

**LOCATION:** 77 Golders Green Road, London, NW11 8EN  
**REFERENCE:** F/00900/12 **Received:** 07 March 2012  
**Accepted:** 07 March 2012  
**WARD(S):** Childs Hill **Expiry:** 02 May 2012  
**Final Revisions:**

**APPLICANT:**  
**PROPOSAL:** Roof extension at the rear with 4no. rooflights Internal alterations and associated works to facilitate conversion of upper floors into 4no. self contained flats.

**RECOMMENDATION: Approve Subject to Conditions**

- 1 The development hereby permitted shall be carried out in accordance with the following approved plans: SV.01, SV.02, SV.03, SV.04, SV.05, SV.06, GA.01 Rev: A, GA.02 Rev: A, GA.03 Rev: B, GA.04 Rev: A, GA.05, GA.06 Rev: A, SK.01, SK.01, .  
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 Before the development hereby permitted commences, details of enclosures and screened facilities for the storage of recycling containers and wheeled refuse bins or other refuse storage containers where applicable, together with a satisfactory point of collection shall be submitted to and approved in writing by the Local Planning Authority and shall be provided at the site in accordance with the approved details before the development is occupied.  
Reason:  
To ensure a satisfactory appearance for the development and satisfactory accessibility; and to protect the amenities of the 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 Prior to the occupation of the units, copies of Pre-completion Sound Insulation Test Certificates shall be submitted to the Local Planning Authority, confirming compliance with Requirement E of the Building Regulations 2010 (or any subsequent amendment in force at the time of implementation of the permission).  
Reason:  
To protect the amenities of future and neighbouring residential occupiers.
- 7 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.

- 8 No development shall take place until details of the arrangements to meet the obligation for health, highways and library facilities and the associated monitoring costs have been submitted to and approved in writing by the local planning authority.

Reason:

To ensure the proper planning of the area and to comply with policies CS8, CS13, M11, IMP1 and IMP2 of the adopted Unitary Development Plan and the adopted Supplementary Planning Documents "Contributions to Health Facilities", "Contributions to Libraries" and "Planning Obligations".

- 9 Before the building hereby permitted is occupied the proposed rooflight in the side elevation facing 75 Golders Green Road 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 (2006).

In particular the following policies are relevant:

Adopted Barnet Unitary Development Plan (2006): GBEnv1, GBEnv2, GParking, GH1, TCR13, D1, D2, D5, HC1, HC10, H23, H26, CS2, CS8 IMP1 of the Adopted Barnet Unitary Development Plan (2006).

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

Development Management Policies (Examination in Public version)2012: DM01, DM02, DM06, DM08, DM17

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 be in accordance with the Council's policies and guidelines, would preserve or enhance the character of the conservation area and would not cause unacceptable harm to the amenities of the area.

- 2 Any development or conversion which necessitates the removal, changing, or creation of an address or addresses must be officially registered by the Council through the formal 'Street Naming and Numbering' process.

The Council of the London Borough of Barnet is the Street Naming and Numbering Authority and is the only organisation that can create or change addresses within its boundaries. Applications are the responsibility of the

developer or householder who wish to have an address created or amended.

Occupiers of properties which have not been formally registered can face a multitude of issues such as problems with deliveries, rejection of banking / insurance applications, problems accessing key council services and most importantly delays in an emergency situation.

Further details and the application form can be downloaded from:  
<http://www.barnet.gov.uk/naming-and-numbering-applic-form.pdf>  
or requested from the Street Naming and Numbering Team via email:  
[street.naming@barnet.gov.uk](mailto:street.naming@barnet.gov.uk) or by telephoning: 0208 359 7294.

## **1. MATERIAL CONSIDERATIONS**

### National Planning Policy Framework

### The Mayor's London Plan: July 2011

Relevant Unitary Development Plan Policies: GBEnv1, GBEnv2, GParking, GH1, TCR13, D1, D2, D5, HC1, HC10, H23, H26, CS2, CS8 IMP1 of the Adopted Barnet Unitary Development Plan (2006).

Design Guidance Note No. 7- Residential Conversions.

SPD: Sustainable Design and Construction (2007).

SPD: Contributions towards Education (2008).

SPD: Contributions towards Libraries (2008).

