given the town centre location and its high PTAL rating of 6a, the proposal is considered to be acceptable on highway grounds. The principle of the development is considered acceptable.

2. Whether harm would be caused to the character and appearance of the existing building, the street scene and the conservation area.

Policy DM06 requires development proposal to preserve or enhance the character and appearance of conservation areas.

The proposed pitched roof would be similar but smaller in height than the roof at No. 1 Accommodation Road. Whilst it would have a maximum height of 3m and would be set higher than the roof at No. 3 Accommodation Road, it is considered to be a proportionate addition to the property, character of the area, current streetscene.

Furthermore, the proposed new dual pitched roof and rooflights to front roofslope does not change the character of the general locale as there are properties on Accommodation Road which already benefits from properties with varied roof forms both pitched and flat and front and rear rooflights, and thus the proposal is not seen to be out of character with other properties on Accommodation Road.

Subsequent to the above, the proposed rooflights within the flat roof element of the roof would not be visible from the street level and thus would have no adverse impact on the character and appearance of the existing building when viewed from outside of the subject land. It is considered that by reason of the siting and design to have an acceptable impact on the property and preserves the character and appearance of the conservation area. It is not considered that it would harm the significance of the conservation area as a designated heritage asset.

The proposed development is not considered to result in significant detriment of the character and appearance of the existing building, the street scene or the Conservation area.

3. Whether harm would be caused to the living conditions of neighbouring residents.

The rear roof of Accommodation Road forms part of the rear garden wall of the residential properties on Woodstock Road. The extension would include heightening of the front and rear walls from the existing flat roof element by 0.8m. Whilst the proposal involves a roof height of 3.1m high to the top of the dual pitched roof, this height is not significant enough to warrant refusal due to the varied roof forms and heights on Accommodation Road. Also, no windows are proposed facing the properties on Woodstock Road.

The proposed rooflights would now be situated to the front roofslope facing the rear properties in Golders Green Road having a height of approximately 1.6m and would be conditioned to be obscure glazed in order to protect the potential for perception of overlooking to arise given the relationship between the rooflights and neighbouring properties opposite.

It is therefore considered that the proposals would not result in adverse impact on the living conditions of neighbouring occupiers.

5.4 Response to Public Consultation

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

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 and an appropriate town centre location. The application is therefore recommended for Approval.

