

Location **5 Gratton Terrace London NW2 6QE**

Reference: **17/5094/HSE**

Received: 4th August 2017

Accepted: 7th August 2017

Ward: Childs Hill

Expiry 2nd October 2017

Applicant: WSD (Gratton) Ltd

Proposal: The proposal is for the erection of a garden room to the rear garden. The garden room will be located at the rear and of the garden. It will be 2.5m high, 2.0m wide and 3.0m deep (3.75m with overhang). It will be constructed in timber and glazing will be confined to a full glazed opening to the front and one high level window to each side elevation. It will have a flat roof with a slight fall to the rear and an overhang to the front.

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: 7208/G-LP, 7208/G-01, 7208/G-02, 7208/G-03B, 7208/G-04B, 7208/G-05B, 7208/G-06B, 7208/G-07B

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 The use of the outbuilding 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 or dwelling.

Reason: To ensure that the development does not prejudice the character of the locality and the amenities of occupiers of adjoining residential properties in accordance with Policy DM01 of the Development Management Policies DPD (adopted September 2012).

- 4
 - a) No development shall take place until details of the materials to be used for the external surfaces of the building 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.

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. 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 contains a two-storey terraced dwellinghouse, located within Railway Terraces Conservation Area. The property is not statutory listed. The conservation area is centred on a group of former railway workers' cottages which are arranged in small terraces with communal front gardens and lie adjacent to an extensive area of railway tracks. The area is largely residential in character and is a quiet enclave set back from the busy main road on slightly rising ground. The overall appearance is defined by the red facing brick frontages and slate roofs, together with retained original doors, windows, chimney stacks and pots.

The adopted Character Appraisal (June 2016) further notes;

"Gratton Terrace lies at the front of the Conservation Area separated from Edgware Road by a narrow landscaped bank and the shops of Burlington Parade. Terraces of railway cottages run parallel to Gratton Terrace at the rear. Access to these cottages is only possible from Edgware Road via vehicular entrances at each end of Gratton Terrace, and pedestrian steps in the middle of the terrace.

Originally Gratton Terrace was divided into four blocks of ten houses and the access roads which divide the back terraces, passed between these blocks to reach the grass bank running along Edgware Road. At some point between 1915 and 1936 however, houses were built as infill development on two of these access roads linking three of the earlier blocks to create a continuous block of 34 houses on Gratton Terrace.

Gratton Terrace consists entirely of larger houses built for higher grade railway workers. These houses face onto Edgware Road, are built on a grander scale and feature large back gardens and more ornate architectural detailing."

2. Site History

(F/03491/09)

Reference: F/04111/13

Address: 5 Gratton Terrace, London, NW2 6QE

Decision: Approved subject to conditions

Decision Date: 12.11.2013

Description: Replacement of rear door and windows to front, side and rear elevations to match existing.

Reference: 17/4958/HSE

Address: 5 Gratton Terrace, London, NW2 6QE

Decision: Approved subject to conditions

Decision Date: 26.09.2017

Description : Roof extension involving rear dormer window, 3no. rooflights to front and 1no rooflight to rear to facilitate a loft conversion

Reference: 17/4962/HSE

Address: 5 Gratton Terrace, London, NW2 6QE

Decision: Approved subject to conditions

Decision Date: 26.09.2017

Description: Single storey rear extension with 2no rooflights following demolition of existing store. Alterations to rear access steps to garden and new doors in rear elevation (Amended description).

3. Proposal

The proposal is for the erection of a garden room to the rear garden. The garden room will be located at the rear and of the garden. It will be 2.5m high, 2.0m wide and 3.0m deep (3.75m with overhang). It will be constructed in timber and glazing will be confined to a full glazed opening to the front and one high level window to each side elevation. It will have a flat roof with a slight fall to the rear and an overhang to the front.

4. Public Consultation

Consultation letters were sent to 4 neighbouring properties in regard to the original design. 6 responses have been received, comprising 6 letters of objection.

The objections received can be summarised as follows:

- The garden room is too large
- The properties are locally listed
- The materials are inappropriate
- Green space within the garden will be consumed

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.

Supplementary Planning Documents

Residential Design Guidance SPD (adopted October 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.
- States that extensions should normally be subordinate to the original house, respect the original building and should not be overly dominant. Extensions should normally be consistent in regard to the form, scale and architectural style of the original building which can be achieved through respecting the proportions of the existing house and using an appropriate roof form.
- In respect of amenity, states that extensions should not be overbearing or unduly obtrusive and care should be taken to ensure that they do not result in harmful loss of outlook, appear overbearing, or cause an increased sense of enclosure to adjoining properties. They should not reduce light to neighbouring windows to habitable rooms or cause significant overshadowing, and should not look out of place, overbearing or intrusive when viewed from surrounding areas.

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.

Railway Terraces Cricklewood Conservation Area Character Appraisal and Management Proposals (23.10.2016)

5.2 Main issues for consideration

The main issues for consideration in this case are:

- Whether harm would be caused to the character and appearance of the existing building, the street scene and the wider locality and conservation area;
- Whether harm would be caused to the living conditions of neighbouring residents.

5.3 Assessment of proposals

The garden room is now considered, following modifications, to be an acceptable addition to the rear garden. The height, scale and proportions are considered to be appropriate to the garden area and the scale of the garden room does not affect the setting of the locally listed house or the wider terrace. The garden room will sit centrally at the rear part of the garden but retain an area to the sides and rear to allow for maintenance but also give it a sense of presence. The room will be timber clad and will have a full glazed front facing down the garden, with the only additional glazing being two high level windows, one to each side. The development is considered to preserve the character or appearance of the property, the terrace or the Railway Terraces Conservation Area.

The size (height, width, footprint) of the room will ensure that it will have no material effect on the amenity of the adjoining occupants, in terms of light, outlook, aspect or privacy. The relatively small area of glazing will ensure neighbours will not feel 'psychologically' overlooked.

5.4 Response to Public Consultation

The garden room has been amended in terms of scale and design and will not harm either the setting of the terrace, the conservation area or the amenity of adjacent occupiers.

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

Overall, given the scale and design of the garden room and the amendments that have been made to the proposal, it is considered the room would be a subordinate and proportionate addition to the property and would not adversely impact the character and appearance of the local area and the Railway Terraces Conservation Area. The garden room is not considered to have a significant adverse effect on neighbouring properties. This application is therefore recommended for conditional approval.

