

**LOCATION:** 7 Accommodation Road, London, NW11 8ED  
**REFERENCE:** F/03540/12 **Received:** 16 September 2012  
**WARD(S):** Childs Hill **Accepted:** 16 October 2012  
**Expiry:** 11 December 2012

**Final Revisions:**

**APPLICANT:** Neway International

**PROPOSAL:** Retention of roof extension as built (variation of approved application Ref: F/01580/10 dated: 22/06/2010) Variation to include: reduction in rear rooflights and parapet alterations to facilitate construction.

**RECOMMENDATION: Approve Subject to Conditions**

1 The development hereby permitted shall be carried out in accordance with the following approved plans: Site and Location Plan; Plan No's: AR 22A SCHEME 3; Access & Design Statement.

Reason:

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

2 The rooflights/windows on the rear elevation shall remain obscured glass and restricted to 100mm opening.

Reason:

To safeguard the privacy and amenities of occupiers of adjoining residential properties.

**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, the Core Strategy (2012) and the Adopted Local Plan Policies (2012).

In particular the following policies are relevant:

Core Strategy (Adopted) 2012:

Relevant policies: CS NPPF, CS1, CS5.

Development Management Policies (Adopted) 2012:

Relevant Policies: DM01, DM02, DM06.

ii) The proposal is acceptable for the following reason(s): -

The proposal complies with Council policies that seek to preserve the character of areas and individual properties and it is considered to have an acceptable impact on the Golders Green Conservation Area. The proposal as conditioned does not have a detrimental impact on the amenity of neighbouring occupiers.

**1. MATERIAL CONSIDERATIONS**

National Planning Policy Framework:

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 Government's reforms to make the planning system less complex and more accessible, and to promote sustainable growth.

The London Plan is recognised in the NPPF as part of the development plan.

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."

NPPF retains 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 July 2011:

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 2031. It forms part of the development plan for Greater London.

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.

In June 2005 the Council published its "Three Strands Approach", setting out a vision and direction for future development, regeneration and planning within the Borough. The approach, which is based around the three strands of Protection, Enhancement and Growth, will protect Barnet's high quality suburbs and deliver new housing and successful sustainable communities whilst protecting employment opportunities. The second strand of the approach, "Enhancement", provides strong planning policy protection for preserving the character and openness of lower density suburbs and conservation areas. The Three Strands Approach will form the "spatial vision" that will underpin the Local Development Framework.

#### Core Strategy (Adopted) 2012:

Barnet's Local Plan is made up of a suite of documents including the Core Strategy and Development Management Policies Development Plan Documents (DPD). The Development Management Policies document provides the borough wide planning policies that implement the Core Strategy.

Relevant Core Strategy Policies: CS NPPF, CS1, CS5.

Relevant Development Management Policies (Adopted) 2012: DM01, DM02, DM06.

Other Material Considerations:

Design Guidance Note No 5 – Extensions to Houses.

The Council Guide 'Extension to Houses' was approved by the Planning and Environment Committee (The Local Planning Authority) on March 2010. This leaflet in the form of a supplementary planning guidance (SPG) 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.

Included advice 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.

In respect to amenity, the extension should not be overbearing or unduly obtrusive and care should be taken to ensure that they do not result in harmful loss of outlook and be overbearing or cause an increased sense of enclosure to adjoining properties.

The basic principles the Local Authority has adopted in respect to different types developments are that they should not unduly reduce light or outlook from neighbouring windows to habitable rooms, overshadow or create an unacceptable sense of enclosure to neighbouring gardens. They should not look out of place, overbearing or bulky from surrounding areas.

The Council has also adopted (June 2007), following public consultation, a Supplementary Planning Document "Sustainable Design and Construction". The SPD provides detailed guidance and sets out how sustainable development will be delivered in Barnet. Part 6 of the SPD relates to generic environmental requirements to ensure that new development within Barnet meets sufficiently high environmental and design standards.

Barnet will soon be consulting on two lower tier documents to implement the Core Strategy and Development Management Policies documents. These are now material considerations. The links to the DPRs for each document are set out below.

Residential Design Guidance:

<http://barnet.moderngov.co.uk/ieDecisionDetails.aspx?Id=4342>

Sustainable Design and Construction:

<http://barnet.moderngov.co.uk/ieDecisionDetails.aspx?Id=4343>

### Relevant Planning History:

**Application:** Planning  
**Validated:** 04/03/2011  
**Status:** DEC  
**Summary:** Refused  
**Description:** Formation of a mansard roof to rear elevation and two front dormer windows.

