

Location	8C And 9A Accommodation Road Golders Green London NW11 8ED	
Reference:	17/3613/FUL	Received: 6th June 2017 Accepted: 14th June 2017
Ward:	Childs Hill	Expiry 9th August 2017
Applicant:	Mr D Grunberg	
Proposal:	Extension to roof including 5no new dormer windows across front roof slope of both properties and replacement of 1no rooflight to the rear roof slope of 8C Accommodation Road and associated alterations to elevations	

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 carried out in accordance with the following approved plans: site location plan, drawing number 357/1, 357/2 REV A (Received 15/09/2017)

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
 - a) No development other than demolition works shall take place until details of the materials to be used for the external surfaces of the building(s) and hard surfaced areas hereby approved have been submitted to and approved in writing by the Local Planning Authority.
 - b) The development shall thereafter be implemented in accordance with the materials as approved under this condition.

Reason: To safeguard the character and visual amenities of the site and wider area and to ensure that the building is constructed in accordance with Policies CS NPPF and CS1 of the Local Plan Core Strategy (adopted September 2012), Policy DM01 of the Development Management Policies DPD (adopted September 2012) and Policies 1.1, 7.4, 7.5 and 7.6 of the London Plan 2016.

- 4 Notwithstanding the details shown on the hereby approved drawings, the PROPOSED rooflight to the rear facing Woodstock Road hereby approved shall be of a "conservation" type (with central, vertical glazing bar), set flush in the roof. The rooflights shall be obscure glazed and remain fixed shut.

Reason: To safeguard the character and appearance of the Conservation Area in accordance with policy DM06 of the Development Management Policies DPD (adopted September 2012).

Informative(s):

- 1 In accordance with paragraphs 186-187, 188-195 and 196-198 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 southern side of Accommodation Road, which is an access/service Road within Golders Green Town Centre Conservation Area.

The application site is B1 office use. Accommodation Road serves the rear of properties in Golders Green Road and currently consists of a row of terraced offices ranging from 1.5 to 3 storeys and some residential buildings. The properties on Accommodation Road back onto the rear of the properties located on Woodstock Road.

This building is not statutory listed or not locally listed.

A number of properties on Accommodation Road already have front dormers.

2. Site History

N/A

3. Proposal

Extension to roof including 5no new dormer window across front roof slope of both properties and replacement of 1no roof light to the rear roof slope of 8c Accommodation Road and associated alterations to elevations.

The proposal was previously for 4 larger dormers which have now been amended to 5 smaller dormers. (neighbours have been re-consulted)

Roof to 8c Accommodation Road where dormer 1 and 2 will be positioned, measuring approximately 2.1 metres in width each measuring 1.9 metres in height and 1.6 metres in depth.

Roof to 9A Accommodation Road from left to right dormer 1 would measure 2.4 metres in width measuring approximately 1.7 metres in height and 1.6 metres in depth. Dormer 4 and 5 will measure 2.2 metres in width, 1.7 metres in height and 1.6 metres in depth.

The dormers will have a gap of 0.5 between them and the dormers will not raise the roof height.

The rooflight to the rear will measure 0.5m X 0.7m

No change of use is proposed. However, the development would create 70m² of additional floor space for B1 office use ancillary to the main use.

The proposed dormers would be clad in zinc with grey metal frame windows.

4. Public Consultation

Consultation letters were sent to 136 neighbouring properties.

15 responses have been received, comprising 15 letters of objection in response to the first round of consultation.

The objections received can be summarised as follows:

- Overlooking

- Principle of development
- Overdevelopment
- Change of character
- Loss of original purpose small offices
- Site intensification
- Infringes on the neighbours
- Rubbish discarded
- Set precedent
- Overbearing
- Loss of amenity and privacy
- Proposal is bulky and will disturb the harmony and legal status of the Conservation Area
- Added noise
- Encroach on quiet enjoyment of garden and loss of privacy
- Curb damage
- Parking shortage
- Loss of light
- Blocking of Road with vans and skips
- Overbuilding for commercial or private gain
- Garden level difference

There have been some concerns raised with regards to the legitimacy of the objections received. This has been investigated and even though it is thought not all objections are of genuine submission, it is considered 5 or more might be.

