

LOCATION: Devoran, Lime Grove, London, N20 8PU

REFERENCE: B/00311/12

Received: 25 January 2012

Accepted: 02 February 2012

WARD(S): Totteridge

Expiry: 29 March 2012

Final Revisions:

APPLICANT: Mr Patel

PROPOSAL: Alterations to existing rear dormer window and installation of rooflights on front roofslope. Installation of roof lights on existing terrace area and two sets of double doors on the rear elevation at basement level. Relocation of staircase to existing rear terrace area and the installation of two sets of steps to basement level. Rendering of the property, replacement of existing white UPVc windows and doors with aluminium framed windows and doors, and the replacement of the existing concrete roof tiles.

RECOMMENDATION: APPROVE SUBJECT TO CONDITIONS

1. The development hereby permitted shall be carried out in accordance with the following approved plans:
Location Plan & Block Plan (Received 28.05.2012); Drawing No. AK/07B (Received 28.05.2012); Drawing No. AK/02B revised (Received 28.05.2012); The Rooflight Company brochure - The Conservation Rooflight dated December 2011 (Received 28.05.2012).

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. Notwithstanding the details on Drawing No. AK/02B revised (Received 28.05.2012), before the development hereby permitted commences, details of the materials to be used for the external surfaces of the building(s) and hard surfaced areas shall be submitted to and approved in writing by the Local Planning Authority. The development shall be implemented in accordance with such details as approved.

Reason:

To safeguard the visual amenities of the locality.

4. Before this development is commenced, details of the levels of the building(s), road(s) and footpath(s) in relation to adjoining land and highway(s) and any other changes proposed in the levels of the site shall be submitted to and approved in writing by the Local Planning Authority. The development shall be implemented in accordance with such details as approved.

Reason:

To ensure that the work is carried out at suitable levels in relation to the highway and adjoining land having regard to drainage, gradient of access and the amenities of adjoining occupiers and the health of any trees on the site.

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. Any materials, spoil or machinery to be used in the construction of the development hereby approved shall be stored on the existing hardstanding only.

Reason:

To safeguard the health of the protected trees.

7. 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 on other days.

Reason:

To ensure that the proposed development does not prejudice 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, GBEnv4, D1, D2, D4, D5, D13, H27 and HC1.

Supplementary Design Guidance Note 5: Extensions to Houses.

Supplementary Design Guidance Note 6: The Replacement of Windows and Doors.

Core Strategy (Examination in Public version) 2012: Relevant policies: CS NPPF, CS5.

Development Management Policies (Examination in Public version)2012: Relevant Policies: DM01 and DM06.

- ii) The proposal is acceptable for the following reason(s): -

- The proposal is considered to be acceptable in terms of its impact on the application site the general locality and the amenities of neighbouring residents. The proposal would preserve the character and appearance of this part of the Totteridge Conservation Area and accords with council policy and guidance.

2. Trees at and adjacent to this site are included within a Tree Preservation Order. This permission confers no rights for any work to be undertaken to the tree(s) that are included in the Tree Preservation Order. If any treatment is proposed an application would be required in accordance with the tree preservation legislation, which should be accompanied by a BS5837 tree survey. You are reminded that damaging, or causing or permitting damage to, a protected tree is a criminal offence that may carry a heavy penalty and appropriate precautions should be taken to ensure that no damage is caused during development works.

1. MATERIAL CONSIDERATIONS

National Planning Policy Framework

The Mayor's London Plan: July 2011

Relevant Unitary Development Plan Policies:

GBEnv1, GBEnv2, GBEnv4, D1, D2, D4, D5, D13, H27 and HC1. Supplementary Design Guidance Note 5: Extensions to Houses. Supplementary Design Guidance Note 6: The Replacement of Windows and Doors.

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: 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 and DM06.

Relevant Planning History:

Site Address:	DEVORAN LIME GROVE LONDON N20 8PU
Application Number:	N04691W/01
Application Type:	Full Application
Decision:	Refuse
Decision Date:	10/08/2001

Appeal Decision: No Appeal Decision Applies
Appeal Decision Date: No Appeal Decision Date exists
Proposal: **Replacement of retaining wall increase height of fence to 1.8m and landscaping and alterations to ground level of rear garden space.**
Case Officer: Cathy Munonyedi

Site Address: DEVORAN LIME GROVE LONDON N20 8PU
Application Number: N04691V/00
Application Type: Section 192
Decision: Lawful Development
Decision Date: 04/07/2000
Appeal Decision: No Appeal Decision Applies
Appeal Decision Date: No Appeal Decision Date exists
Proposal: **Replacement of existing, doors and windows with double glazed doors and windows.**
Case Officer: Cathy Munonyedi

