

**LOCATION:** 197 Ballards Lane, London, N3 1LP

**REFERENCE:** F/01117/12

**Received:** 21 March 2012

**Accepted:** 27 April 2012

**WARD(S):** West Finchley

**Expiry:** 22 June 2012

**Final Revisions:**

**APPLICANT:**

**PROPOSAL:** Two-storey rear extension to existing offices.

**RECOMMENDATION: APPROVE SUBJECT TO CONDITIONS**

1. The development hereby permitted shall be carried out in accordance with the following approved plans: 100, 101 Rev: J and a Design and Access Statement.

Reason:

For the avoidance of doubt and in the interests of proper planning.

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 match those used in the existing building(s).

Reason:

To safeguard the visual amenities of the building and the surrounding area.

**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 policies are relevant:

Adopted Barnet Unitary Development Plan (2006): GBEnv1, GBEnv2, D1, D2, D4, D5, D6, GEMP2, GEMP3 and GEMP4.

Core Strategy (Adoption version) 2012: CS NPPF, CS1, CS5 and CS 8

Development Management Policies (Adoption version)2012: DM policies: DM01, DM02, DM04 and DM14.

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 *amended* proposal would comply with the Council's policies and guidelines and would not cause unacceptable harm to the conservation/surrounding area, the existing building or the amenities of any neighbouring property.

2. Recent legal changes under The Water Industry (Scheme for the Adoption of private sewers) Regulations 2011 mean that the sections of pipes you share with your neighbours, or are situated outside of your property boundary which connect to a public sewer are likely to have transferred to Thames Water's ownership. Should your proposed building work fall within 3 metres of these pipes we recommend you contact Thames Water to discuss their status in more detail and to determine if a building over / near to agreement is required. You can contact Thames Water on 0845 850 2777 or for more information please visit our website at [www.thameswater.co.uk](http://www.thameswater.co.uk).

## **1. MATERIAL CONSIDERATIONS**

National Planning Policy Framework

The Mayor's London Plan: July 2011

Relevant Unitary Development Plan Policies: GBEnv1, GBEnv2, D1, D2, D4, D5, D6, GEMP2, GEMP3, GEMP4.

Core Strategy (Adoption version) 2012

Development Management Policies (Adoption 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.

The Core Strategy (CS) is now capable of adoption following receipt of the Inspector's Report in June 2012. The Inspector endorsed all the Council's modifications at EIP and found it sound and legally compliant. Therefore very significant weight should be given to the 16 policies in the CS. 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 and CS 8

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.

Development Management Policies is now capable of adoption following receipt of the Inspector's Report in June 2012. The Inspector endorsed all the Council's

modifications at EIP and found it sound and legally compliant. Therefore very significant weight should be given to the 18 policies in the DMP. 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 Development Management Policies: DM01, DM02, DM04 and DM14.

Planning History:

<b>Application:</b>	Planning	<b>Number:</b>	F/01330/11
<b>Validated:</b>	24/03/2011	<b>Type:</b>	APF
<b>Status:</b>	DEC	<b>Date:</b>	19/05/2011
<b>Summary:</b>	REF	<b>Case Officer:</b>	Robert Marchant
<b>Description:</b>	Formation of a third floor to be used as offices (B1 use) including associated roof alterations and extension to lift tower and internal staircase.		

<b>Application:</b>	Planning	<b>Number:</b>	F/04059/11
<b>Validated:</b>	07/10/2011	<b>Type:</b>	APF
<b>Status:</b>	WDN	<b>Date:</b>	05/03/2012
<b>Summary:</b>	WIT	<b>Case Officer:</b>	David Campbell
<b>Description:</b>	Formation of a third floor to be used as offices (B1 use) including new roof and extension to lift tower and internal staircase, following removal of existing roof.		

Consultations and Views Expressed:

Neighbours Consulted: 32                      Replies: 6  
Neighbours Wishing To Speak 1

The objections raised may be summarised as follows:

- Increase in waste.
- Loss of light to the communal open space.
- Loss of light to neighbouring properties.
- The building will be visible from Ballards Lane.
- The proposal will reduce security.
- The extension is not necessary.
- Over development
- Loss of privacy
- The external appearance is not acceptable

Internal /Other Consultations:

Thames Water - No objections.