**Number:** F/00617/11  
**Type:** APF  
**Date:** 18/04/2011  
**Case Officer:** Robert Marchant

**Reason for refusal:** The proposed dormer windows by reason of their siting, size, height, bulk and design would form a visually dominant, obtrusive feature detrimental to the character and appearance of the host property and the Golders Green Conservation Area. This is contrary to policies GBEnv1, GBEnv2, D1, D2 & HC1 of the adopted Unitary Development Plan (2006).

**Application:** Planning  
**Validated:** 21/04/2010  
**Status:** DEC  
**Summary:** Approved  
**Description:** Extension of roof including raised ridge height and rear mansard roof to provide an additional floor of office space.

**Number:** F/01580/10  
**Type:** APF  
**Date:** 25/06/2010  
**Case Officer:** Robert Marchant

**Application:** Planning  
**Validated:** 22/08/2011  
**Status:** DEC  
**Summary:** Refusal  
**Description:** Alterations to mansard roof to raise the ridge to the rear elevation and Installation of roof lights to front and rear.

**Number:** F/03611/11  
**Type:** APF  
**Date:** 21/11/2011  
**Case Officer:** Robert Marchant

**Reason for refusal:** The proposed development, by reason of the size of the rear rooflights, the size of the buttresses and the height of the rear parapet is out of character with surrounding buildings and causes harm to the character and appearance of the Golders Green Town Centre conservation area contrary to policies GBEnv1, GBEnv4, D1, D2 and HC1 of the Barnet Adopted Unitary Development Plan (2006).

### Consultations and Views Expressed:

Neighbours Consulted: 92                      Replies: 9  
Neighbours Wishing To Speak 2

The objections raised may be summarised as follows:

- The development is a significant impairment on our lives and property.
- The windows are not obscured - windows appear to be only temporarily obscured. They are also not obscured but in fact have a film covering which can be removed at a later stage.
- The windows open and are regularly opened beyond 100mm
- The buttresses are unsightly and not in keeping with the neighbourhood and should be removed.
- The overall design is unapproved and is unsightly as agreed in Committee.
- The construction was in breach of the approved plans, and a demolition order would be issued – we had been under the impression that a demolition order was to be issued and wonder why no steps have been taken to rectify this breach.
- No enforcement action has been taken over the past one year.

- Loss of the amenity of my garden and the change in character to the rear of our properties.
- Rear aspect intrudes in the privacy of the properties of Woodstock Road

#### Internal /Other Consultations:

- Urban Design & Heritage - No objection.

Date of Site Notice: 25 October 2012

## **2. PLANNING APPRAISAL**

#### Site Description and Surroundings:

The application site is a terraced property situated on Accommodation Road, this is a rear service road located behind Golders Green Road. The site is located within the boundary of the Golders Green Conservation Area and to the rear of a number of Grade II listed buildings which are situated along Golders Green Road.

The properties along Accommodation Road back onto the rear gardens of the properties along Woodstock Road, which is a residential road running parallel to Accommodation Road.

#### Proposal:

The application is for the retention of roof extension as built (variation of approved application reference: F/01580/10 dated: 22/06/2012). The variation includes a reduction/alteration in the number of rear rooflights and changes to the parapet.

There are now 4 rooflights on the rear elevation in comparison to the previously approved application F/01580/10 which proposed five rear rooflights. The rooflights measure 1.2m x 0.9m and they have been installed with a restricted 100mm opening with obscured film.

There are no proposed changes to the front elevation rooflights to that which was previously approved within application F/01580/10.

The previously approved application (F/01580/10) was determined at planning sub-committee in June 2010 was for the conversion of the roof into office space involves the raising of the ridge height by approximately 40cm in order to accommodate additional headroom. The proposed conversion also involved the conversion of the rear roof slope, which will alter to a mansard roof form and four rooflights for the front and rear elevation.

#### Planning Considerations:

The changes from the previous permission relate solely to changes the rear rooflights and parapet/buttresses.