Site Address: Devoran' Lime Grove LONDON N20
Application Number: N04691U
Application Type: Full Application
Decision: Refuse
Decision Date: 18/10/1999
Appeal Decision: No Appeal Decision Applies
Appeal Decision Date: No Appeal Decision Date exists
Proposal: **Ground floor/lower ground floor side/rearextension.**
Case Officer:

Site Address: Devoran' Lime Grove LONDON N20
Application Number: N04691T
Application Type: Full Application
Decision: Refuse
Decision Date: 27/09/1999
Appeal Decision: No Appeal Decision Applies
Appeal Decision Date: No Appeal Decision Date exists
Proposal: **Erection of single storey front extension to provide porch, plus erection of rearextension.**
Case Officer:

Site Address: Devoran Lime Grove LONDON N20
Application Number: N04691S
Application Type: Full Application
Decision: Refuse
Decision Date: 18/10/1999
Appeal Decision: No Appeal Decision Applies
Appeal Decision Date: No Appeal Decision Date exists
Proposal: **Reduction in ground level and alterations at rear to provide three windows to lower ground level and erection of a retaining wall.**
Case Officer:

Site Address: Devoran Lime Grove LONDON N20
Application Number: N04691R
Application Type: Full Application
Decision: Refuse
Decision Date: 23/03/1999
Appeal Decision: No Appeal Decision Applies
Appeal Decision Date: No Appeal Decision Date exists
Proposal: **Enlarged roof incorporating extensions to front and rear. Single storey front porch extension. Single storey rear extension to form conservatory and terrace, plus elevational changes.**
Case Officer:

Site Address: Devoran Lime Grove LONDON N20
Application Number: N04691Q
Application Type: Full Application
Decision: Refuse
Decision Date: 14/10/1998
Appeal Decision: No Appeal Decision Applies
Appeal Decision Date: No Appeal Decision Date exists
Proposal: **Alterations to roof to include raising of ridge and first floor front extension, single storey rear extension to form a conservatory and terrace and elevational alterations.**

Case Officer:

Site Address: Devoran Lime Grove LONDON N20
Application Number: N04691P
Application Type: Retention/ Contin. Use
Decision: Approve with conditions
Decision Date: 07/09/1993
Appeal Decision: No Appeal Decision Applies
Appeal Decision Date: No Appeal Decision Date exists
Proposal: **Retention of dwelling as built and completion in accordance with submitted plans.**

Case Officer:

Site Address: Devoran Lime Grove LONDON N20
Application Number: N04691N
Application Type: Full Application
Decision: Approve with conditions
Decision Date: 27/10/1992
Appeal Decision: No Appeal Decision Applies
Appeal Decision Date: No Appeal Decision Date exists
Proposal: **Retention of dwelling as built and completion in accordance with submitted plans.**

Case Officer:

Site Address: Devoran Lime Grove LONDON N20
Application Number: N04691L
Application Type: Details Application
Decision: Approve
Decision Date: 12/05/1992
Appeal Decision: No Appeal Decision Applies
Appeal Decision Date: No Appeal Decision Date exists
Proposal: **Submissions of roof tile pursuant to condition 2 of planning permission N04691K granted 12/11/91.**

Case Officer:

Site Address: Devoran Lime Grove LONDON N20
Application Number: N04691K
Application Type: Full Application
Decision: Approve with conditions
Decision Date: 12/11/1991
Appeal Decision: No Appeal Decision Applies
Appeal Decision Date: No Appeal Decision Date exists
Proposal: **Rebuilding of detached house in accordance with design and elevations approved under N04691G dated 21.5.91.**

Case Officer:

Site Address: Devoran Lime Grove LONDON N20
Application Number: N04691J
Application Type: Listed Building Consent
Decision: Approve with conditions
Decision Date: 12/11/1991
Appeal Decision: No Appeal Decision Applies

Appeal Decision Date: No Appeal Decision Date exists
Proposal: **Demolition of remaining part of an unlisted building in a Conservation Area. (ConservationArea Consent).**

Case Officer:

Site Address: Devoran Lime Grove LONDON N20
Application Number: N04691H
Application Type: Listed Building Consent
Decision: Approve with conditions
Decision Date: 21/05/1991
Appeal Decision: No Appeal Decision Applies
Appeal Decision Date: No Appeal Decision Date exists
Proposal: **Part demolition of existing building. (CONSERVATION AREA CONSENT)**

