

LOCATION: 54-60 Trinity Road, London, N2 8JJ

REFERENCE: F/01240/12

Received: 28 March 2012

WARD(S): East Finchley

Accepted: 05 April 2012

Expiry: 31 May 2012

Final Revisions:

APPLICANT: c/o The Gillett Macleod Partnership

PROPOSAL: Hip to gable and raising of the existing roof of 56-60 to create additional accommodation and storage within the loft space. Formation of a rear dormer and insertion of front rooflights to the roof of No. 60.

RECOMMENDATION: APPROVE SUBJECT TO CONDITIONS

1. The development hereby permitted shall be carried out in accordance with the following approved plans: Site and Location Plan; Plan No's: 12/2641/1; 12/2641/2; 12/2641/3; 12/2641/4; 12/2641/5.

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 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.

Reason:

To ensure that the development does not prejudice the character of the locality and the 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, D1, D2, D5 & H27.

Core Strategy Policies (Examination in Public version) 2012: CS NPPF, CS1, CS5.

Development Management Policies (Examination in Public version) 2012: DM01, DM02.

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, this proposal complies with the Adopted Barnet UDP policies and would be in keeping with the character and appearance of the surrounding area. It is not considered to have a detrimental impact on the residential amenities of neighbouring occupiers.

2. Recent legal changes under The Water Industry (Scheme for the Adoption of private sewers) Regulations 2011 mean that the sections of pipes you share with your neighbours, or are situated outside of your property boundary which connect to a public sewer are likely to have transferred to Thames Water's ownership. Should your proposed building work fall within 3 metres of these pipes we recommend you contact Thames Water to discuss their status in more detail and to determine if a building over / near to agreement is required. You can contact Thames Water on 0845 850 2777 or for more information please visit our website at www.thameswater.co.uk

1. MATERIAL CONSIDERATIONS

National Planning Policy Framework:

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 London Plan is recognised in the NPPF as part of the development plan.

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."

NPPF retains 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 2031. It forms part of the development plan for Greater London.

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.

Relevant Unitary Development Plan Policies:

The statutory plan for the Borough is the Barnet UDP. This was adopted on 18 May 2006, replacing the original UDP adopted in 1991.

On 13 May 2009 the Secretary of State for Communities and Local Government issued a Direction "saving" 183 of the 234 policies within the UDP.

Relevant policies to this case: GBEnv1, GBEnv2, D1, D2, D5 & H27.

Design Guidance Note No 5 – Extensions to Houses

The Council Guide 'Extension to Houses' was approved by the Planning and Environment Committee (The Local Planning Authority) on March 2010. This leaflet in the form of a supplementary planning guidance (SPG) sets out information for applicants to help them design an extension to their property which would receive favourable consideration by the Local Planning Authority and was the subject of separate public consultation.

Included advice states that large areas of Barnet are characterised by relatively low density suburban housing with an attractive mixture of terrace, semi detached and detached houses. The council is committed to protecting, and where possible enhancing the character of the borough's residential areas and retaining an attractive street scene.

In respect to amenity, the extension should not be overbearing or unduly obtrusive and care should be taken to ensure that they do not result in harmful loss of outlook and be overbearing or cause an increased sense of enclosure to adjoining properties.

The basic principles the Local Authority has adopted in respect to different types developments are that they should not unduly reduce light or outlook from neighbouring windows to habitable rooms, overshadow or create an unacceptable sense of enclosure to neighbouring gardens. They should not look out of place, overbearing or bulky from surrounding areas.

The Council has also adopted (June 2007), following public consultation, a Supplementary Planning Document "Sustainable Design and Construction". The SPD provides detailed guidance that supplements policies in the Unitary Development Plan, and sets out how sustainable development will be delivered in Barnet. Part 6 of the SPD relates to generic environmental requirements to ensure that new development within Barnet meets sufficiently high environmental and design standards.

Core Strategy (Examination in Public version) 2012:

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 sets the vision, core objectives and strategic policies for Barnet. 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: CS NPPF, CS1, 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.