Amended plans were sent out for re-consultation and 6 more responses were received comprising 6 letters of objection. The objections include some of the points raised above and as per the following:

- Conflict factor in our peaceful neighbourhood.
- Height of the building will be extended
- Building is adjacent to Statutorily Listed Buildings

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 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

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.

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

Supplementary Planning Documents

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.

- 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 reducing the size of the front dormers from 4 large dormers to 5 smaller dormers. The application will therefore be assessed in relation to the amended drawings.

The application site currently have pitched roofs with large glazed panel windows to the front. The proposal includes the removal of these panels.

1. Principle of additional office Accommodation.

The proposal would generate some 70sqm of additional B1 office space which is appropriately located within this town centre location. 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 dormers would be located on the front roof of the application site, which also presents the highest roof form on the mews. However front dormers already form part of the character of the area and therefore the proposal will be consistent with and preserve the existing character.

Furthermore following recent approval at the neighbouring site No 10 -14 Accommodation Road which was granted permission for similar concept "front dormers" It is considered this will not detract from the character of the general locality of Accommodation Road.

The proposed rooflight to the rear of the site facing the rear of residential properties in Woodstock Road 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 public realm. 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.

Accommodation Road although in a Conservation area, comprises a wide variety of materials and whilst the use of zinc is not a common feature it is considered, given the modest size of the proposed dormers and the the presence of a larger, more modern building at the eastern end of Accommodation Road which is finished in metal cladding, that the proposed materials are acceptable in this development.

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

Golders Green Road

Objections to the application have highlighted several issues relating to overlooking and loss of privacy and outlook for the occupiers of the flats above the shops that front Golders Green Road which back onto Accommodation Road.

The issue of overlooking / loss of privacy to the flats above the shops was considered at appeal in respect of the residential development at 10-14 Accommodation Road which proposed habitable room windows facing the rearmost elements of the these flats at a distance of some 13.5 - 15m. In assessing the situation the Inspector considered:-

"Many of the properties with the mews have already been converted to residential and, given the approval granted under the provisions of the GPDO for the premises to be converted to residential, the principle of residential use is accepted. Whilst the proposal would fail to provide the minimum distances between the buildings within urban areas it is

not uncommon for shorter distances to be acceptable. From my visit I am satisfied that the distance that would be between the front of the proposed dwellings and the rear of the properties on Golders Green Road would be sufficient to afford the residents of both properties a satisfactory level of privacy."

In this instance whilst the distances involved are 10m - 12m it should be noted that these distances are between the dormers and the rear wall of the relatively deep outriggers to the flats. These rear walls largely comprise the part obscure glazed entrances to the flats and windows being a mix of clear and obscure glazing. The rear main windows to the flat are set further back from the outriggers giving a distance of some 20m. In these circumstances and given that the proposed windows will serve offices it is considered that the privacy of neighbouring residents in Golders Green Road would not be seriously affected by the proposal.

Many properties on Accommodation Road already have front dormers of different sizes, whilst these front dormers are proposed on a higher roof form it is not considered this alone would form a reason for refusal.

The proposed dormers have been amended to align with the windows below and to also reduce size which minimises any visual impact to the amenity.

The proposed rooflight would be situated to the rear roof slope facing the rear properties in Woodstock Road and would be conditioned to be obscure glazed and to remain shut in order to protect the potential for perception of overlooking to arise given the relationship between the rooflight 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

Mainly addressed in report

- Principle of development - front dormers and rooflight to the rear are in keeping with character- Overdevelopment - given the existence of other front dormers along Accommodation Road the proposed dormers to the application site are acceptable in principle. The size and siting are considered acceptable
- Loss of original purpose small offices - this application does not propose a change of use
- Site intensification - development is not out of scale
- Rubbish discarded - it is not considered the proposed development will harmfully increase refuse
- Set precedent - each application is assessed on its own merits
- Loss of amenity and privacy - addressed in repo
- Added noise - no change of use proposed
- Curb damage - not a reason to refuse permission. The increase in floor space does not generate additional parking requirement
- Parking shortage - no change of use proposed
- Blocking of Road with vans and skips - construction related activities are not a planning consideration
- Overbuilding for commercial or privacy gain - does not constitute a planning consideration
- Building is adjacent to Statutorily Listed Buildings - the proposal will not affect other buildings

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 Golders Green 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.