Case Officer:

Site Address: Devoran Lime Grove LONDON N20
Application Number: N04691G
Application Type: Full Application
Decision: Approve with conditions
Decision Date: 21/05/1991
Appeal Decision: No Appeal Decision Applies
Appeal Decision Date: No Appeal Decision Date exists
Proposal: **Alterations to roof including rear dormer window to provide additional accommodation at first floor. Rear extensions at ground and basement level, creation of basement level accommodation. Single storey front e**

Case Officer:

Site Address: Devoran Lime Grove LONDON N20
Application Number: N04691F
Application Type: Full Application
Decision: Refuse
Decision Date: 08/05/1990
Appeal Decision: No Appeal Decision Applies
Appeal Decision Date: No Appeal Decision Date exists
Proposal: **Raising height of roof and extension of roof on rear.**

Case Officer:

Site Address: Devoran Lime Grove LONDON N20
Application Number: N04691E
Application Type: Full Application
Decision: Withdrawn
Decision Date: 11/09/1990
Appeal Decision: No Appeal Decision Applies
Appeal Decision Date: No Appeal Decision Date exists
Proposal: **Side and rear extension at basement and ground floor level.(AMENDED PLANS)**

Case Officer:

Site Address: Devoran Lime Grove LONDON N20
Application Number: N04691D
Application Type: Full Application
Decision: Refuse
Decision Date: 18/07/1989
Appeal Decision: No Appeal Decision Applies
Appeal Decision Date: No Appeal Decision Date exists
Proposal: **Side and rear extensions at basement and ground floor level, raising height of existing roof, and roof extensions at rear.**

Case Officer:

Site Address: 'Devoran' Lime Grove N20
Application Number: N04691C
Application Type: Full Application
Decision: Approve with conditions
Decision Date: 23/11/1983
Appeal Decision: No Appeal Decision Applies
Appeal Decision Date: No Appeal Decision Date exists
Proposal: **Single-storey side and extension and basement and single-storey side extension**
Case Officer:

Site Address: 'Devoran' Lime Grove N20
Application Number: N04691B
Application Type: Full Application
Decision: Approve with conditions
Decision Date: 12/08/1981
Appeal Decision: No Appeal Decision Applies
Appeal Decision Date: No Appeal Decision Date exists
Proposal: **Single storey side and rear extension and single storey side extension**
Case Officer:

Site Address: Devoran Lime Grove N20
Application Number: N04691A
Application Type: Full Application
Decision: Refuse
Decision Date: 05/12/1979
Appeal Decision: No Appeal Decision Applies
Appeal Decision Date: No Appeal Decision Date exists
Proposal: **Two-storey side extension, single-storey side extension with basement to provide garden store and solarium**
Case Officer:

Site Address: Devoran Lime Grove; Totteridge Village N20
Application Number: N04691
Application Type: Full Application
Decision: Approve with conditions
Decision Date: 18/12/1974
Appeal Decision: No Appeal Decision Applies
Appeal Decision Date: No Appeal Decision Date exists
Proposal: **Double garage.**
Case Officer:

Consultations and Views Expressed:

Neighbours Consulted: 13 Replies: 7
Neighbours Wishing To Speak 0

The objections raised may be summarised as follows:

- Excessive development to a site which has already been substantially developed.
- The extensions, by reason of their size, scale and appearance, would be out of keeping with the existing dwelling and detrimental to the character and appearance of the Conservation Area and the Area of Special Character.
- The previous re-building of the property caused problems for the residents of Lime Grove.
- The previous re-building of the property caused damage to properties on Lime Grove.
- At the Committee Meeting in 1991, a Councillor said "Not an extra window and not another door or any deviation from the footprints of the plan would be permitted."
- Impact on traffic, access and parking on this private unadopted and narrow road.