Relevant Planning History:

Site Address: 52 Trinity Road London N2 8JJ
Application Number: C11219B/03
Application Type: Full Application
Decision: Approve with conditions
Decision Date: 16/05/2003
Appeal Decision: No Appeal Decision Applies
Appeal Decision Date: No Appeal Decision Date exists
Proposal: **Single storey side/rear extension.**
Case Officer:

Site Address: 52A Trinity Road LONDON N2
Application Number: C11219
Application Type: Section 192
Decision: Unlawful Development
Decision Date: 01/07/1992
Appeal Decision: No Appeal Decision Applies
Appeal Decision Date: No Appeal Decision Date exists
Proposal: **Roof extension at rear**
Case Officer:

Site Address: 52A Trinity Road LONDON N2
Application Number: C11219A
Application Type: Full Application
Decision: Approve with conditions
Decision Date: 01/09/1992
Appeal Decision: No Appeal Decision Applies
Appeal Decision Date: No Appeal Decision Date exists
Proposal: **Rear roof extension and velux rooflights to front elevation.**
Case Officer:

Site Address: 58 TRINITY ROAD LONDON N2
Application Number: C07219
Application Type: Full Application
Decision: Approve with conditions
Decision Date: 28/07/1980
Appeal Decision: No Appeal Decision Applies
Appeal Decision Date: No Appeal Decision Date exists
Proposal: **Detached garage.**
Case Officer:

Site Address: Land Adjacent To 60, Trinity Road, London
Application Number: 01493/10
Application Type: Non-Material Amendment
Decision: Withdrawn
Decision Date: 13/05/2010
Appeal Decision: No Appeal Decision Applies
Appeal Decision Date: No Appeal Decision Date exists
Proposal: **Minor amendment top planning application F/02927/08 for "Demolition of existing garages and erection of a single storey detached dwelling house".**
Case Officer: David Campbell

Site Address: Land Adjacent To 60 Trinity Road, London, N2
Application Number: 02601/10
Application Type: Full Application
Decision: Approve with conditions
Decision Date: 01/09/2010
Appeal Decision: No Appeal Decision Applies
Appeal Decision Date: No Appeal Decision Date exists
Proposal: **Amendments to previously approved planning permission F/02927/08 dated 22/09/08 for 'Demolition of existing garages and erection of a single storey detached dwelling house'. Amendments to include changes to roofline and external finishes.**
Case Officer: David Campbell

Site Address: Land Adjacent To 60 Trinity Road, London, N2
Application Number: F/03812/11
Application Type: Conditions Application
Decision: Approve
Decision Date: 03/11/2011
Appeal Decision: No Appeal Decision Applies
Appeal Decision Date: No Appeal Decision Date exists
Proposal: **Submission of details of Conditions 4 (Materials), 8 (Landscaping Details), 13 (Education/ Libraries/ Health Obligations) pursuant to planning permission F/02601/10 dated 31/08/10.**
Case Officer: David Campbell

Site Address: 60 TRINITY ROAD, LONDON, N2 8JJ
Application Number: 00619/08
Application Type: Full Application
Decision: Withdrawn
Decision Date: 23/05/2008
Appeal Decision: No Appeal Decision Applies
Appeal Decision Date: No Appeal Decision Date exists
Proposal: **Demolition of existing garages and erection of two semi detached houses**
Case Officer: Karina Sissman

Site Address: Land Adjacent to 60 TRINITY ROAD, LONDON N2 8JJ
Application Number: F/02927/08
Application Type: Full Application
Decision: Approve with conditions

Decision Date: 24/09/2008
Appeal Decision: No Appeal Decision Applies
Appeal Decision Date: No Appeal Decision Date exists
Proposal: **Demolition of existing garages and erection of a single storey detached dwelling house.**
Case Officer: Claire Thorley

Consultations and Views Expressed:

Neighbours Consulted: 35
Neighbours Wishing To 3
Speak
Replies: 5

The objections raised may be summarised as follows:

- Overdevelopment
- Impact on parking
- Safety
- Loss of light and privacy
- Pollution and noise
- Noise levels
- Scale and appearance
- Loss of privacy

It should be noted that all objections were received before amendments to the application. There is no longer an additional residential unit proposed.

Date of Site Notice: 12 April 2012

2. PLANNING APPRAISAL

Site Description and Surroundings:

The application site is a semi-detached property in the East Finchley ward and is outside any of the Borough's Conservation Areas. The application site is a maisonette, containing four self contained flats. Trinity Road is part of a residential street where a number of properties have had alterations. The application site sits on a bend and immediate neighbouring properties are set at an angle.

