

Location **Creighton House Creighton Avenue London N2 9BE**

Reference: **19/0622/FUL** Received: 4th February 2019
Accepted: 4th February 2019

Ward: East Finchley Expiry 1st April 2019

Applicant: Mr Joseph O'Donovan

Proposal: Front facade alterations comprising conversion of two windows into patio doors, repositioning and replacement of the main entrance door, re-rendering, removal of rear metal staircase and installation of the protective canopy along the 2nd floor access balcony. Creation of refuse/recycling store, cycle store. Installation of new automatic vehicular and resident entrance gate

Recommendation: Approve subject to conditions

AND the Committee grants delegated authority to the Service Director – Planning and Building Control 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:

Location Plan (Drawing No.359A/100 Rev 00),
Site and landscaping plan as existing (Drawing No. 359A/101 Rev 00),
Site and landscaping plan as proposed (Drawing No. 359A/102 Rev 00),
Ground floor plan as existing (Drawing No. 359A/110 Rev 00),
Ground floor plan as proposed (Drawing No. 359A/111 Rev 00),
Roof plan as existing (Drawing No. 359A/112 Rev 00),
Roof plan as proposed (Drawing No. 359A/113 Rev 00),
Front elevations 01 & 02 as existing (Drawing No. 359A/120 Rev 00),
Rear and side elevations 03 & 04 as existing (Drawing No. 359A/121 Rev 00),
Rear and side elevations 05, 06 & 07 as existing (Drawing No. 359A/122 Rev 00),

Front elevations 01 & 02 as proposed (Drawing No. 359A/123 Rev 00),
Rear and side elevations 03 & 04 as proposed (Drawing No. 359A/124 Rev 00),
Rear and side elevations 05, 06 & 07 as proposed (Drawing No. 359A/125 Rev 00),

Bicycle shed as proposed (Drawing No. 359A/130 Rev 00),

Bin enclosure as proposed (Drawing No. 359A/131 Rev 00),
Main entrance door as existing (Drawing No. 359A/132 Rev 00),
Main entrance door and gate as proposed (Drawing No. 359A/133 Rev 00),
Vehicular side gate as proposed (Drawing No. 359A/134 Rev 00),
Top balcony canopy as proposed (Drawing No. 359A/135 Rev 00),

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 materials to be used in the external surfaces of the building(s) shall be as specified in the submitted documents.

Reason: To safeguard the visual amenities of the building and surrounding area in accordance with Policy DM01 of the Development Management Policies DPD (adopted September 2012) and Policies CS NPPF and CS1 of the Local Plan Core Strategy (adopted September 2012).

Informative(s):

- 1 In accordance with paragraphs 38-57 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.
- 2 The applicant is advised to consult with the Fire Authority to ensure compliance.

Officer's Assessment

The application has been called to Committee by Councillor Mittra.

1. Site Description

The application relates to a 3no. storey purpose built block flats on the north-east side of East Finchley High Road on the junction with Creighton Avenue within the East Finchley ward. To the north of the application site is Grade II Listed East Finchley Library and to the east of the application site is Grade II Listed East Finchley Baptist Church Hall. The application site is not listed and does not fall within a designated conservation area.

2. Site History

Ref: 18/6401/FUL

Address: Creighton House Creighton Avenue London N2 9BE

Decision: Refused

Reason: The proposal, by reason of the size, scale, siting and design of the refuse store within close proximity to the site boundary with the pedestrian footway on High Road would introduce an alien feature within the front amenity area, which would be highly visible from the public realm and appear visually awkward within the context of the application site to the detriment of the visual amenities of the wider street scene contrary to policies CS1 and CS5 of Barnet's Adopted Core Strategy (2012), policy DM01 of the Adopted Development Management Policies DPD (2012) and the Adopted Residential Design Guidance SPD (2013).

Decision date: 21 December 2018

Description: Front façade alterations comprising conversion of two windows into patio doors, repositioning and replacement of the main entrance door, re-rendering, removal of rear metal staircase and installation of the protection canopy along the 2nd floor access balcony. Creation of refuse/ recycling store, cycle store. Installation of new automatic vehicular and resident entrance gate. New decking area and timber fence.

3. Proposal

- Alterations to the front façade to replace existing (2) window openings into patio doors;
- Repositioning and replacement of the main entrance door;
- Re-rendering, removal of rear metal staircase and installation of the protective canopy along the 2nd floor access balcony;
- Creation of refuse/recycling store, cycle store;
- Installation of new automatic vehicular and resident entrance gate
- New decking area and timber fence

4. Public Consultation

Consultation letters were sent to 41 neighbouring properties.