### Core Strategy (Examination in Public version) 2012

### Development Management Policies (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.

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, DM06, DM08, DM17

**Application:** Planning  
**Validated:** 07/03/2012  
**Status:** PDE  
**Summary:** APC  
**Description:** Roof extension at the rear with 4no. rooflights Internal alterations and associated works to facilitate conversion of upper floors into 4no. self contained flats.

**Number:** F/00900/12  
**Type:** APF  
**Date:**  
**Case Officer:** David Campbell

**Application:** Planning  
**Validated:** 07/03/2012  
**Status:** REG  
**Summary:** DEL  
**Description:** Roof extension at the rear with 4no. rooflights Internal alterations and associated works to facilitate conversion of upper floors into 4no. self contained flats. (LISTED BUILDING CONSENT)

**Number:** F/00901/12  
**Type:** LBC  
**Date:**  
**Case Officer:** David Campbell

**Site Address:** 77 Golders Green Road NW11  
**Application Number:** C02272B  
**Application Type:** Full Application  
**Decision:** Approve with conditions  
**Decision Date:** 14/06/1972  
**Appeal Decision:** No Appeal Decision Applies  
**Appeal Decision Date:** No Appeal Decision Date exists  
**Proposal:** **Installation of new shopfront**

**Site Address:** 77 Golders Green Road NW11  
**Application Number:** C02272C  
**Application Type:** Full Application  
**Decision:** Approve with conditions  
**Decision Date:** 05/09/1985  
**Appeal Decision:** No Appeal Decision Applies  
**Appeal Decision Date:** No Appeal Decision Date exists  
**Proposal:** **New shopfront**

**Site Address:** 77 Golders Green Road NW11  
**Application Number:** C02272D  
**Application Type:** Advertisement  
**Decision:** Approve with conditions  
**Decision Date:** 05/09/1985  
**Appeal Decision:** No Appeal Decision Applies  
**Appeal Decision Date:** No Appeal Decision Date exists  
**Proposal:** **Illuminated fascia sign and projecting box sign.**

**Site Address:** 77 GOLDERS GREEN ROAD LONDON NW11  
**Application Number:** C02272  
**Application Type:** Advertisement  
**Decision:** Approve with conditions  
**Decision Date:** 27/01/1969  
**Appeal Decision:** No Appeal Decision Applies  
**Appeal Decision Date:** No Appeal Decision Date exists  
**Proposal:** **Advert**

**Site Address:** 77, Golders Green Golders Green Road NW11  
**Application Number:** C02272A

**Application Type:** Full Application  
**Decision:** Approve  
**Decision Date:** 27/01/1969  
**Appeal Decision:** No Appeal Decision Applies  
**Appeal Decision Date:** No Appeal Decision Date exists  
**Proposal:** **Installation of new shop front**

**Site Address:** 77 Golders Green Road, London, NW11 8EN  
**Application Number:** F/00901/12  
**Application Type:** Listed Building Consent  
**Decision:** Not yet decided  
**Decision Date:** Not yet decided  
**Appeal Decision:** No Appeal Decision Applies  
**Appeal Decision Date:** No Appeal Decision Date exists  
**Proposal:** **Roof extension at the rear with 4no. rooflights Internal alterations and associated works to facilitate conversion of upper floors into 4no. self contained flats. (LISTED BUILDING CONSENT)**  
**Case Officer:** David Campbell

#### Consultations and Views Expressed:

Neighbours Consulted: 138      Replies: 4  
Neighbours Wishing To Speak 0

The objections raised may be summarised as follows:

- This is a conservation area.
- Overlooking.
- The buildings are too high and the windows are out of character.
- Over development
- The building should be restored to its original use.
- The area doesn't need any more flats.

#### Internal /Other Consultations:

- Urban Design & Heritage - No objections.

Date of Site Notice: 15 March 2012

## **2. PLANNING APPRAISAL**

### Site Description and Surroundings:

The site is the flat located in a mixed use area of Golders Green, above 77 Golders Green Road with a commercial use on the ground floor. The property is Grade II listed and falls within the Golders Green Town Centre Conservation Area.

### Proposals:

The application seeks permission for roof extensions at the rear with 4no. rooflights, internal alterations and associated works to facilitate conversion of upper floors into

4no. self contained flats.

### The External Works:

The design of the new hipped roof is similar to recently granted proposals for other such extensions on properties in the road. The proposed roof line would be below that of the existing roof line that can be seen from the main front elevation, and therefore could not be viewed from the main thoroughfare. Whilst it can be viewed from within Golders Green Road, such roof extensions now form part of the character of the street and as such cannot be considered to be harmful to the character and appearance of the Conservation Area.