Proposal:

The application is for a hip to gable and raising of the existing roof of 56-60 to create additional accommodation and storage within the loft space. Formation of a rear dormer and insertion of front rooflights to the roof of No. 60 Trinity Road. The rear dormer will measure 4.4 metres in width, 2 metres in depth and 1.15 metres in height.

The application was originally submitted for the creation of a new residential unit. Following amendments this is no longer the case. The proposed extension would provide additional space for the existing units only.

Planning Considerations:

The main issue in this case are considered to be covered under two main areas:

- The living conditions of neighbouring residents;
- Whether harm would be caused to the character and appearance of the area and street scene, having regard to the size and siting of the proposal.

General Policy GBEnv1 aims to maintain and improve the character and quality of the environment.

Policies D1 and D2 aims to ensure compatibility with the established character and architectural identity of existing and adjoining properties and the general location in terms of scale, design and impact on neighbouring properties. Established local character and townscape quality can be harmed by insensitive development, which is out of scale with and unrelated to the locality.

Part of policy D5 requires new development to safeguard outlook and light of neighbouring residential occupiers

The proposed roof extensions would comply with Council policies that seek to preserve the character of areas and individual properties. The design and siting of the extension is such that it would not have a detrimental impact on the character of either the original property or the area. The proposed roof extension would also comply with Council policies that seek to preserve the amenities of neighbouring occupiers.

The design and size of the proposed roof extension into a hip to gable is such that it would not have an adverse impact on the residential and visual amenities of the neighbouring occupiers. The immediate neighbouring properties No's. 50 & 52 Trinity Road a pair of semi-detached properties also have a similar design of roof with a hip to gable and the insertion of rooflights to the front elevation. Thus, this proposal would effectively blend into the street.

In addition, the height of the roof does not exceed the height of the immediate neighbouring property No's. 50 & 52 Trinity Road and the front elevation replicates that of immediate neighbouring properties. Thus the proposal has taken into account the fenestration of neighbouring properties and replicated this which ensures that the building is in character with the neighbouring properties.

The rear dormer is considered to sit comfortably within the new roof and is considered to be a subordinate addition to the application site. The rear dormer is not full width of the roofslope and there are other examples of rear dormers within the immediate area that have been granted consent under Permitted Development (C/14311B/06 – No. 11 Trinity Road) and full planning permission (F/02262/10) was given to First Floor Flat, 20 New Trinity Road for *alterations and extensions to roof including 2 roof lights to front and a rear dormer window incorporating a Juliet balcony to facilitate a loft conversion* in July 2010.

In regard to No. 62 Trinity Road, this is a single storey dwelling and the roof alterations including the hip to gable and rear dormer are not considered to cause a loss of light or loss of privacy to the occupiers at No. 62 Trinity Road. This is firstly due to the siting of No. 62 Trinity Road in relation to the application site and as the neighbouring property is single storey the overall size of the new roof is not considered to result in a top heavy roof nor will it be an incongruous addition. The dormer is considered to be harmonious with the host property and would not result in any harm to the wider surrounding area.

The rooflights proposed are small in nature and would have a minimal impact on the character of the area. The type of window proposed (rooflight) means that there will be a negligible increase in overlooking. The proposal is not considered to interrupt the streetscene.

The proposals would comply with the aforementioned policies and Council Design Guidance on Extensions to Houses and would be a proportionate addition to the dwellinghouse. It would have an acceptable impact on the character and appearance of the streetscene, site property, general locality and the residential amenity of neighbouring occupiers.

3. COMMENTS ON GROUNDS OF OBJECTIONS

It is considered that the planning related concerns raised on this application were not sufficient to constitute a reason for refusal.

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, this proposal complies with the Adopted Barnet UDP policies and would be in keeping with the character and appearance of the surrounding area. It is not considered to have a detrimental impact on the residential amenities of neighbouring occupiers. This application is therefore recommended for **APPROVAL**.

SITE LOCATION PLAN: 54-60 Trinity Road, London, N2 8JJ

REFERENCE: F/01240/12



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