Date of Site Notice: 03 May 2012

## 2. PLANNING APPRAISAL

Site Description and Surroundings: The application site consists of a three storey office block named 'Martyn Gerrard House' and is attached to a residential block of flats named 'Hartnell Court'. The site is located on Ballards Lane in West Finchley and is located in close proximity to the main commercial frontage in Finchley Central.

Proposal: The application proposes a two-storey rear extension to the existing offices.

### Planning Considerations:

The existing site comprises of 'Martyn Gerrard House' and operates as (B1) offices. The property was constructed with Hartnell Court as one entity and the application site appears as part of the character of this whole building. As part of the original construction, the property has a pitched roof, which is set down and merges with the main building line of Hartnell Court.

The proposal involves an additional two stories on the rear elevation of the office. The extension would be 4.5m at ground floor level and 2.5m at first floor level both with flat roofs. It is considered that the addition would not appear obtrusive and bulky in relation to the building as the previous application. It is considered that the extension would be an acceptable addition the building as a whole, and would preserve its character. It is not considered that the application would lead to over development of the site.

The design of the proposal, with the flat roof element, is considered to be acceptable as it is to the rear of the building where visibility from the main road would be minimal and unlike the previous proposals, would not compete with the pitched roof on the existing building. The police station next door also has a flat roof. It is not considered that the extension would disrupt the character of the street scene as with the previous applications. This would therefore be in line with policy D6, which aims to maintain the character of the street scene.

The proposal does involve the creation of additional office space, which the UDP promotes as in policies GEMP2, GEMP3, and it is considered that the location is acceptable for such a use.

The extension would be 2.4m away from the closest neighbouring flats and would be indented by 0.5m compared to the neighbours. The extension would therefore project 4m further forward from the neighbouring flat's wall at ground floor level and 2m further forward at ground floor level. (The first floor has been reduced by 2m in projection since the application was first submitted.) It is considered that this relationship is acceptable and will not lead to any loss of amenity to any neighbouring property in terms of outlook, privacy or light. It is also considered that the application will have an acceptable impact on the police station.

It is considered that the application will not give rise to any loss of amenity to any neighbouring property, or harm the appearance of the building, the surrounding area or the character of the street scene.

### **3. COMMENTS ON GROUNDS OF OBJECTIONS**

Most of the grounds of objection have been addressed in the main report. It is not considered that the proposal will increase waste or provide a security risk to surrounding properties.

### **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.

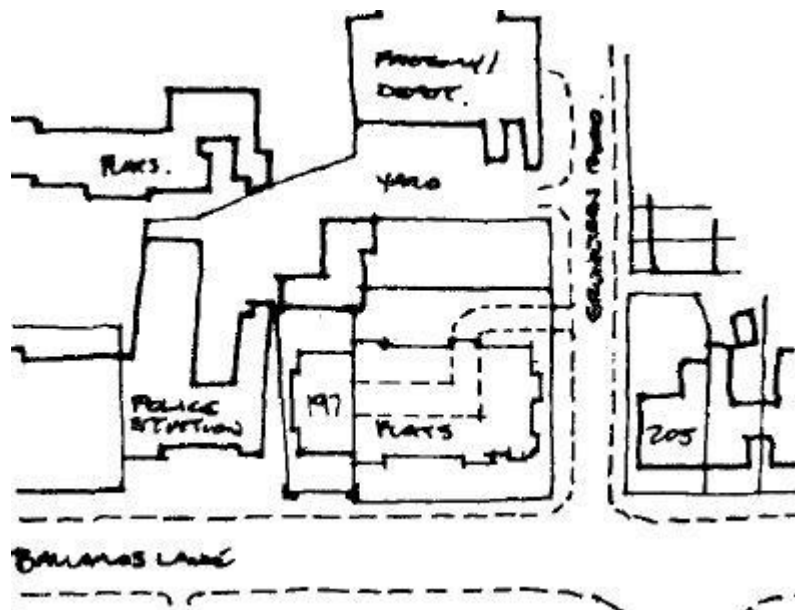
### **5. CONCLUSION**

Having taken all material considerations into account, it is considered that subject to compliance with the attached conditions, the *amended* proposal would comply with the Council's policies and guidelines and would not cause unacceptable harm to the conservation/surrounding area, the existing building or the amenities of any neighbouring property.

It is therefore recommended that the application be **APPROVED**.

SITE LOCATION PLAN: 197 Ballards Lane, London, N3 1LP

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