It was pointed out by the architect on the site visit that the proposed velux window that would overlook the upper floor balcony of the property of No. 75 Golders Green Road could be made frosted, if there were complaints as to overlooking. This was agreed to in an email of 27<sup>th</sup> March 2012.

### The Internal Works:

First floor: The principal works to this floor, involve the creation of a single flat utilizing the existing layout of the floor. A new en suite bathroom is to be created in the current dining room and there will also be the creation of new cupboard and entrance to the flat. A drawing has been provided at scale 1:10 of a internal door, to match the original doors in design but provide half hour fire resistance.

It is proposed to replace the first 3 steps of the first floor staircase to winders. The reason for doing this, which would appear to be an unnecessary change to the fabric of a listed building, is that it is required to form a reasonable lobby into flat 1 without incursion into the front room. The staircases have some architectural merit and they should be preserved and replicated where necessary. It has been confirmed that only the three winding set will be new fabric, and that other original structural elements of the original staircase will be renewed where possible.

Second floor: Whilst much of the existing layout will remain towards the front of this floor, it will be in the existing rear extension where the greatest change will take place, where in order to create flat no. 2 the rear rooms will be sealed off and all partitions removed. A new staircase will be formed to allow access to the new proposed roof extension.

The front rooms on this floor will become flat no. 3 with the rear of the existing bedrooms having an en suite inserted and a new cupboard created at the flats entrance. From within the hallway, a new staircase and flat entrance will be created to allow access to the proposed loft extension, which will become flat 4. The new staircase will replicate the details of the existing newels and banisters, or incorporate them where possible.

Third floor: the existing roof void and proposed rear roof extension will become, to the front of the building flat no. 4 and to the rear, the upper floor of flat no. 2. The new staircase for flat no. 4 will continue on in the same layout as that of the original staircase below. As all walls in these areas are new, the proposed works cannot be considered to be damaging to the significance of a listed building.

In order to obtain light to the room at the front of the building, a skylight and tunnel is proposed, in order to avoid placing a window on the front of the building.

### Planning Considerations:

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

### Policy Considerations

The NPPF has now been adopted. The relevant sections are as follows:

Paragraph 49 of the NPPF states that “Housing applications should be considered in the context of the presumption in favour of sustainable development”.

The government consider that “there are three dimensions to sustainable development: economic, social and environmental. These dimensions give rise to the need for the planning system to perform a number of roles:

- an economic role – ... by ensuring that sufficient land of the right type is available in the right places and at the right time to support growth and innovation
- a social role – ... by providing the supply of housing required to meet the needs of present and future generations; and by creating a high quality built environment
- an environmental role – contributing to protecting and enhancing our natural, built and historic environment ... ”

In paragraph 21, the government encourages the effective use of land by reusing land that has been previously developed (brownfield land).

Paragraph 56 states “the Government attaches great importance to the design of the built environment. Good design is a key aspect of sustainable development, is indivisible from good planning, and should contribute positively to making places better for people”.

It is considered that the application complies with the above sections of the NPPF.

Policy TCR13 of the UDP states that “housing development in and near town centres through conversion and redevelopment of existing buildings and new development will be permitted except on the ground floor of primary and secondary frontage”. The proposal would provide further accommodation in an area well connected with transport and where commodities are easily accessible.

### Impact on Conservation Area and Listed Building

The council's Conservation team have been consulted on the application and have made the following comments:

The new hip roof to the rear extension will match previously approved examples at

number 85, 87, 89 and 91, 93 and 95. The use of materials matching the original bricks and roof tiles will further confirm this protection. It is proposed to match the existing building materials, and as such, cannot be considered harmful to the significance of a heritage asset.

The internal wall fabric of the upperparts of this building will remain largely undisturbed with the existing original skirting and architraves retained where possible. It has been confirmed that all skirting, architraves, cornices and picture rails should be replaced where they are now missing, to match that of the existing like for like, in an email of the 4<sup>th</sup> April 2012 .

There are few original pieces of cornice remain especially in the circulation spaces most affected by alteration.