1 response has been received from a resident on the following grounds:

Loss of an emergency staircase

Councillor Mittra has referred the application to committee on the grounds that the loss of the rear fire stairs would impede and make harder fire safety, and evacuating the building. In the aftermath of Grenfell, the necessity for two fire escapes is all the more important, and their removal would not comply with fire safety regulations.

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 19 February 2019. 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.

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 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 2016)

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

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

5.3 Assessment of proposals

The scheme seeks planning consent for external alterations to the existing purpose-built block of flats, which would involve the replacement of 2no. existing window openings on the south west elevation on High Road into single patio doors.

A new timber decking area at the front (3no. in total) within the existing front lawn amenity would respectively serve the 3no. ground floor units on the south-east elevation and each measure a footprint of less than 3.0sqm. A 1.10m high timber fence (2no. in total) would partially subdivide the existing green front amenity space to provide separate amenity spaces for the ground floor occupiers. The timber decks and associated low timber fences within the front lawn amenity is considered to break up the open space to provide a more private area for the ground floor residents.

At present, the entrance double doors on Creighton Avenue sit within the principle front wall and involve a canopy approx. 1.30m forward of the access double doors, which is enclosed at the sides and open at the front. The scheme seeks the replacement and repositioning of the recessed entrance double doors on Creighton Avenue to enclose the existing canopy.

To the rear, removal of the rear metal staircase and installation of a protective canopy along the 2nds floor access balcony is proposed. The canopy would comprise of a 16mm triplewall polycarbonate roofing sheet clear with schuco roof powder coated aluminium painted black and extend rearwards from the existing rear eaves line approx. 2.30m over the 2nd floor access balcony.

Re-rendering of existing rendered parts of the elevations is also proposed.

New boundary treatments are proposed comprising installation of 1no. new automatic vehicular black steel resident entrance gate between existing brick piers on the south west boundary with the pedestrian footway on High Road approx. 10.50m width x 1.80m height and 1no. new black steel resident gate between existing brick piers on the north-east boundary with the pedestrian footway on Creighton Avenue approx. 3.40m width x 1.20m height.

Creation of a cycle store at the rear (out of view of the public realm) and on the common boundary with East Finchley Library to the north of the application site is proposed for the storage of 12 bicycles by way of an enclosure approx. 1.50m width x 6.370m depth x 2.20m height constructed from treated external grade timber frame and western red cedar slats cladding and 12mm WBP ply internally.

The south west principle elevation of Creighton House is set back approx. 8.50m from the common boundary with the pedestrian footway on High Road, therefore allowing an expanse of front lawn amenity clearly visible from the public realm. Considering its orientation on a busy thoroughfare, the space about the property provides a sense of openness. At present, approx. 10no. 240ltr refuse bins are sited on the common boundary with East Finchley Library to the north of the application site which are highly visible from the public realm. The scheme involves the creation of a refuse store for the storage of 13no. 240ltr bin containers and 3no. 1100ltr containers by way of an enclosure approx. 7.450m (max. depth) x 3.585 (max. width) x 2.20m (max. height) constructed from treated external grade timber frame and western red cedar slats cladding within the front lawn amenity in close proximity (approx. 0.40m) to the front boundary with the pedestrian footway on High Road. Given the semi open nature of the enclosure, bins would still be publicly visible particularly when approaching the site from the north east and north west on High Road however would not extend considerably higher than the existing front boundary hedging with the pedestrian footway on High Road. Its proximity within 10m of the public highway would provide convenient and facilitated access to refuse personnel on collection days.

The above described alterations are considered to not give rise to any undue impact upon the visual amenities of the wider streetscene and the character and appearance of the host building and local context.

The scheme is considered to not prejudice the residential amenities of neighbouring occupiers in respect of loss of light, outlook and privacy and is therefore acceptable in this regard.

5.4 Response to Public Consultation

The objection raised in concern of the loss of the emergency metal staircase at the rear of the application site is not a material planning concern and in respect of safety, is covered by building regulations. However, the applicant has confirmed that a dry riser is to be installed and the proposals have received consent from an Approved Building Inspector.

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

For the reasons highlighted above, the application is recommended for approval.

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LOCATION PLAN

00	01.02.19	PLANNING
VMArchitects		
203 Hamilton House		DOI: 020 7943 2444
1 Temple Avenue		DOI: 020 7489 2025
London EC4V 0HA		office@vm-arch.com
Job title		
CREIGHTON HOUSE - N2 9BE		
LONDON		
Drawing title		
LOCATION PLAN		
Status		
PLANNING		
Scale	Date	Drawn Checked
1:1250@A3	Oct 18	LS VM
Drawing No.		Rev. No.
359A/100		00