

# **LONDON BOROUGH OF BARNET**

CHIPPING BARNET AREA

PLANNING SUB-COMMITTEE

7th September 2004

Agenda Item No. 6

## **Report of the Head of Planning**

### **BACKGROUND PAPERS – GENERAL STATEMENT**

The background papers to the reports contained in the agenda items which follow comprise the application and relevant planning history files, which may be identified by their reference numbers, and other documents where they are specified as a background paper in individual reports. These files and documents may be inspected at:

CHIPPING BARNET AREA OFFICE  
Barnet House  
1255 High Road  
Whetstone  
London N20 0EJ

Contact Officer: Mrs T Gollick, 020 8359 4790

## **CHIPPING BARNET AREA PLANNING SUB-COMMITTEE**

DATE:7th September 2004

### **INDEX TO THE REPORT OF THE HEAD OF PLANNING**

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N10951D/04 Brunswick Park

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Demolition of existing building and erection of a three-storey (plus basement) block to provide 10no. self-contained flats and a two storey building to provide 4no. self-contained flats. Provision of landscaping and off-street parking accessed from Brunswick Park Road.

**REFUSE**

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N14053/04 East Barnet

The Gatehouse, 1 Gatcombe way, Cockfosters, Barnet, EN4 9TT.

Erection of two storey rear extension.

**APPROVE SUBJECT TO CONDITIONS**

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N13591B/04 East Barnet

9 Albemarle Road, London, EN4 8EQ.

Part single, part two storey front side and rear extensions and alterations to roof including rear dormer window to accommodate a loft conversion.

**APPROVE SUBJECT TO CONDITIONS**

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N14194C/04 East Barnet

17 Bevan Road, Barnet, Hertfordshire, EN4 9DZ.

Single storey rear extension and front extension.

**APPROVE SUBJECT TO CONDITIONS**

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N07223U/04

East Barnet

The Palace Restaurant, 32 Station Road, New Barnet, Hertfordshire, EN5 1QW.

Three-storey rear extension comprising lower-ground, ground and first floor levels plus external staircase to provide additional Class A3 floorspace.

**APPROVE SUBJECT TO CONDITIONS**

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N07134C/04

High Barnet

42 Lytton Road, New Barnet, Hertfordshire, EN5 5BY.

Erection of terrace of 4, 3 bedroom houses with car-parking. Alteration to office car-parking.

**APPROVE SUBJECT TO CONDITIONS**

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N01190AG/04

High Barnet

St Marthas Convent/Hadley Bourne, 43 Dury Road, Barnet, Herts, EN5 5PX.

Environmental Impact Assessment Screening Opinion.

**ENVIRONMENTAL STATEMENT NOT REQUIRED**

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N00878E/04

High Barnet

THE CEDARS, Barnet Road, Barnet, Hertfordshire, EN5 3LF.

Demolition of existing swimming pool and garage, and erection of single storey front/side extension and single storey rear extension and subsequent conversion to a Class C2 care home for up to 12 people.

**APPROVE SUBJECT TO CONDITIONS**

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N12693A/04

High Barnet

54 Salisbury Road, Barnet, Hertfordshire, EN5 4JN.

Single storey side extension.

**APPROVE SUBJECT TO CONDITIONS**

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N07402G/04 High Barnet

Land at Latimer Road, Barnet, Herts, EN5 5HU.

Erection of 2no. two-storey detached dwelling houses with garages accessed from Latimer Road.

**REFUSE**

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N08265E/04 Oakleigh

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Conversion of ground floor storage area into 1no. self-contained flat and provision of two additional off-street parking spaces.

**APPROVE SUBJECT TO CONDITIONS**

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N13826B/04 Oakleigh

26 Buckingham Avenue, London, N20 9DE.

Demolition of existing garage and erection of two-storey side extension incorporating integral garage.

**APPROVE SUBJECT TO CONDITIONS**

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N01242AT/04 Totteridge

GROVELANDS, Totteridge Green, London, N20 8PE.

Demolition of existing property and associated outbuildings.

**APPROVE SUBJECT TO CONDITIONS**

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N01242AU/04 Totteridge

GROVELANDS, Totteridge Green, London, N20 8PE.

Demolition of existing property and associated outbuildings and erection of a two-storey house (plus rooms in roof), with triple garage and associated staff accommodation.

**APPROVE SUBJECT TO CONDITIONS**

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N13892A/04 Totteridge

111 Ridgeview Road, London, N20 0HG.

Construction of part single, part two-storey side extension.

**APPROVE SUBJECT TO CONDITIONS**

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N14129A/04            Totteridge

89-91 Holden Road, London, N12 7DP.

First floor side extension to create stairs to flat in roof space. New roof with increased pitch plus side and rear dormer windows to provide an additional self-contained flat.

**APPROVE SUBJECT TO CONDITIONS**

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N12039D/04            Totteridge

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Part first floor rear extension.

**REFUSE**

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N14284/04            Totteridge

46 Ventnor Drive, London, N20 8BP.

Part single, part two-storey side and rear extension. Vehicle crossover.

**APPROVE SUBJECT TO CONDITIONS**

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N13742C/04            Underhill

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Two-storey side extension.

**REFUSE**

**LOCATION:**            98 Brunswick Park Road, London, N11 1JJ.

**REFERENCE:**        N10951D/04

**Received:**            1 Jul 2004

**Accepted:**            1 Jul 2004

**WARD:**                Brunswick Park

**Expiry:**                30 Sep 2004

**Final Revisions:**

**APPLICANT:** Town & Country Developments

**PROPOSAL:** Demolition of existing building and erection of a three-storey (plus basement) block to provide 10no. self-contained flats and a two storey building to provide 4no. self-contained flats. Provision of landscaping and off-street parking accessed from Brunswick Park Road.

**RECOMMENDATION:**

REFUSE

1. The proposed development, by reason of the number of units, size, siting, bulk and form of the buildings proposed on site, would result in an unsatisfactory overly dominant form of development which would be visually obtrusive, out of scale with neighbouring properties and would cause harm to the character and appearance of the area and the amenity of neighbouring residents. In addition the development fails to identify appropriate refuse storage areas and the access road and turning head is considered detrimental to the residential amenity of the occupiers of 96 Brunswick Park Road. The proposals are considered to be contrary to Policies G1, G18, T1.1, H1.2, H3.1 and H3.3 of the Barnet Unitary Development Plan (1991) and Policies GBEEnv1, GBEEnv2, D1, D2, D3, D4, D5, H16 and H17 of the Revised Deposit Draft Unitary Development Plan (March 2001).
2. The development does not include a formal undertaking to make a contribution towards the additional educational costs arising as a result of the development, contrary to policy EDN1.1 of the Adopted Unitary Development Plan (1991) and policy CS8 of the Revised Deposit Draft Unitary Development Plan (March 2001).

**INFORMATIVE(S):-**

1. The plans accompanying this application are:- Location Plan; Drg. No's 0669 001D; 0669 002D; 0669 003C; 0669 004A all received 1st July 2004.

**1. MATERIAL CONSIDERATIONS**

Relevant Unitary Development Plan Policies:

Adopted UDP 1991 – G1, G18, T1.1, H1.2, E6.1, H3.3, H3.2, H3.4, H4.1, M2.1 and M6.1.

Revised UDP – D2, D3, D5, D11, H5, H16, H17, H18, H21, GParking, M11, M12 and M14.