The existing fireplaces are clearly indicated as being retained in the proposed new layout. Whilst it is acknowledged that the retention of fireplaces are significant, confirmation needs to be provided as to whether it is desired by the applicant to open the fireplaces up, in order to establish whether grates remain insitu, or whether they are to remain sealed during the works and only the fire surround to be refurbished. It was confirmed in an email of the 4<sup>th</sup> April 2012, that the fireplaces will remain sealed and the surrounds re-decorated during the works.

No new external pipework will be required. The existing pipes will be used to connect to any new internal soil and waste connections. The running of all new pipework should be clearly indicated on the plans, indicating where it runs into the existing pipework. Such plans were provided on the 24<sup>th</sup> April 2012. The new pipework is acceptable as it is not damaging to the significance of a heritage asset.

Any new ventilation outlets required for the bathrooms shall be terminated in brick vents cut neatly into the rear external walls or terminated in tile vents in locations not seen from the ground. Locations of the vents should be detailed on the plans and details should be provided of the proposed tile vents. Such plans were provided on the 24<sup>th</sup> April 2012. The location of vents are acceptable as it cannot be considered damaging to the significance of a heritage asset.

Whilst it is appreciated that there is no intention to undertake works to any windows, the possibility of them being repainted should be taken into consideration by the applicant. Such works would help to improve the character and appearance of a listed building and would make a positive contribution to a heritage asset. It was confirmed that it is intended to re-decorate the windows and that they will be properly stripped and painted in white oil paint over primer in an email of the 4<sup>th</sup> April 2012.

It is considered that the alterations are acceptable.

#### Impact on Neighbouring Amenity

Several properties have constructed similar extensions as the proposed to assist conversions to flats and were not considered to cause any loss of amenity. This scene is also considered to be acceptable in this respect as well. There are some concerns that the balcony of 75 Golders Green Road would be overlooked by the rooflight on the side elevation. A condition has been attached to ensure that this is



frosted.

### Layout

Although the internal layouts of the flats do not depict 'like above like' in terms of the rooms, the submitted drawings note that the soundproofing will be 3 decibels above normal building regulations. It is therefore considered that no harm to the proposed flats will be caused by the development. There are no be changes to the first floor rear windows and a new side entrance door to flat A which are considered to be acceptable. Other than these, no other external changes are proposed.

The room standards are slightly lower than would normally be found acceptable in London Plan policy 3.5, however, considering there is an additional storage and laundry room, the sustainable location and the building is listed (meaning further extension would not be possible), the application is considered to be acceptable on this occasion. The refurbishment works done to the building are also considered to be a benefit to the scheme as a whole.

### Amenity Space

Although the application does not contain any amenity space for the proposed new units, it is considered that as the site is situated within close proximity to the shops and amenities within the local area, there will not be a negative effect on the future occupants of the property in this respect. It is also noted that the existing flats in the same row do not have any amenity space either.

### Refuse

Details of refuse storage have not been submitted with the application, so a condition has been recommended that seeks to ensure that these are provided and approved before works are commenced.

### Parking

No additional parking spaces are provided by the application. However, as the site is located within a Controlled Parking Zone (CPZ), close to the town centre, and close to amenities and public transport links, the application is considered to be acceptable in terms of parking provision and other highways issues. The appeal Inspector at 14 Golders Way dismissed the appeal on the grounds that the applicant had not provided an agreement stating that the development would be car free. A condition has therefore been recommended to ensure that the agreement is forthcoming following the grant of planning permission.

### Contributions

No education contributions are required under Policy CS8 of the Adopted UDP.

Under Policy CS2 of the Adopted UDP (2006) the application is subject to a condition which seeks to secure the provision of community and religious facilities. A contribution is sought for the provision of library services in the borough in line with

the council's Supplementary Planning Document on Contributions to Library Services.

Under Policy CS13 of the Adopted UDP (2006) the application is subject to a condition which seeks to secure the provision of health and social care facilities. A contribution is sought for the provision of healthcare services in the borough in line with the council's Supplementary Planning Document on Contributions to Health and Social Care.

The payment of a financial obligation towards the costs of undertaking the work relating to securing the planning obligations is required in line with the Supplementary Planning Document for Planning Obligations.

### **3. COMMENTS ON GROUNDS OF OBJECTIONS**

The planning grounds of objection have been discussed 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.