- The application site has previously been closed down by the Council and HSE.
- Concern that the replacement of the existing roof tiles with "slate effect tiles" is unnecessary and out of keeping with the appearance of the neighbouring properties.
- Noise and disturbance as a result of an increased number of residents.
- Loss of light.
- Overlooking and loss of privacy.
- "The extension will be right on top of our border."
- The property is in disrepair due to the negligence of the current owners.
- "The owners have had multiple attempts at changing this property, all of which are not in keeping with the local community. This seems like another attempt."
- Concern regarding the size, bulk, siting and appearance of the proposed extensions.
- Visually obtrusive.
- Concern that there has been some misunderstanding about the ownership of the property and that ownership has remained within the same family.
- There have been previous refusals on this site.
- Previous works to this property caused significant damage to the neighbouring property due to negligence.
- An Enforcement Notice was issued in June 2002 "ordering that construction work at Devoran be stopped due to the many infringements of the Town & Country Planning Act 1990.
- The installation of the doors on the rear elevation would require cutting into the 300mm thick steel reinforced, concrete wall that forms part of the retaining contiguous piled wall alongside Prestwood, which was designed to protect the neighbouring property and prevent further slippage.
- Concern regarding the removal of additional soil and subsequent impact on land at Prestwood.
- Concern that the drawings do not show the significant difference in ground levels between the site at Devoran and that at Prestwood.
- The existing dwelling is already significantly larger than the original bungalow.
- Overbearing.

Internal /Other Consultations:

Urban Design and Heritage Team

The majority of the requested amendments have been made.
Concern regarding the use of rooflights on the front roofslope.

Conservation Area Advisory Committee (CAAC)

Design appears overbearing and dominant and would adversely affect the modest street scene. Triangular dormers are unbalanced and the eastern dormer sits uncomfortably in the roof space available giving a discordant and cramped appearance. The east and west elevations appear very bulky due the proposed hall extension.

Trees and Landscape Team

No objection, subject to one condition and an informative.

Date of Site Notice: 09 February 2012

2. PLANNING APPRAISAL

Site Description and Surroundings:

This application relates to a detached bungalow located at the northern end of Lime Grove, a cul-de-sac which extends in a northerly direction from Totteridge Lane. This site is located within the Totteridge Conservation Area (Area 3: Totteridge Village). The Totteridge Conservation Area Character Appraisal describes Lime Grove as follows: "*Lime Grove at north of the Village is a narrow leafy lane of mainly chalet type bungalows of mediocre design.*" The application property was constructed in the 1990s and is of a more modern style than the other properties along Lime Grove.

The site at No.14 Priory Close abuts the southern (front) boundary of the application site and the gardens at No.s 6 - 12 Priory Close abut the eastern (side) boundary.

The rear garden is raised above basement level and is therefore accessed via a set of steps from the lower rear patio area. To the rear of the property there is a single-storey basement extension, the roof of which is used as a terrace. Access to the rear garden from this terrace is via a set of brick steps adjacent to the boundary with Prestwood.

The ground level of the application site is lower than that of the neighbouring site (Prestwood).

There are 2 TPO protected Oak trees adjacent to the sites eastern boundary. One is located within the rear garden of No.10 Priory Close (Tree Number T35) and the other within the rear garden of No.12 (Tree Number T37). There is another Oak tree within the rear garden of the application site which, although it appears to be dead, is still included in a Tree Preservation Order.

Proposal:

Alterations to existing rear dormer window and installation of rooflights on front roofslope. Installation of roof lights on existing terrace area and two sets of double doors on the rear elevation at basement level. Relocation of staircase to existing rear terrace area and the installation of two sets of steps to basement level. Rendering of the property, replacement of existing white UPVc windows and doors with aluminium framed windows and doors, and the replacement of the existing roof tiles.

Significant amendments have been made during the course of this application, in order to address the Council's concerns regarding the size, design and visual impact of the proposed works. The amendments are as follows:

- The removal of the proposed front extension;
- The removal of the proposed triangular dormer windows from the front roofslope;
- The removal of the proposed rear dormer window from this application and the incorporation of proposals to alter the existing rear dormer window.

As such, the current proposal does not involve any enlargement of the current footprint of the building or any increase in the bulk of the building.

Planning Considerations:

Alterations to existing rear dormer window and installation of rooflights on front roofslope;

This proposal involves the installation of two conservation style rooflights (each measuring 1.333m long and 0.717m wide) on the front roofslope; the removal of the pitched roofs from the existing rear dormer; and alterations to the centre of this dormer to create an inverted section.

Due to their size and siting, and considering the existing rooflight to the front of the dwelling, this proposal is not considered to have a detrimental impact on the character or appearance of the application property / general streetscene and is considered to preserve the character and appearance of this part of the Totteridge Conservation Area.

The alterations to the rear dormer are considered to improve its design and appearance and therefore preserve the character and appearance of the application property, the general locality and this part of the Totteridge Conservation Area.

Notwithstanding the materials details given on the submitted plans, a condition has been imposed requiring the submission of details of the materials for the rear dormer for consideration by the Local Planning Authority.