Relevant Planning History:

- N00277 Continuation of uses for office, store and display of monumental masonry. Withdrawn 1965.
- N00277A Single storey workshop and store. Approved 1968.
- N00277B Workshop and toilet facilities. Approved 1970.
- N00277C Workshop and toilet facilities details. Approved 1971.
- N00277D Retention of workshop and toilet facilities in connection with continued use as stonemasons yard. Withdrawn 1965.
- N03961 Detached garage and bungalow. Refused 1973.
- N03961A Detached bungalow with integral garage. Refused 1982.
- N03961A Detached bungalow with integral garage. Appeal dismissed 1982.
- N10951 Demolition of existing house and construction of new block of 6 two-bedroom flats and car parking area at front. Outline. Refused 1996.
- N10951A Ground floor rear extension, part extension to main structure, part conservatory. Approved 2001.
- N00277E Erection of 4 (no.s) Town Houses. 1 two storey, two bedroom house adjoining 96 Brunswick Park Road, and 3 two storey three bedroom terraces, with rooms in roof, to rear of land adjoining 98 Brunswick Park Road. Refused 2001.
- N10951B Change of use of former highway to garden and hard standing. Erection of new fence and gates at boundary. Approve 2002.
- N10951C/04 Demolition of existing building and erection of a three-storey (plus basement) block to provide 12no. self-contained flats, and a two-storey building to provide 4no. Maisonettes. Provision of landscaping and off street parking accessed from Brunswick Park Road. Refused 17 March 2004.

Consultations and Views Expressed:

The application is referred to Committee at the request of Councillor David. The application was advertised in the press and on-site.

Neighbours Consulted: 181 Replies: 20

Views of the objectors are summarised as follows:

- Traffic on Brunswick Park road is already congested with HGV's parked on the side of the road and 4 access roads within close proximity of the site. Another access road will create further congestion.
- HGV's usually park on the footpath and obscure views for residents entering and existing their properties in the area.
- Added to the residents parking and manoeuvring their cars, there is a café, a garage, a newspaper agent and a take away shop nearby which have daily visitors from vehicle users.

- The new access road creates a blind spot for traffic south of Brunswick Park Road.
- The development will overlook the neighbouring gardens and reduce privacy of neighbours.
- Loss of light due to the proposed buildings siting close to the boundaries.
- Loss of trees (in particular a pear tree) a beautiful house would be a great shame to the character and heritage of the area.
- Existing sewage system can't cope with the extra development.
- Reduction of property values due to the development.
- Noise and car fumes from the car park and access road on immediately adjoining residents.
- Depth of excavations may affect neighbouring property.
- There is not enough land area for this size of development on this site and the density of flats is too excessive for this site.
- Overlooking and not in keeping with neighbouring properties.
- Noise and disturbance from a high volume of residents on this site.
- Previous application for similar proposals have been refused on this site.
- There is a natural stream at the rear of No. 98. If this is re-directed it may cause flooding to existing properties.
- With the increased flats in the area, there is an increase in crime.

Internal/Other Consultation:

Environment Agency – No comments

Thames Water – No comments

Traffic and Transportation – Comments are as follows:

- Cycle parking is required in the scheme.
- Emergency vehicles will only be able to enter the site if the road is built to Council highway specifications.
- Gradient of the ramp to the basement car park must be not be steeper than 1:10.
- Means of refuse collection is not shown.
- Visibility at the site entrance must be maintained.
- Redundant crossovers must be removed and reinstated back to footway.

Tree Officer - The pear tree is surrounded by buildings on either side. The roots of the tree may be affected by the buildings being over the top of them. This tree cannot therefore be protected.

The extent of hardstanding and underground parking will be a major constraint on the ability of the site to accommodate new tree planting.

## **2. PLANNING APPRAISAL**

### Site and Surrounding Area



The site is located at 98 Brunswick Park Road. Brunswick Park Road rises from the southern end to the northern end. There are 3 distinct areas of land within the application site, which together create an 'L' shaped area. A large attractive brick house exists to the front of the site. The house is of a traditional design and has just recently been refurbished. There is a large area of cobble in front of the house and a security wall and gate along the front boundary. At the rear of the house is a grass garden area.

The second parcel of land adjoins No. 98 to the south. It is at a lower level than No. 98 and has been cleared as an access to ancillary sheds at the rear. A large pear tree is between these sheds.

The third parcel of land is located at the rear of 92 – 98 Brunswick Park Road and is a further garden area. A wooden fence runs along the boundaries of this site. This also adjoins No 1 Waterworks Cottages.

To the south of the proposed development there are a number of small shops and a number of semi detached two storey houses fronting Brunswick Park Road. The houses each have gardens backing onto the site at the rear.

Immediately to the south of the land at the rear of 92 – 98 Brunswick Park Road is a one storey mechanical workshop and to the east are 3 two storey houses with large gardens known as 'Waterworks Cottages'.

Adjoining the land at 98 Brunswick Park Road to the north and to the east, are a number of two storey semi detached houses and their gardens. All the surrounding properties are therefore two-storey in height.

### Proposal

The proposal is to redevelop the three parcels of land described above. On the two sites fronting Brunswick Park Road it is proposed to construct a three storey block of 10 flats with basement car parking under the block of flats and further car parking to the rear of the proposed building. Over the garden area to the rear of 92-8 Brunswick Park Road a building with 4 self-contained flats is proposed.

The access road for the 10 flats and the 4 maisonettes runs along the adjoining boundary with No. 96 Brunswick Park Road.

The amenity area is located along the north-eastern boundary and in front of the 4 maisonette flats. The refuse area is located at the rear of No. 96 Brunswick Park Road.

The development involves substantial changes in levels to accommodate the underground parking and access roads and ramps at appropriate gradients to satisfy highway concerns.

### Material Planning Considerations

The application needs to be considered firstly with regard to the principle of 10 flats and 4 maisonettes on the site. Further considerations are visual amenity, residential amenity, section 106 items and traffic and transportation issues.

There is an extensive planning history and previous applications for flats and housing on the site have been refused. The recent refusal for 12 flats and 4 maisonettes is a material consideration (this decision has not been appealed). The previous application was refused on the basis of: the scale/size of the building and impact on visual/residential amenity (with reference to overdevelopment of the site).

A highway objection related to refuse details and access and a reason concerning lack of education contribution and lack of affordable housing.

The development is now under the affordable housing threshold of 15 units identified in the Revised Deposit Draft Development Plan.

The access has been widened and visibility improved (addressing the concerns previously raised). However the applicant has merely removed unsatisfactory refuse details rather than indicate where refuse could be located on site within a satisfactory distance from Brunswick Park Road.

There are no protected trees on site, although there is a protected tree in the front garden of 103 Marshall Close (over 4m from the site boundary).

### Principle

National Planning Policy guidance on Housing (PPG3) advocates the redevelopment of previously developed land at appropriate densities and more efficient use of land. The existing site only has a single dwelling and represents very low-density housing.

National Guidance simultaneously espouses high quality design. PPG3 states that,

‘New housing development of whatever scale should not be viewed in isolation. Considerations of design and layout must be informed by the wider context having regard not just to any immediate neighbouring buildings but the townscape and landscape of the wider locality.’ (Para.56)

The text accompanying policy H1.1 of the Adopted UDP states that, ‘The Council does not wish to see development that has an unacceptable impact on the surrounding area. This can occur when family sized houses are insensitively replaced by blocks of flats.’

The surrounding streetscene is not characterised by flats. Surrounding housing is two-storey in height. The proposed block of flats to the front of the site is a three-storey building with underground parking. To the rear the building would appear as four storeys. The bulk and mass of the building vastly exceeds that of neighbouring property.

The block of 10 flats is not considered to be in character with the surrounding streetscene. The development is not therefore considered to comply with the above policy statements.

### Residential Amenity

The proposed block of 10 flats is 10m in height to the front of the site, 20m in length (across the front boundary) and 16.7m in width (maximum). The mass of the building with regard to 96 Brunswick Park Road has been reduced,

although it is still considered that the building will appear overbearing (particularly given the modestly sized rear garden to this property).

103 and 105 Marshall Close also have modestly sized rear gardens. Again the impact on these properties has been reduced from that shown on the previously refused scheme. The existing dwelling is over 5m from the property boundary with these houses, with rear windows over 6m away. The proposed building would be 2m off the boundary and the nearest first floor bedroom window only 3.5m. The close proximity of this window is considered to cause unacceptable overlooking of the rear gardens of 103 and 105 Marshalls Close in conflict with development plan policy. It is considered that there would be unacceptable loss of light and outlook to 105 Marshalls Close. In general the building would appear overbearing to all the surrounding properties given its overall size and bulk.