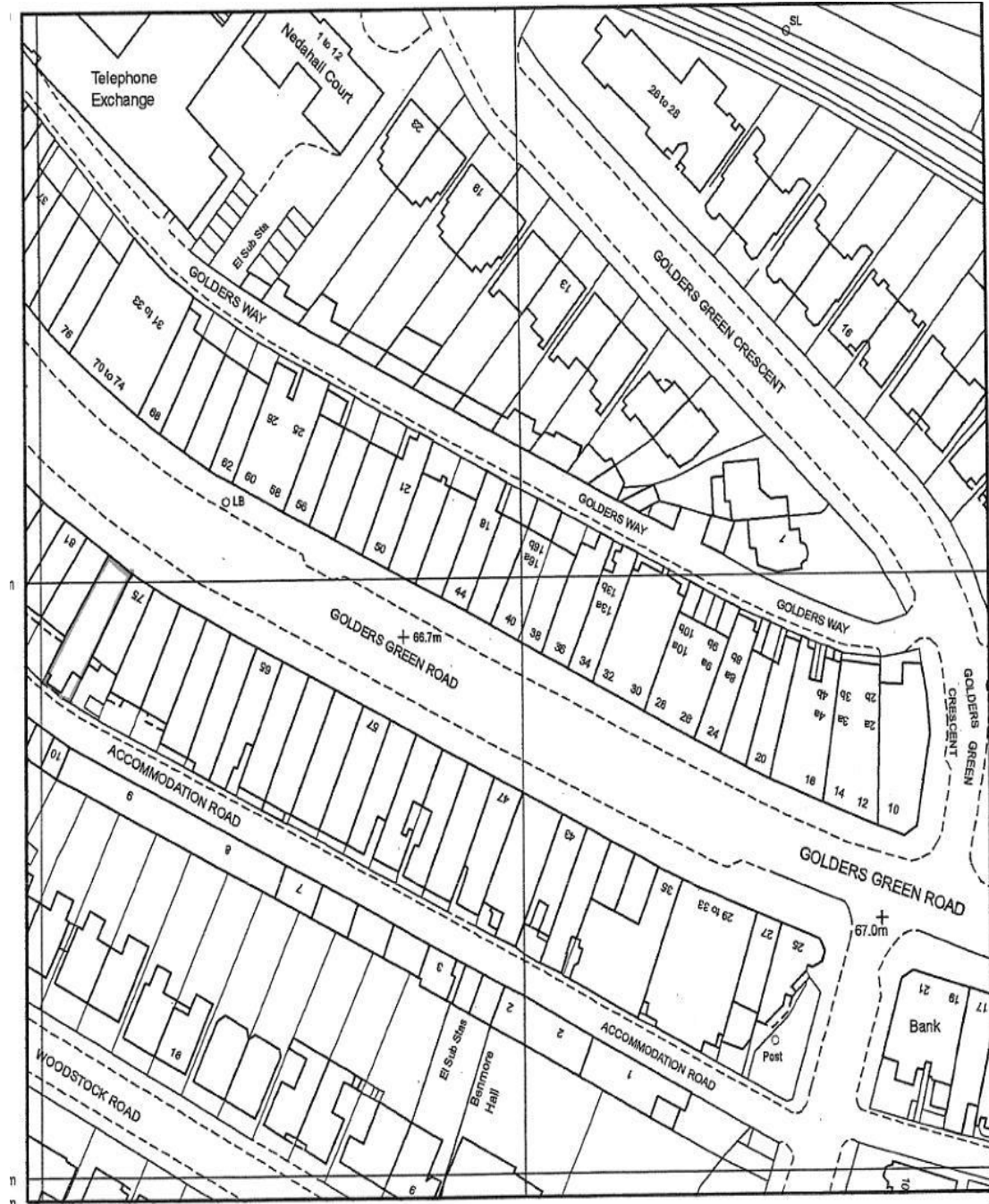
### **5. CONCLUSION**

Having taken all material considerations into account, it is considered that subject to compliance with the attached conditions the proposal would be in accordance with the Council's policies and guidelines, would preserve or enhance the character of the conservation area, the special architectural interest of the listed building and would not cause unacceptable harm to the amenities of the area.

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

**SITE LOCATION PLAN: 77 Golders Green Road, London, NW11 8EN**

**REFERENCE: F/00900/12**



Reproduced by permission of Ordnance Survey on behalf of HMSO. © Crown copyright and database right 2012. All rights reserved. Ordnance Survey Licence number LA100017674.