Due to the size and orientation of the rooflights and considering the existing rear dormer window, this proposal is not considered to have a detrimental impact on the amenities of the neighbouring occupiers in terms of overbearing, loss of light, loss of outlook, overlooking or loss of privacy.

Installation of roof lights on existing terrace area and two sets of double doors on the rear elevation at basement level;

Three 1m x 2m rooflights would be installed on the roof of the existing basement extension, which is used as a terrace area. These rooflights would sit flush with the flat roof so as not to restrict the use of this area. Two sets of aluminium framed, glazed double doors are also proposed on the rear elevation of the basement extension.

Due to the siting of the proposed rooflights and the design and siting of the proposed double doors, this proposal is considered to preserve the character and appearance of the application property, the general locality and this part of the Totteridge Conservation Area.

Due to the size, siting and orientation of the rooflights and glazed doors and considering the existing rear dormer window, this proposal is not considered to have a detrimental impact on the amenities of the neighbouring occupiers in terms of overlooking or loss of privacy.

Relocation of staircase to existing rear terrace area and the installation of two sets of steps to basement level;

The existing brick staircase adjacent to the western boundary would be removed and replaced with a central timber staircase to the rear of this extension (between the 2 new sets of double doors), providing direct access from the existing terrace area to the rear garden. Minor excavation works would also be

carried out to the rear of the basement extension in order to provide 3 - 4 steps from basement level up to the rear garden.

Due to the size and siting of the stairwell and steps, and considering that the ground level of the application site is lower than the neighbouring site at Prestwood, this proposal is not considered to have a detrimental impact on the amenities of the neighbouring occupiers in terms of overbearing, loss of light or loss of outlook.

Due to the size and siting of the stairwell and steps and considering the existing raised terrace area, this proposal is not considered to have a detrimental impact on the amenities of the neighbouring occupiers in terms of overlooking or loss of privacy.

This proposal is considered to preserve the character and appearance of this part of the Totteridge Conservation Area.

Rendering of the property, replacement of existing white UPVc windows and doors with aluminium framed windows and doors, and the replacement of the existing concrete roof tiles;

Due to the mixture of red brick and render along Lime Grove, the principle of rendering of the application property is acceptable and is considered to enhance the character and appearance of the application property and this part of the Totteridge Conservation Area.

As this property is located within the conservation Area, the removal of the existing UPVc windows is welcomed. The proposed use of aluminium framed windows on this property is considered to enhance the character and appearance of the application property and this part of the Totteridge Conservation Area.

Notwithstanding the materials details given on the submitted plans, a condition has been imposed requiring the submission of details of the proposed materials for consideration by the Local Planning Authority.

3. COMMENTS ON GROUNDS OF OBJECTIONS

Many of the objections have been addressed in the above report.

- The proposed extensions and alterations have been reduced significantly. The proposed works are not considered to be excessive or visually obtrusive.
- Potential damage to neighbouring properties is not a material planning consideration and therefore proposals cannot be refused on these grounds. Structural implications, subsidence, etc are dealt with under Building Regulations.
- Each application is assessed on its own merits. Comments made at a Committee Meeting 20 years ago should not be used to pre-judge this current application.
- The proposed works are not considered to have a detrimental impact on traffic, access or parking.
- The previous closure of this site by the Council and HSE is not a material planning consideration in the determination of this application.
- Notwithstanding the details on the submitted application form and plans, a condition has been imposed requiring the submission of materials details.
- The number of inhabitants within this single household is not a material planning

- consideration in the determination of this application. Planning permission would be required for the conversion of this property into flats. The proposed alterations are not considered to result in increased noise and disturbance.
- The cause of any disrepair is not a material planning consideration.
- Each case is assessed on its own merits and therefore the number of previous applications does not have any bearing on this current application.
- The relationship of the current owners to the previous owners of this property is not a material planning consideration in the determination of this application.
- The majority of refusals on this site have been for other works and extensions. The refusal of the proposal to provide windows at basement level was in October 1999 (Ref. N04691S). This scheme was different to that currently proposed and was assessed under old policy and guidance.
- Any future breach of planning control is carried out at the applicants own risk and may be subject to further enforcement action.
- The difference in ground levels between Devoran and Prestwood were noted on site and are not considered to have any bearing on the determination of this current planning application. The agent has also amended the plans to show the difference in ground levels.

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

The proposal is considered to be acceptable in terms of its impact on the application site, the general streetscene, the Totteridge Conservation Area and the amenities of neighbouring residents. The proposal accords with council policy and guidance and the application is subsequently recommended for **approval** subject to conditions.