The proposed building to the rear of 92 Brunswick Park Road is over an existing garden area. The building is two-storey and would be less than a metre from the site boundaries. It would have a depth of 13m and a height of just under 8m. It is considered that this building would have a substantive detrimental impact on the occupiers of 1 Waterworks Cottages and 92 Brunswick Park Road. Light would be lost to the conservatory on the side elevation of 1 Waterworks Cottages and to side windows (including a habitable room). There would be substantial loss of outlook to both properties. Overlooking would occur of the rear garden of 94 Brunswick Road and No.1 Waterworks Cottages.

The access road will cause noise disturbance to occupiers of 96 Brunswick Park Road. This was previously referenced as a refusal reason, it is noted that the access has been moved further from the neighbours property boundary (1.5m at the closest point). Although it is still considered that the proposals will be detrimental to the neighbour as the turning head is also located to the rear of the properties modestly sized rear garden.

In summary the proposals would have substantive detrimental impact to the amenities of neighbouring property owners.

With respect to the amenity of potential occupiers concerns exist as to how usable many of the areas shown as amenity will be. No light will reach the strip behind the four self-contained flats. Other amenity areas are surrounded by parking. It is noted though that the size of amenity areas technically complies with UDP policies.

#### Visual Amenity

The proposed building to the rear of 92 Brunswick Park Road would appear as a cramped over development of the site. The elevations to the main building proposed to the front of the site are bland and the large dormer to the front elevation will appear as an incongruous feature.

Buildings on Brunswick Park Road and in Marshall Close have a domestic scale and it is considered that the proposed building would look overly dominant in the streetscene and out of character.

Tree planting to soften the development will be very limited due to the site constraints, level changes and the underground parking.

Overall it is considered that the proposals will be detrimental to the appearance of the streetscene and the visual amenities currently enjoyed by neighbouring residents.

### Traffic and Transportation

The development requires a total of 21 spaces. The plans indicate 21 spaces. The scheme therefore complies with the parking standards. The fact that the plans do not show refuse provision is a concern given the very cramped nature of the development. It is not considered on a development as cramped as that shown on the submitted plans that a scheme should be allowed without indication of an appropriately sized and sited refuse area. It is noted that the 4 self contained flats would be in a building over 45m from the nearest highway, the access width of 4.25m and re-designed turning head and layout will enable an emergency vehicle to come within 25m of the building though.

### Section106 Items

A financial contribution of is required in accordance with the supplementary guidance on educational impacts of new development. No formal undertaking to meet this has been submitted as part of the scheme.

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

The objections of neighbours are considered to be covered in the above report. The Councils Tree officer has advised that the Pear Tree referenced by neighbours is not suitable for a Tree Preservation Order as it is too close to existing buildings and the relevant Legislation advises against the serving of Tree Preservation Orders on fruit Trees.

## **4. CONCLUSION**

In light of the above it is recommended that this development be refused. It is considered that the proposed development will be harmful to the visual and residential amenities enjoyed by occupiers of neighbouring property and be detrimental to the existing character of the area.

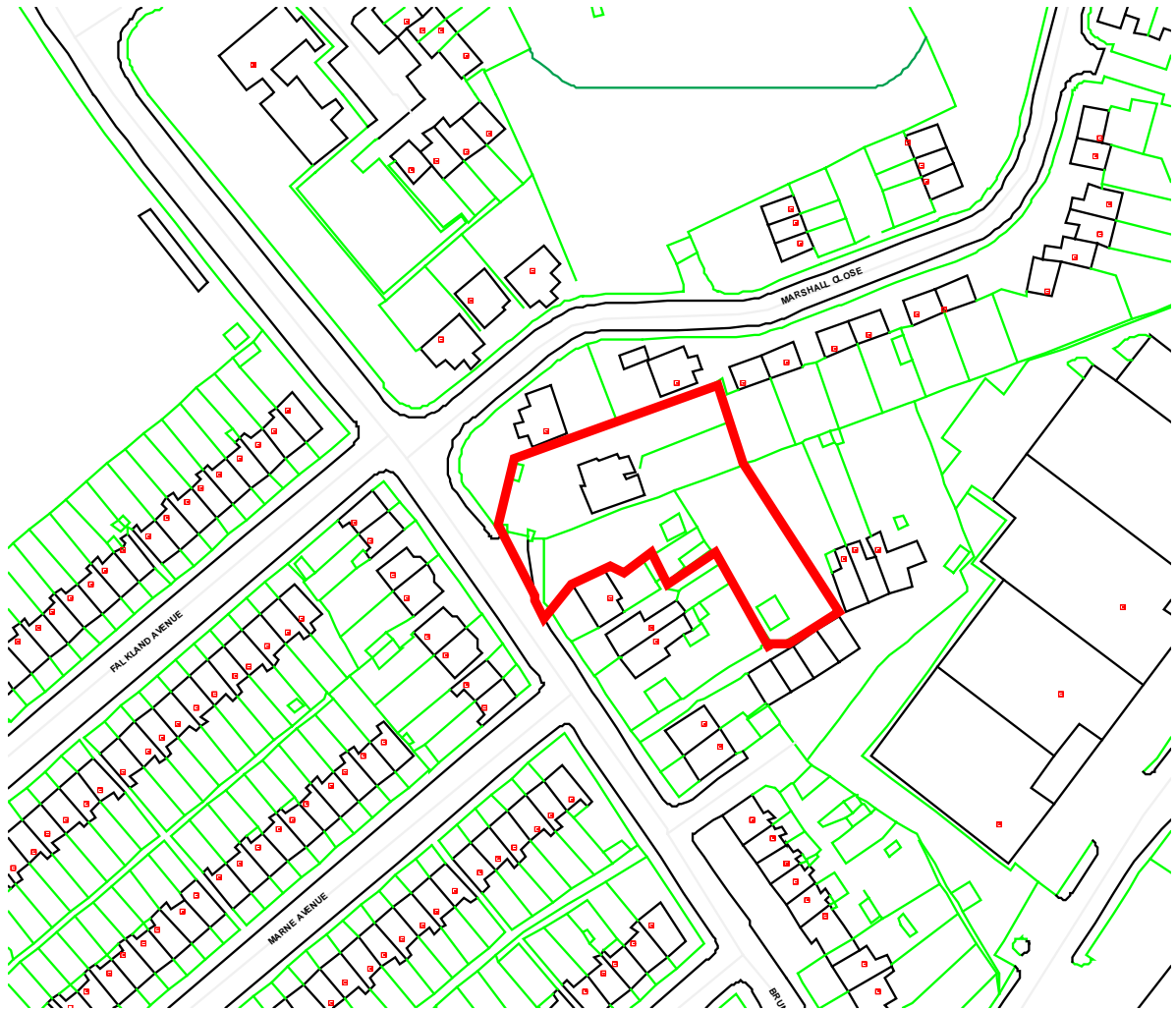
Additionally no formal undertaking to meet the requirements for education contributions in the borough has been submitted.

# BARNET

LONDON BOROUGH



N10951D/04 – 98 BRUNSWICK PARK ROAD



Scale 1:1250

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London Borough of Barnet LA086290 2003

**LOCATION:** The Gatehouse, 1 Gatcombe way, Cockfosters,  
Barnet, EN4 9TT.

**REFERENCE:** N14053/04 **Received:** 30 Jan 2004  
**Accepted:** 30 Jan 2004

**WARD:** East Barnet **Expiry:** 26 Mar 2004  
**Final Revisions:**

**APPLICANT:** Mr & Mrs de Friend

**PROPOSAL:** Erection of two storey rear extension.

**RECOMMENDATION:**

APPROVE SUBJECT TO CONDITIONS

1. This development must be begun not later than five years from the date of this permission.

Reason:

To comply with Section 91 of the Town and Country Planning Act, 1990.