There have been no changes to the front rooflights to that previously approved in

planning application F/01580/10. Three rooflights at the front elevation of the property and are considered to be in keeping with the Golders Green Conservation Area. The rooflights consist of a conservation style with the maximum dimensions of 460mm x 610mm and have a central, vertical glazing bar.

The raising of the ridge level by approximately 450-500mm is as per the approved application it is relatively small, taking it slightly above the property at number 6, and is no higher than the ridge level of number 8 and does not look conspicuous in relation to surrounding properties or significantly out of character with the area. The mansard roof conversion occurs to the rear of the roof slope and the principle of the mansard roof has been granted consent previously F/01580/10. The mansard roof to the rear is within the footprint of the building and is slightly pitched away from the rear gardens of 14 and 16 Woodstock Road, which assists with reducing the sense of enclosure to these properties. As the property is a terrace, this element is not visible from the front elevation adjacent to Accommodation Road. It is therefore not envisaged that this part of the proposal would have a demonstrable harmful impact on the Golders Green Conservation Area.

A previous application (F/00617/11) for "Alterations to mansard roof to raise the ridge to the rear elevation and Installation of roof lights to front and rear" was refused for the following reason:

*The proposed development, by reason of the size of the rear rooflights, the size of the buttresses and the height of the rear parapet is out of character with surrounding buildings and causes harm to the character and appearance of the Golders Green Town Centre conservation area contrary to policies GBEnv1, GBEnv4, D1, D2 and HC1 of the Barnet Adopted Unitary Development Plan (2006).*

The raising of the rear parapet is no longer proposed as part of the current application. The rooflights inserted on the rear elevation face the rear of these properties on Woodstock road. The windows have an obscured film fitted to ensure that the amenities of adjacent residents on Woodstock Road are protected. The windows have been restricted to 100mm opening to aid ventilation which is minimal and will not give rise to issues of overlooking or loss of privacy to neighbouring occupiers. The area of glazing is broadly similar to that previously approved in application F/01580/10 and the number of windows reduced from 5 to 4 since the previous refusal and thus is considered to be acceptable. It is considered that with the reduction of the number of rooflights and the obscured film, the proposal do not cause demonstrable harm to the amenities visual appearance of the property or the residential amenity of occupiers of properties on Woodstock Avenue.

The raising of the parapets/buttresses to the sides is not considered to warrant refusal for the application. This aspect of the proposals is not considered to harm the character and appearance of the application site, the amenity of neighbouring occupiers or the character and appearance of the conservation area. The amendments to the previously approved application F/01580/10 are considered to be appropriate to the application site and will not harm the amenities of neighbouring occupiers.

### 3. COMMENTS ON GROUNDS OF OBJECTIONS

1. *The windows are not obscured - windows appear to be only temporarily obscured. They are also not obscured but in fact have a film covering which can be removed at a later stage.*

A condition has been attached to ensure that the film remains in place in order to protect the amenity of neighbouring residents.

2. *The windows open and are regularly opened beyond 100mm.*

The windows are only restricted to an opening of 100mm to aid ventilation - this does not result in overlooking to gardens.

3. *The buttresses are unsightly and not in keeping with the neighbourhood and should be removed.*

This was required for construction purposes and as explained above is not considered to harm to the neighbourhood.

4. *The overall design is unapproved and is unsightly as agreed in Committee.*

The design of the proposal does not cause a demonstrable harm to the character of the area.

5. *The construction was in breach of the approved plans, and a demolition order would be issued – we had been under the impression that a demolition order was to be issued and wonder why no steps have been taken to rectify this breach. No enforcement action has been taken over the past one year.*

The enforcement team has been liaising to ensure that the development complies with the previously approved plans, this current application has been a result of enforcement investigations.

6. *Loss of the amenity of my garden and the change in character to the rear of our properties. Rear aspect intrudes in the privacy of the properties of Woodstock Road.*

The rear windows are restricted to 100mm opening and have been inserted an obscured film in order to protect the amenity of neighbouring residents.

### 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

The proposal would comply with council policies that seek to preserve the character of areas and individual properties and it is considered to have an acceptable impact on the Golders Green Conservation Area. The size, siting and design of the extension is such that it would not have a detrimental impact on the amenity of neighbouring occupiers. The application is therefore recommended for **APPROVAL**

**SITE LOCATION PLAN: 7 Accommodation Road, London, NW11 8ED**

**REFERENCE: F/03540/12**



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