

Location **7 Horseshoe Lane London N20 8NJ**

Reference: **17/5324/RCU** Received: 15th August 2017
Accepted: 29th August 2017

Ward: Totteridge Expiry 24th October 2017

Applicant: Mrs Melvin Robinson

Proposal: Erection of a television aerial (Retrospective application)

Recommendation: Approve subject to conditions

AND the Committee grants delegated authority to the Head of Development Management or Head of Strategic Planning to make any minor alterations, additions or deletions to the recommended conditions/obligations or reasons for refusal as set out in this report and addendum provided this authority shall be exercised after consultation with the Chairman (or in his absence the Vice- Chairman) of the Committee (who may request that such alterations, additions or deletions be first approved by the Committee)

- 1 The development hereby permitted shall be maintained in accordance with the following approved plans: Cover letter dated 23.8.2017, Site location plan, Block plan and letter dated 8.8.2017.

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).

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. A pre-application advice service is also offered. 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 at the northern end of Horseshoe Lane and is the last plot along Horseshoe Lane, which continues north as a footpath beyond the application site. The site contains a recently constructed bungalow with rooms in the roofspace.

Horseshoe Lane contains only of a small number of dwellings, with the layout generally comprising pairs of dwellings in relatively close proximity, with larger gaps between the pairs. For example, Nos. 1 and 3 are approximately 16 metres apart, Nos. 5 and 7 approximately 13 metres apart. However, Nos. 3 and 5 are approximately 47 metres apart. Similarly, Nos. 2 and 4 are over 70 metres apart. This spacing between properties and the different form of the properties (a mixture of bungalows, and two storey dwellings) ensures that Horseshoe Lane retains a spacious and rural feel.

2. Site History

Reference: 16/2448/S73

Address: 7 Horseshoe Lane, London, N20 8NJ

Decision: Refused

Decision Date: 26 July 2016

Description: Variation to condition 1 (Plans) pursuant to planning permission B/05539/14 dated 08/12/14 for "Demolition of existing dwelling and detached garage. Erection of single storey family dwelling, including basement level and rooms in roof space. Hard and soft landscaping". Variations include changes to window, rooflight and door positions, addition of PV panels and variations to landscaping.

Reference: B/05539/14

Address: 7 Horseshoe Lane, London, N20 8NJ

Decision: Approved subject to conditions

Decision Date: 8 December 2014

Description: Demolition of existing dwelling and detached garage. Erection of single storey family dwelling, including basement level and rooms in roof space. Hard and soft landscaping

Reference: B/02926/14

Address: 7 Horseshoe Lane, London, N20 8NJ

Decision: Approved subject to conditions

Decision Date: 8 September 2014

Description: Demolition of existing dwelling and detached garage. Erection of single storey family dwelling, including basement level and rooms in roof space. Hard and soft landscaping

Reference: B/05763/13

Address: 7 Horseshoe Lane, London, N20 8NJ

Decision: Refused

Decision Date: 21 March 2014

Description: Demolition of existing dwelling and erection of single storey family dwelling, including basement level and rooms in roof space. Hard and soft landscaping and refuse.

Reference: B/02498/12

Address: 7 Horseshoe Lane, London, N20 8NJ

Decision: Approved subject to conditions

Decision Date: 16 November 2012

Description: Demolition of existing bungalow and garage and construction of replacement dormer bungalow with integral garage.

Reference: B/02497/12

Address: 7 Horseshoe Lane, London, N20 8NJ

Decision: Approved subject to conditions

Decision Date: 16 November 2012

Description: Demolition of existing bungalow and garage and construction of replacement dormer bungalow with integral garage.

3. Proposal

This application seeks retrospective planning permission for the erection of a television aerial. The existing television aerial has a height of approximately 274 centimetres. The television aerial is installed on the flat roof of the application property.

4. Public Consultation

7 consultation letters were sent to neighbouring properties. 6 objections have been received.

The objections received can be summarised as follows:

- The aerial is too excessive in size and height.
- It is conspicuous as it is located on the flat roof of the house.
- Out of character.
- It does not comply with Residential Design Guidance.
- It causes adverse visual impact to the surrounding area.

Totteridge Conservation Area Advisory Committee: Comments to be reported in the addendum to this committee report.

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 Governments 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 2016 (MALP)

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 2050. 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

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. Policy DM06 stipulates that all development must have regard to the local historic context and Development proposals must preserve or enhance the character and appearance of Barnet's Conservation Areas.

Supplementary Planning Documents

Residential Design Guidance SPD (adopted 2016)

- 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. The SPD 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.

Sustainable Design and Construction SPD (adopted October 2016)

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

Totteridge Conservation Area Character Appraisal Statement Adopted (May 2008)

5.2 Main issues for consideration

The main issues for consideration are whether the installation of television aerial preserves or enhances the character and appearance of this part of the conservation area, and whether it would adversely impact the amenities of occupiers of adjoining residential properties

5.3 Assessment of proposals

Class H of the General Permitted Development Order 2015 (as amended) sets out that subject to meeting specific restrictions, antennas on dwellinghouses benefit from permitted development rights and therefore do not require express planning permission. However in

this instance the proposal would not be lawful under Class H as it would exceed 100 centimetres in length, and exceed the highest part of the roof. Therefore, an application for express planning permission has been submitted and the development falls to be assessed against the policies in the Development Plan.

The covering letter from the applicant explains that the height of the aerial is similar to that which existed on the original house, and this suggestion has been ratified with photographs of the previous aerial. Furthermore, the height is the minimum necessary to receive a satisfactory television signal. It is acknowledged by officers that the aerial is visible from the surrounding area. However, aerials are found on neighbouring buildings and are not an uncommon feature in the area.

The Totteridge Conservation Area Character appraisal identifies 'views to descending open countryside of the Dollis Brook from Horseshoe Lane' as being amongst the most notable views and vistas. It is noted that the diameter of the aerial is minimal, and therefore is considered by officers to maintain these views and vistas. The television aerial is not considered to detract from the semi-rural character and appearance of this part of Horseshoe Lane.

It is considered that the height and design of the development would not detract the open and rural character of this narrow site, and would preserve the character and appearance of this part of the Totteridge Conservation Area. Therefore, the development does not conflict with Policy DM06.

Whilst the aerial is visible from No.5 Horseshoe Lane, the diameter of the aerial is minimal and it is set a significant distance from this neighbouring property. The television aerial is not considered to prejudice the amenities of the occupiers of adjoining residential properties.

Taking this into consideration, the development is not considered to result in unacceptable levels of harm to the visual or residential amenity of either neighbouring occupiers in accordance with Policy DM01 of the Development Management Policies DPD.

5.4 Response to Public Consultation

Addressed in the appraisal above.

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

The proposal is considered to preserve the character and appearance of this part of the Totteridge Conservation Area and is therefore recommended for approval.