2. Before the development hereby permitted commences, details of the materials to be used for the external surfaces of the building(s) and hard surfaced areas shall be submitted to and approved in writing by the Local Planning Authority. The development shall be implemented in accordance with such details as approved.

Reason:

To safeguard the visual amenities of the locality.

3. Before the development hereby permitted commences details of windows; doors and eaves shall be submitted at 1:20 scale and approved in writing by the Local Planning Authority. The development shall be implemented in accordance with such details as approved.

Reason: To safeguard the visual amenities of the building and surrounding Conservation Area.

4. Before this development is commenced details of the location, extent and depth of all excavations for drainage and other services in relation to trees on the site shall be submitted and approved in writing by the Local Planning Authority and the development carried out in accordance with such approval.

Reason:

To safeguard the health of existing tree(s) which represent an important amenity feature.

5. No site works or works on this development shall be commenced before temporary fencing has been erected around existing tree(s) in accordance with details to be submitted and approved in writing by the Local Planning Authority. This fencing shall remain in position until after the development works are completed and no material or soil shall be stored within these fenced areas.

Reason:

To safeguard the health of existing tree(s) which represent an important amenity feature.

6. No site works or works on this development shall be commenced before a method statement detailing precautions to minimise damage to protected trees in particular from works within the recommended protective distances of trees (see table 1 of BS5837:1991) and procedures if roots are encountered is submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in strictly accordance with such details as approved.

Reason: To safeguard the health of existing trees which represent an important amenity feature.

INFORMATIVE(S):-

#### **INFORMATIVE(S):-**

1. The plans accompanying this application are:- Location Plan & Revised plans received 14 June 2004 -Drg.No's 03/GW/01, 03/GW/02, 03/GW/07 Rev C all received 30th January 2004 & Drg.No 03/GW/06 Rev D and letter from Terence C. Burton concerning tree protection measures both received 10th May 2004.
2. The reason for this grant of planning permission or other planning related decision is as follows:

The proposed development accords with the London Plan and the Adopted Unitary Development Plan/Revised Deposit Draft Unitary Development Plan except where material considerations indicate otherwise and the following polices are relevant:

Adopted UDP (1991): G1, G18, T1.1, T1.2, E2.1, T3.1, T3.4, H6.1

Revised Deposit Draft UDP (2001):

GBEnv1, GBEnv2, D1, D2, D3, D4, D5, D6, D13, HC1, H27

#### **1. MATERIAL CONSIDERATIONS**

Relevant Unitary Development Plan Policies:

Relevant Policies:

Adopted UDP (1991): G1, G18, T1.1, T1.2, T3.1, T3.4, E2.1, H6.1.

Revised Deposit Draft UDP (2001):

GBEnv1, GBEnv4, D1, D2, D3, D4, D5, D6, D12, D13, HC1, H27.

Relevant Planning History:

N00264CJ/01-Two-storey Side Extension. Refused January 2002. Appeal lodged and then withdrawn.

N00264CM/02 –Two-storey side extension. Application withdrawn.

Consultations and Views Expressed:

The application was advertised in the press and on site.

Neighbours Consulted: 12 Replies: 2

No's 1 & 2 the paddocks have objected for the following reasons:

- Will be an eyesore
- Will invade privacy
- Will overlook rear garden
- 3m extension would be more appropriate than 4.675m.

Hadley Conservation Area Advisory Committee: No comment.

Trent Park Conservation Area advisory Committee:

The proposed extension is probably in the least obtrusive format if an extension is to be approved. However it would be better as far as views if the extension was further west. Object to dormer window on side elevation that looks like a mishap.

Internal Consultation Responses:

Tree Officer:

Trees along the footpath partly bordering the site are included in two tree preservation orders. TPO/CA/288 has 4 Yew trees and 1 Sycamore & TPO/CA/260 has 9 Yew Trees. These are managed by the Council's Green spaces Team.

I am concerned that the construction working space encroaches within the BS5837 protective distance, as there does not appear to be adequate compensating distance for the '1/3 rd rule'. However, with appropriate care it should be possible to minimise the risk of damage to tree roots –a method statement should be required that includes a special provision that if major roots are encountered within the excavation zone Greenspaces officers should be contacted.

Conservation Officer:

No objections.

**PLANNING APPRAISAL**



## Site Description and Surroundings

The site is within Trent Park West Conservation Area. Gatcombe Way is a development that was constructed in the 1990's around West Farm Place (Which is locally listed and now contains residential flats). Each dwelling in the cul-de sac has a different design and different materials. When determining the original planning application for the estate great care was taken in designing the Gatehouse as this would be the entrance property not just to Gatcombe Way but the section of Trent Park West Conservation Area within the London Borough of Barnet. The property was designed as a Gatehouse and has a symmetrical design that has Victorian Gothic Style as an architectural influence. Unlike other houses in Gatcombe Way the garage is detached. The house has a white render finish with slate tiles.

The property is clearly visible from the recreational area to the east of Gatcombe Way, the footpath to the rear and from Chalk Lane.

## Proposals

The proposal is a two-storey rear extension. There is a dining room and utility room proposed on the ground floor and a bedroom with en-suite shower room on the first floor. The depth of the extension is 4.675m and the width 4.5m.

The fenestration is in keeping with the existing gothic style of the property. The eaves to the extension would be 0.65m lower than the eaves for the existing house. The first floor windows would be half-dormer windows cut into the roof with the cills only 3.7m above ground level. The ridge of the extension would only be 6.1m above ground level (over 1.5m lower than the main house ridge). The extension would be offset 2.5m off each flank wall.

The proposals also include an additional side bay window, enlarged frame with side panels to the front door and removal of part of the front boundary wall.

The applicant has clarified in a letter dated 10 May 2004 that the existing property is constructed off piled foundations capped with a re-inforced concrete raft. The new extension foundations will follow the same construction. The extremities of the concrete will not exceed the external face of the extension. It should not be necessary to dig any further than 100mm from the extension outline. Excavation will be 300mm to 450mm maximum. All excavation will be carried out by hand with no machinery, plant materials or debris placed within or to traverse within the fenced off area. The piles will be bored using a lightweight mini or tripod rig that is small enough and light enough to be manhandled through a domestic doorway or the side access gate and will not place any undue stress or loading onto the tree roots.

## Material Planning Considerations

The proposals need to be considered with regard to the impact on the Conservation Area, on protected trees and with regard to neighbour's amenity.

### Impact on Conservation Area

The principle of a two-storey extension on the prominent flank elevation facing the entrance to Gatcombe Way has previously been rejected. A particular concern being the unbalancing of what is a totally symmetrical house.

Officers had advised that the only elevation suitable for a two-storey elevation was the rear elevation.

The low eaves and half-dormer is designed to make the extension clearly subservient to the main house. It is noted that the Trent Park Conservation Area Advisory Committee object to the side dormer. The window frames have been designed to match those of the main house and the dormer window is not considered to be an odd feature.

Although the extension depth of 4.65m is by no means modest it is considered that the rear extension would not have a detrimental impact on the appearance of the existing house or that of the Conservation Area.

### Residential Amenity

The principle neighbour objection relates to overlooking.

The first floor rear window would be located 7m from the rear boundary of the property. There is then a 9m gap between the rear boundary of the property and the rear boundary of No's 1&2 the Pastures.

The window to window distance would be over 22m, and the window to garden distance over 16m (thus exceeding minimum distances of 21m and 10m respectively identified in development plan policies). The protected trees also provide screening between the neighbour's properties and it should be noted that the window is of modest proportions.

The extension is not considered to impact on 2 Gatcombe Way (there is a garage to the side of this property).

The proposals are therefore considered to be acceptable with regard to impact on neighbour's amenity.

### Impact on Protected Trees

Additional information has been submitted in respect of a letter detailing means of construction and plans showing protective fencing. It is considered even with protective fencing (because of the small distances involved) excavations could result in damage to important roots to the protected trees.

