

LOCATION: 77 Golders Green Road, London, NW11 8EN
REFERENCE: F/00901/12 **Received:** 07 March 2012
WARD(S): Childs Hill **Accepted:** 07 March 2012
Expiry: 02 May 2012

Final Revisions:

APPLICANT: J H Ventures Ltd
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)

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 work must be begun not later than three years from the date of this consent.
Reason:
To comply with Section 18 of the Planning (Listed Buildings and Conservation Areas) Act 1990 (as amended).
- 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 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.
- 5 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.

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 polices 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.

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).

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 **Number:** F/00900/12
Validated: 07/03/2012 **Type:** APF
Status: PDE **Date:**
Summary: APL **Case Officer:** David Campbell
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.

Application: Planning **Number:** F/00901/12
Validated: 07/03/2012 **Type:** LBC
Status: PDE **Date:**
Summary: APC **Case Officer:** David Campbell
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)

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: 0 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.

Proposal:

The application seeks listed building consent 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 27th 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 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 4th 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 4th 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 24th 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 24th 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 4th April 2012.

It is considered that the alterations are acceptable.

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.

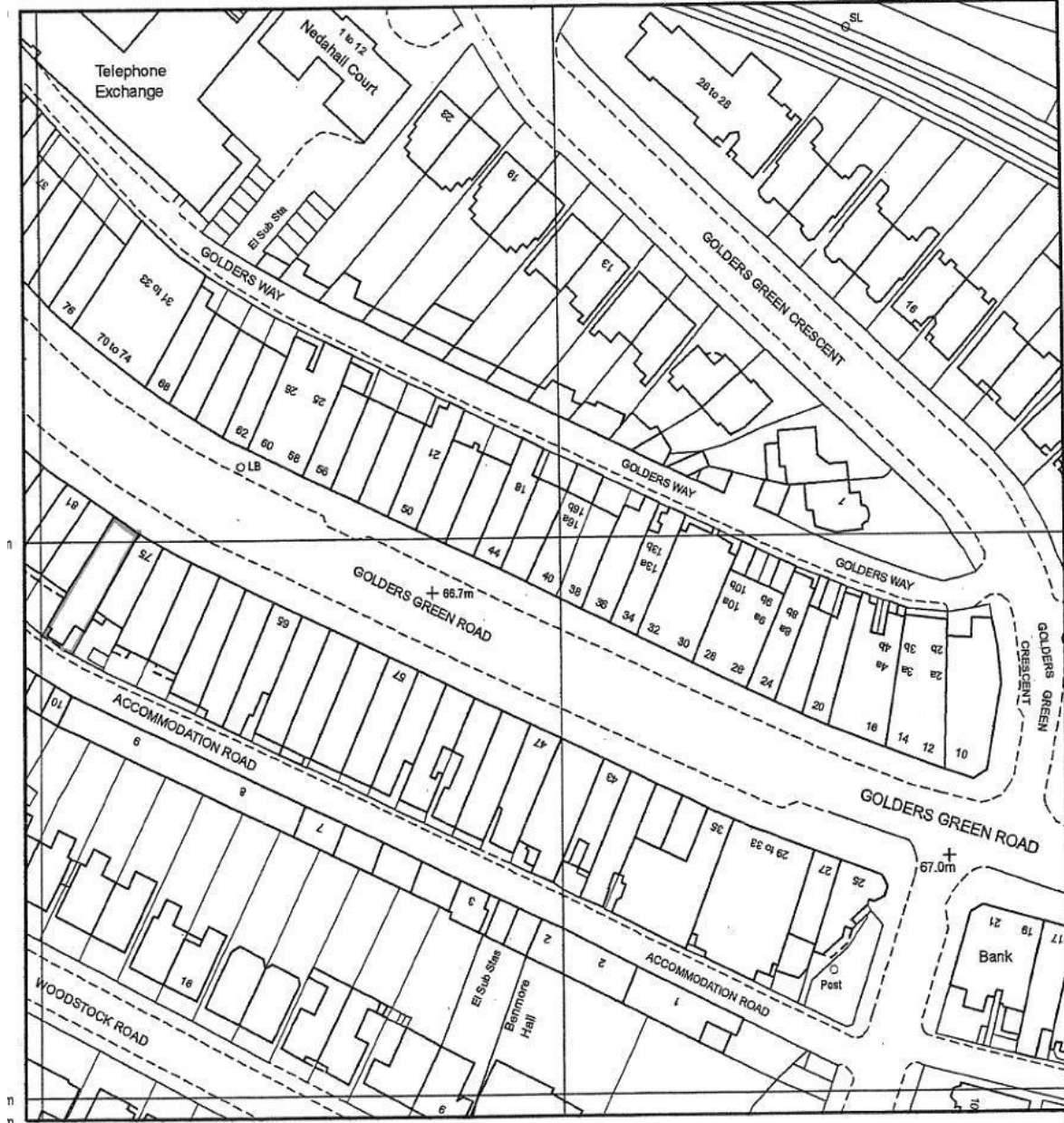
5. CONCLUSION

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/00901/12



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