Although some precautions have been put forward by the applicant it is considered that further details are required to ensure tree roots are protected (including details for dealing with tree roots encountered during excavations).

It is considered that with the precautions put forward by the applicant to prevent damage to the boundary trees, and with a method statement addressing remaining issues, that it would be difficult to refuse the application with reference to damage to protected trees.

### **COMMENTS ON THE GROUNDS OF OBJECTION**

It is considered that the objections are covered in the main body of the report.

With respect to the impact on views it is not considered that the extension is of sufficient bulk or height in relation to the existing property to impact on views

## **CONCLUSION**

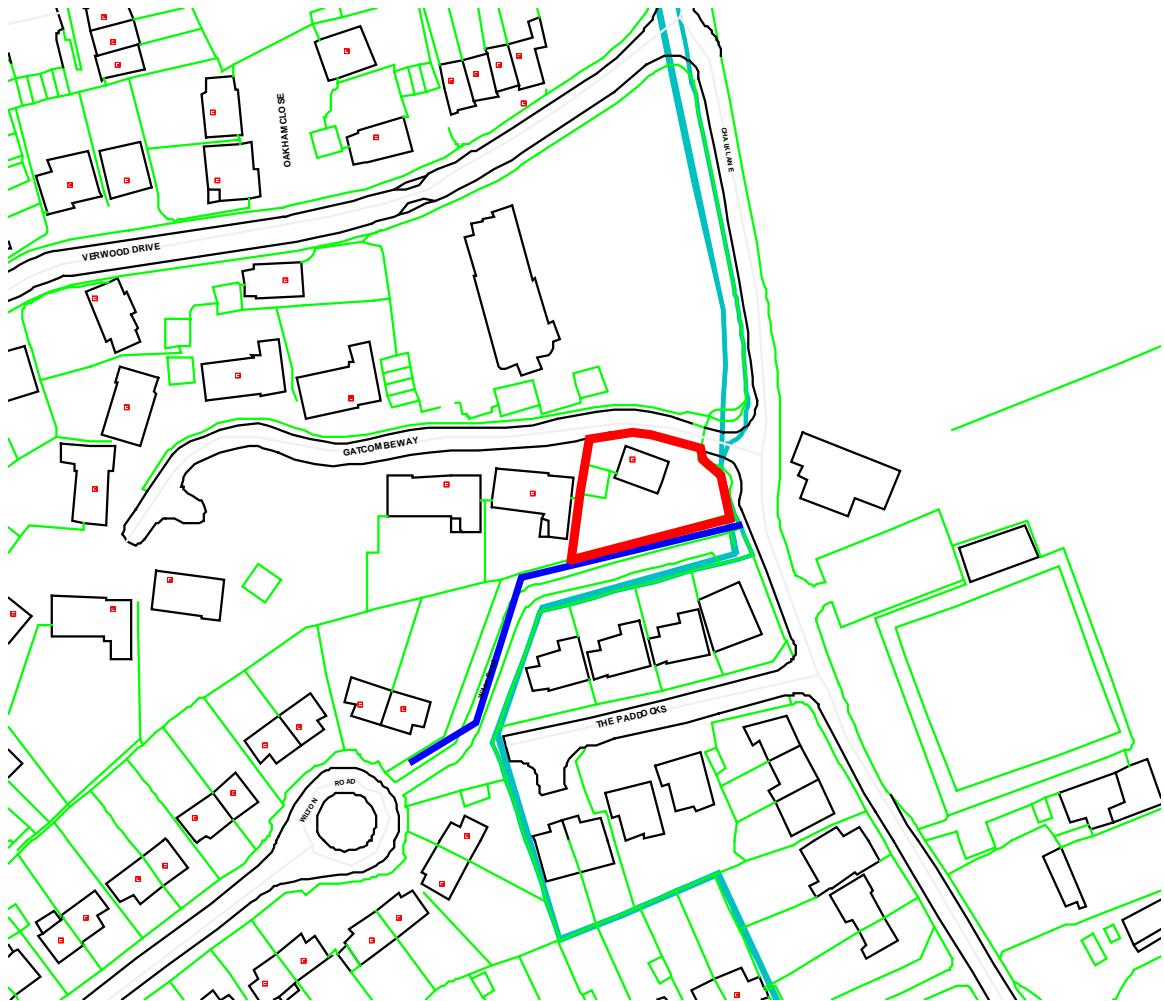
Overall despite the size of the rear extension and possible impact on trees the proposals are considered to be acceptable with regard to the impact on adjoining property, protected trees and on Trent Park West Conservation Area.

# BARNET

LONDON BOROUGH



N14053/04 –THE GATEHOUSE, GATCOMBE WAY



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London Borough of Barnet LA086290 2003

**LOCATION:** 9 Albemarle Road, London, EN4 8EQ.

**REFERENCE:** N13591B/04                      **Received:** 18 May 2004  
**Accepted:** 2 Jun 2004

**WARD:** East Barnet                      **Expiry:** 28 Jul 2004  
**Final Revisions:**

**APPLICANT:** Mr N D Vadgama

**PROPOSAL:** Part single, part two storey front side and rear extensions and alterations to roof including rear dormer window to accommodate a loft conversion.

**RECOMMENDATION:**

APPROVE SUBJECT TO CONDITIONS

1. This development must be begun not later than five years from the date of this permission.

Reason:

To comply with Section 91 of the Town and Country Planning Act, 1990.

2. The materials to be used in the construction of 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.

3. The roof of the extension hereby permitted shall only be used in connection with the repair and maintenance of the building and shall at no time be used as a balcony, roof garden or similar amenity or sitting out area, without the benefit of the grant of further specific permission in writing from the Local Planning Authority.

Reason:

To ensure that the amenities of the occupiers of adjoining properties are not prejudiced by overlooking.

4. Before the building hereby permitted is occupied the proposed window(s) in the flank elevation facing No. 7 Albemarle Road shall be glazed with obscure glass only and shall be permanently retained as such thereafter and shall be permanently fixed shut with only a fanlight opening, unless otherwise agreed in writing by the Local Planning Authority.

Reason:

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

5. The use of the extension 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.

Reason:

To ensure that the development does not prejudice the character of the locality and the amenities of occupiers of adjoining residential properties.

#### **INFORMATIVE(S):-**

1. The plans accompanying this application are:- Location Plan, 0473/01, 0473/02B, 0473/01A received 18th May 2004.
2. The reason for this grant of planning permission or other planning related decision is as follows:

The proposed development accords with the London Plan and the Adopted Unitary Development Plan/Revised Deposit Draft Unitary Development Plan except where material considerations indicate otherwise and the following policies are relevant:

Adopted Barnet Unitary Development Plan (1991): G1, G18, T1.1, H6.1.

Barnet Revised Deposit Draft Unitary Development Plan (2001): GBEnv1, D2, H27.

#### **1. MATERIAL CONSIDERATIONS**

Relevant Unitary Development Plan Policies:

Relevant Policies:

Adopted UDP (1991): G1 – Character  
G18 – Residential character  
T1.1 – Character/Design  
H6.1 – Extensions

Revised Deposit Draft UDP (2001): GBEnv1 – Character  
D2 – Character  
H27 – Extensions to houses

Relevant Planning History:

N13591/03 Part single, part two-storey front, side and rear extensions and alterations to roof including rear dormer window to facilitate a loft conversion – Refused 23-04-2003

N13591A/04 Part single, part two storey front, side and rear extensions and alterations to roof including rear dormer window to facilitate a loft conversion - Refused 15-04-2004

Single storey rear conservatory extension has been constructed in the past within Permitted Development rights.

Consultations and views Expressed:

Neighbours Consulted: 13 Replies: 2

Neighbours objections can be summarised as:

- Out of keeping with other houses in the street
- Roof of proposed extension would block light to window
- Loss of privacy
- Overbearing
- Possible hazard created by skips and builders vehicles
- Loft conversion against guidance

Traffic and Transportation:

Parking must meet the Parking Standards set out in appendix 7.1 of the revised deposit draft of the UDP (Policy M14). 2 spaces must be provided for a 4-bedroom property.

## **2. PLANNING APPRAISAL**

Site Description and Surroundings

The property is a two-storey semi-detached family dwelling in an established residential area. The dwelling is situated in a road of similar semi-detached properties. A garage/store is located towards the rear of the property with access alongside the existing property. Off street parking exists for up to 3 vehicles

There are a number of extensions to nearby properties that are visible from the street, many of which were constructed pre design guidance.

Most of the houses have single garages to the side of the properties with the exception of No 7 that was constructed on a narrower site due to the bend in the road.

The road has a significant slope resulting in a different finished floor level between each pair of semi-detached properties. The difference in floor levels ranges from 1-2m between each of the properties along the road.

Proposals

The applicant wishes to gain planning permission for a part single, part two storey front, side and rear extensions and alterations to roof including rear dormer window to facilitate a loft conversion.

The rear ground floor extension has a depth of 4m along the shared boundary with no.11 Albemarle Road and extends the full width of the plot. It extends along the boundary with no.7 Albemarle Road and comes forward 1m from the front of the existing property.

At first floor level the extension is set of the boundary with no.7 by 1m and is set back from the front of the existing building by 1m. It extends the full depth of the existing property before stepping in 1.5m and extending a further 2m. The first floor rear projection is set of the boundary with no.11 by 3.5m and no.7 by 2.4m.

A rear dormer is proposed in the roof to facilitate a loft conversion. It has a height and width of 2.1m and a depth of 1.75m.

#### Material Planning Considerations

The proposals comply with current council policy and design guidelines. The appearance of the property in the street scene will be similar in nature to other recently built extensions in the road but will have the benefit of being a subordinate addition. The proposal is set back from the front of the existing property and the proposed roof retains the existing hips and has a ridgeline lower than that of the existing property. Parking will be retained in front of the property for 2 vehicles in line with policy M14 of the revised draft UDP.

The first floor side extension is set of the boundary by 1m in order to create a sufficient separation distance between number 7 and 9 Albemarle Road. Although this will create additional overshadowing of the gap between the properties it is not considered that this alone is sufficient reason to refuse. The gap between the properties is already dark and overshadowed much of the time in addition on the flank elevation of no.7 there are no windows to habitable rooms and the current windows are all glazed with obscure glass.

The ground floor extension has a depth of 4m that would not normally be permitted however this is an existing situation and a conservatory type construction already exists with an identical depth. The extension extends almost the full width but is stepped of the boundary with no.7 by 1.6m. An existing garage/store structure is already a dominant feature on this boundary and reduces light reaching the existing rear extension at no.7. This structure is to be removed prior to the extensions being built.

The rear first floor extension and dormer window are considered acceptable and unlikely to cause significant loss of amenity to neighbouring properties. Although a degree of overlooking may occur, as the windows serve bedrooms, which are less frequently, used rooms this will be kept to a minimum and will be no worse than the current situation.

This current application has overcome previous refusals by:

- Significantly reducing the size of the rear dormer window
- Reducing the depth and width of the first floor rear projection from 7.3m(w) x 4m(d) to 4.1m(w) x 2m(d)
- Reducing the height and depth of the ground floor extension on the boundary with no.7
- Setting back the first floor side extension by 1m and retaining the existing hips and so give the new roof structure a subordinate appearance.

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

Dealt with in the main body of the report



#### **4. CONCLUSION**

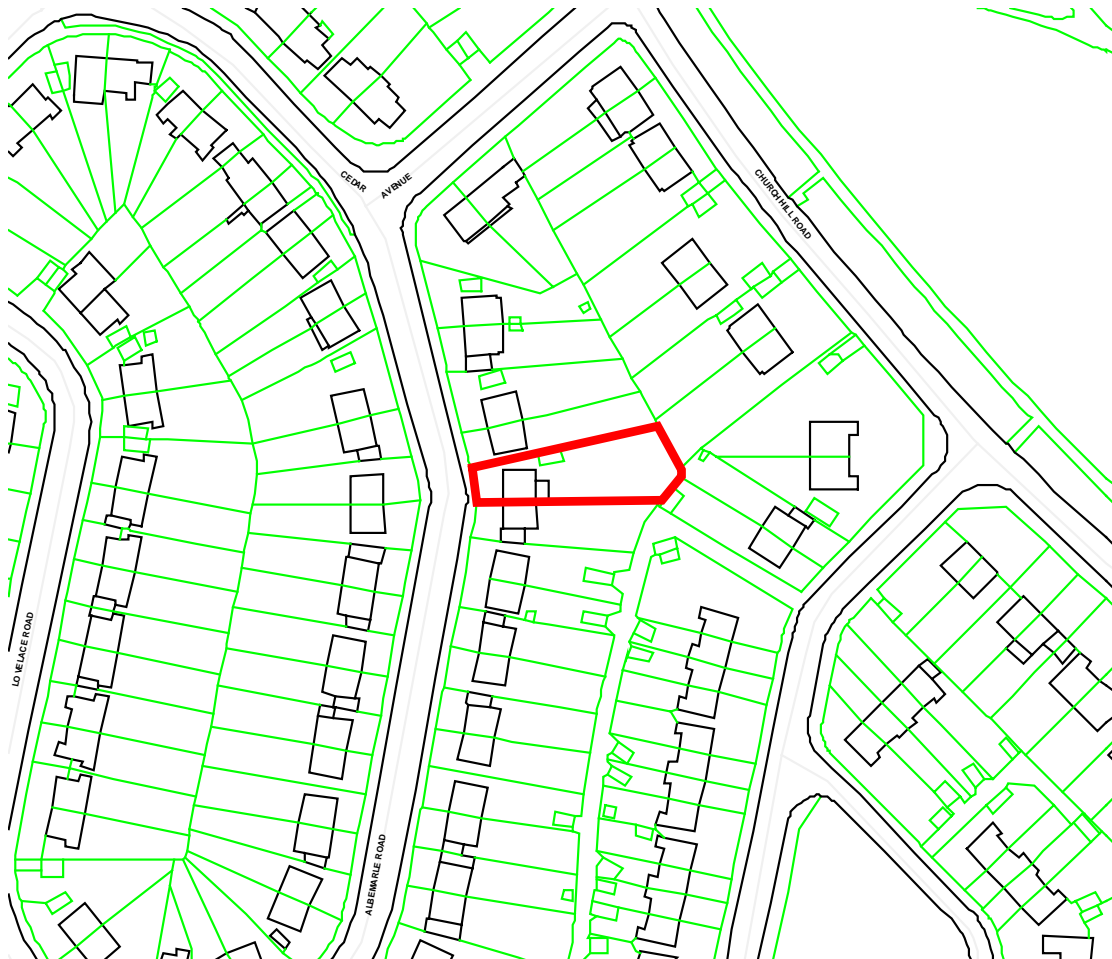
The proposal has overcome previous reasons for refusal and is now considered acceptable. The proposals are subordinate to the existing property and are not considered to cause a significant loss of amenity to neighbouring occupiers. Approval is therefore recommended.

# BARNET

LONDON BOROUGH



N13591B/04 – 9 Albemarle Road



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London Borough of Barnet LA086290 2003

**LOCATION:** 17 Bevan Road, Barnet, Hertfordshire, EN4 9DZ.

**REFERENCE:** N14194C/04                      **Received:** 13 Aug 2004  
**Accepted:** 13 Aug 2004

**WARD:** East Barnet                      **Expiry:** 8 Oct 2004  
**Final Revisions:**

**APPLICANT:** Mr George Fellas

**PROPOSAL:** Single storey rear extension and front extension.

**RECOMMENDATION:**

APPROVE SUBJECT TO CONDITIONS

1. This development must be begun not later than five years from the date of this permission.

Reason:

To comply with Section 91 of the Town and Country Planning Act, 1990.

2. The materials to be used in the construction of 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.

3. The roof of the extension hereby permitted shall only be used in connection with the repair and maintenance of the building and shall at no time be used as a balcony, roof garden or similar amenity or sitting out area, without the benefit of the grant of further specific permission in writing from the Local Planning Authority.

Reason:

To ensure that the amenities of the occupiers of adjoining properties are not prejudiced by overlooking.

4. Notwithstanding the provisions of any development order made under Section 59 of the Town and Country Planning Act 1990 (or any Order revoking and re-enacting that Order), the following operation(s) shall not be undertaken without the prior specific permission of the Local Planning Authority: Insertion of windows in the side elevations facing 15 and 19 Bevan Road.

Reason:

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

## **INFORMATIVE(S):-**

1. The plans accompanying this application are:- 17BEV/SPY/PLANS-08-01; received 13/08/04.
2. The reason for this grant of planning permission or other planning related decision is as follows:

The proposed development accords with the London Plan and the Adopted Unitary Development Plan/Revised Deposit Draft Unitary Development Plan except where material considerations indicate otherwise and the following policies are relevant:

Adopted Barnet Unitary Development Plan (1991): G1, G18, T1.1, H6.1.

Barnet Revised Deposit Draft Unitary Development Plan (2001): GBEnv1, D2, D4, D5, D6, D7, H27.

Design Guidance Note No. 5 Extensions to Houses.

### **1. MATERIAL CONSIDERATIONS**

#### Relevant Unitary Development Plan Policies:

Adopted UDP (1991): G1 (Character/Environment), G18 (Residential Character), T1.1 (Character/Design Issues), H6.1 (Extensions).

Revised Deposit Draft UDP (2001): GBEnv1 (Character), D2 (Character), D4 (Over development), D5 (Outlook), D6 (Street interest), D7 (Scenic Quality), H27 (Extensions to houses and detached buildings)

Design Guidance Note No. 5 Extensions to Houses

#### Relevant Planning History:

N14194 – single storey rear extension, withdrawn 21/06/04

N14194A – ground floor side extension, following removal of garage. Alterations to roof including hip to gable and addition of rear dormer window to facilitate loft conversion, lawful 06/07/04.

N14194B – single storey rear extension and front extension, refused 10/08/04.

#### Neighbouring Property

N12793/01 - 15 Bevan Road: single storey rear extension, approved 07/2001

#### Consultations and Views Expressed:

Neighbours Consulted: 13                      Replies: 0

Any objections received will be reported verbally at the Committee Meeting.

## **2. PLANNING APPRAISAL**

### Site Description and Surroundings

The application site is a semi-detached single family bungalow located on the eastern side of Bevan Road. The property forms part of a group of 12 identical bungalows built around 1939. The surrounding area is predominantly residential and is a mixture of two storey semi-detached and single storey semi-detached and detached bungalows.

The property has recently been extended with a rear dormer and side extension, built under permitted development. A Certificate of Lawfulness has confirmed that the proposed development was determined lawful under the Town and Country Planning (General Permitted Development Order) 1995, on 06/07/04.

### Proposals

This application concerns the proposal for a single storey rear extension and a single storey front extension only. The proposal will create an additional bedroom to the front and extend the living/dining area to the rear.

The application differs from that refused at the Chipping Barnet Sub-Committee meeting on the 10<sup>th</sup> August, in that the proposed rear extension is set in 1.3m from the boundary with 15 Bevan Road. It extends 4m from the original rear building line to come in line with the neighbouring extension at 15 Bevan road and measures 3.6m wide retracting 0.9m to continue 3.2m across the rear elevation. The proposal has a flat roof with an average height of 3.1m (3.4m parapet wall), due to the slight slope in ground level. The proposed development will not have any windows on the flank elevations.

The proposed front extension intends to build in the now void area, which previously held an attached garage. The proposal for the front extension will not extend past the building line of the garage at 15 Bevan Road, measuring 3.2m in depth, 2.1m in width and approximately 2.9m in height with a flat roof (3.3m parapet wall).

### UMaterial Planning Considerations

Since the previous application various changes have been made to overcome prior reasons for refusal. Namely that the extension has been brought in 1.3m from the boundary with 15 Bevan Road, therefore reducing the visual impact on neighbouring occupiers and increasing the important amenity gap between the two properties. It should be noted that the rear extension at 15 Bevan Road has been set in from the boundary with 17 Bevan Road, by 1.2m.

The recent side extension to 17 Bevan Road constructed under permitted development has already reduced the amount of light into the kitchen window of 15 Bevan Road, situated on the side flank wall, however the proposed rear development is not considered to cause any further loss of light to this room due to the proposal being set back from the boundary to 15 Bevan Road.

The rear extension projects less than 2m adjacent to the boundary with 19 Bevan Road. The impact on this neighbour is therefore considered acceptable.

The proposed front extension has the same footprint as the garage it replaces hence is considered to be acceptable with regard to visual and residential amenity.

#### **4. CONCLUSION**

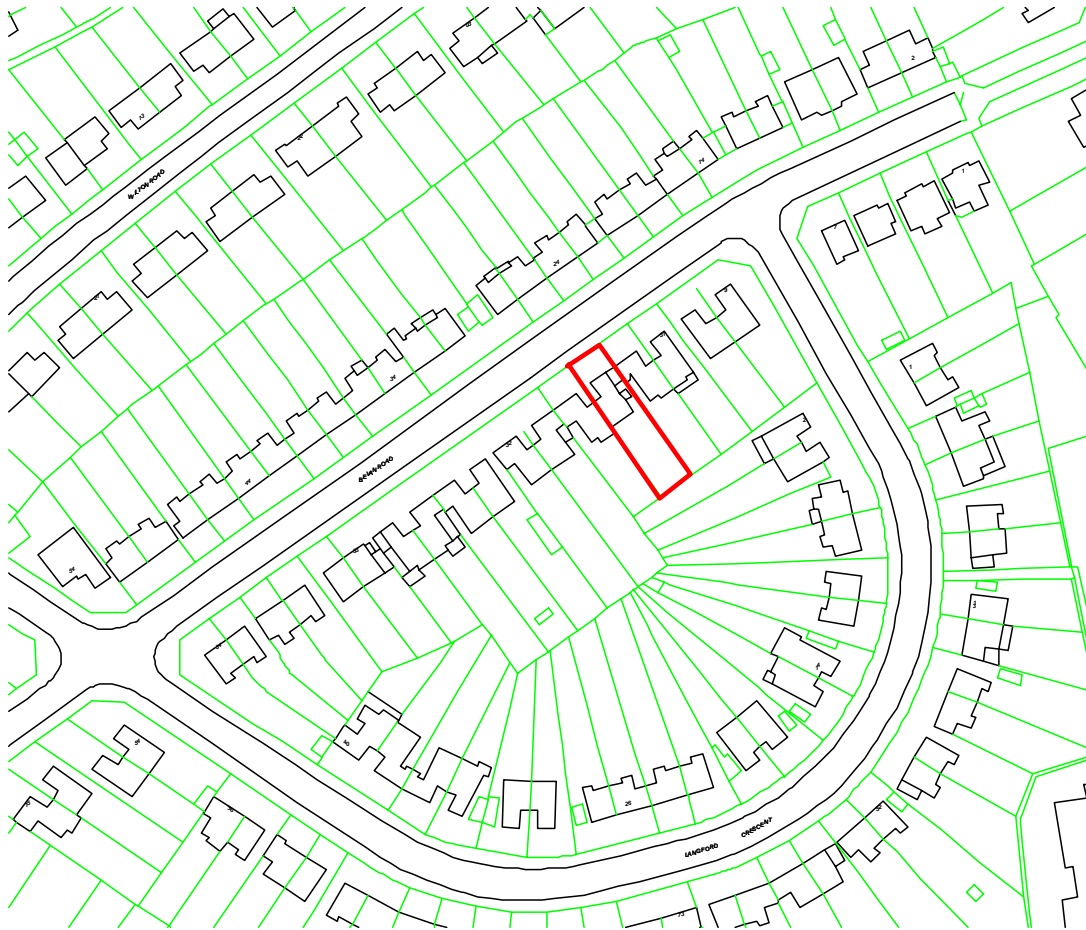
It is considered that the revised application has made the necessary changes since the original plans (N14194B) to overcome previous planning issues therefore on balance both the front and the rear extensions are now considered acceptable and are recommended for approval.

# BARNET

LONDON BOROUGH



N14194B/04 – 17 Bevan Road, EN4 9DZ



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London Borough of Barnet LA086290 2003

**LOCATION:** The Palace Restaurant, 32 Station Road, New Barnet, Hertfordshire, EN5 1QW.

**REFERENCE:** N07223U/04                      **Received:** 23 Jul 2004  
**Accepted:** 23 Jul 2004

**WARD:** East Barnet                      **Expiry:** 17 Sep 2004  
**Final Revisions:**

**APPLICANT:** L&M Properties (UK) Ltd

**PROPOSAL:** Three-storey rear extension comprising lower-ground, ground and first floor levels plus external staircase to provide additional Class A3 floorspace.

**RECOMMENDATION:**

APPROVE SUBJECT TO CONDITIONS

1. This development must be begun not later than five years from the date of this permission.

Reason:

To comply with Section 91 of the Town and Country Planning Act, 1990.

2. Before the development hereby permitted commences, details of the materials to be used for the external surfaces and windows of the building(s) and hard surfaced areas shall be submitted to and approved in writing by the Local Planning Authority. The development shall be implemented in accordance with such details as approved.

Reason: To safeguard the visual amenities of the locality.

3. Before the development hereby permitted commences, details of enclosures and screened facilities for the storage of recycling containers and wheeled refuse bins or other refuse storage containers where applicable, together with a satisfactory point of collection shall be submitted to and approved in writing by the Local Planning Authority and shall be provided at the site in accordance with the approved details before the development is occupied.

Reason:

To ensure a satisfactory appearance for the development and satisfactory accessibility; and to protect the amenities of the area.

4. Before the development hereby permitted commences details of windows and external joinery shall be submitted at 1:10 scale and approved in writing by the Local Authority. The development shall be implemented in accordance with such details as approved.



Reason

To safeguard the visual amenities of the building and surrounding Conservation Area.

5. Extension to be Used in Conjunction with Main Building

The use of the extension hereby permitted shall at all times be ancillary to and occupied in conjunction with the A3 use of the main building and shall not at any time be used for private functions or a nightclub.

Reason

To ensure that the development does not prejudice the character of the locality and amenities of occupiers of adjoining residential properties

6.

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 Locally Listed Building.

**INFORMATIVE(S):-**

1. The plans accompanying this application are:- PA/2003/0, 1, 2, 3, 4, 5, 6B, 7B, 8B, 9A & 10B
2. The reason for this grant of planning permission or other planning related decision is as follows:

The proposed development accords with the London Plan and the Adopted Unitary Development Plan/Revised Deposit Draft Unitary Development Plan except where material considerations indicate otherwise and the following polices are relevant:

Adopted Barnet Unitary Development Plan (1991): G1, T1.1 and H6.1.  
Barnet Revised Deposit Draft Unitary Development Plan (2001): GBEnv1, GBEnv2, D1, D2, D5, D7 and H27.

## **1. MATERIAL CONSIDERATIONS**

### **Relevant Planning and Unitary Development Plan Policies:**

Barnet UDP (Adopted 1991): G1, T1.1 and H6.1.

Barnet UDP (Revised Deposit Draft 2001): GBEnv1, GBEnv2, D1, D2, D5, D7 and H27.

### **Relevant Planning History:**

N07223H – Two storey rear extension and change of use of Town Hall to restaurant/pub (Class A3) use and redevelopment of 28 – 30 Station Road to provide 3-4 storey building for retail use (Class A1) use of ground floor and 15 flats above, ancillary parking and access from Lytton Road, Refused 21.11.94 This application was appealed and the planning inspector granted planning permission on the 1.06.1995.

N07223J – Two storey rear extension and change of use of Town Hall to restaurant and redevelopment of 23/30 Station Road to provide 3-4 storey buildings comprising an advice bureau (Class A2) and 19 one, two and three bedroom flats, ancillary parking and access from Lytton Road. Approved 11.04.1995.

N07223Q/04 - Three-storey rear extension comprising lower ground, ground and first floor levels plus external staircase to provide additional Class A3 floorspace. Withdrawn 21/04/04.

N07223R/04 - Three-storey rear extension comprising lower ground, ground and first floor levels plus external staircase to provide additional Class A3 floorspace. Withdrawn 13/07/04.

### **Consultations and Views Expressed:**

Site/press notice: dated 12.08.2004

Neighbours Consulted: 170 Replies: 05

The views may be summarized as follows:

- Large extension and increase on existing floorspace.
- More than ample restaurant facilities in New Barnet.
- Additional demand for off street parking and traffic problems
- Noise disturbance
- Additional bar area's not appropriate for location.
- Loss of privacy and overlooking to the flats at Spa House
- Smells and pollution form restaurant.
- Loss of light to the flats at Spa House

Other/Internal Consultations :

- Conservation and Design raised no objection to the proposed scheme.

- Traffic and Transportation comment that the existing parking provision meets the parking standards set out in appendix 7.1 of the revised deposit draft UDP (Policy M14).
- Trees and Landscaping recommended that there are no tree reasons for refusal.

This application is brought to the Chipping Barnet Sub Committee at the request of Cllr David.

## **PLANNING APPRAISAL**

### Proposal

The applicant proposes to erect a three-storey rear extension comprising lower-ground, ground and first floor levels plus an external staircase to provide additional Class A3 floorspace.

### Site Description and Surroundings

The site is located on the north west side of Station Road and within close proximity of the New Barnet Town Centre and overland train station. The existing two storey (with basement accommodation accessed from the rear) late Victorian building was formally used as the East Barnet Town Hall and is locally listed as being of special architectural or historic interest. Surrounding the application site is a mixture of residential flats and houses, and other businesses such as offices and restaurants. Directly adjoining the application site is the existing car park to the north serving the restaurant and surrounding flats.

### Appraisal

In 1995 a modest two storey rear extension with a footprint of 63 square metres was allowed under appeal ref: N07223H. In his report the Planning Inspector noted that the modest alterations to the rear of the Town Hall are not likely to alter the appearance and character of the building, which in his view, is derived from the appearance of the façade.

The footprint of the proposal would be 85 square metres representing a 35% increase in floor area over the previous allowed two storey rear extension. It is considered that the proposed extension would relate well to the size and form of the existing building and would be a proportionate addition in floor area and volume. In addition the Councils Conservation and Design team raised no objections to the proposed scheme.

It should be noted that the proposal has been amended from the previous scheme in order to be setback even further from the nearest part of the building at Spa House. The proposed extension would have a depth of 5.0m, width of 17m and height of 12m. The three storey extension would only project 2.0 metres beyond the rear elevation and would be approximately 18.5 metres from the nearest windows to habitable rooms at Spa House.

Given that the proposed extension would not be visible from Station Road and the fact that it would be setback by approximately 5.5m from the nearest part of Spa House it is considered to have a minimal impact on residential and visual amenities of occupiers of surrounding properties.

Several objections were received in terms of noise and general disturbance to surrounding residential properties, however given that the existing site is used as a

restaurant, the additional noise created, with appropriate controls, would not detrimentally harm the residential amenities of surrounding occupiers.

It is considered that with the strict adherence to the recommended condition for the use of the proposed extension to be in conjunction with the A3 use of the main building, the concerns of neighbours with regard to the premises being used for private functions or as a nightclub are addressed.

The Councils Traffic and Transport section raised no objections to the proposed scheme.

#### **COMMENTS ON THE GROUNDS OF OBJECTION**

These are generally addressed in the main report.

#### **CONCLUSION**

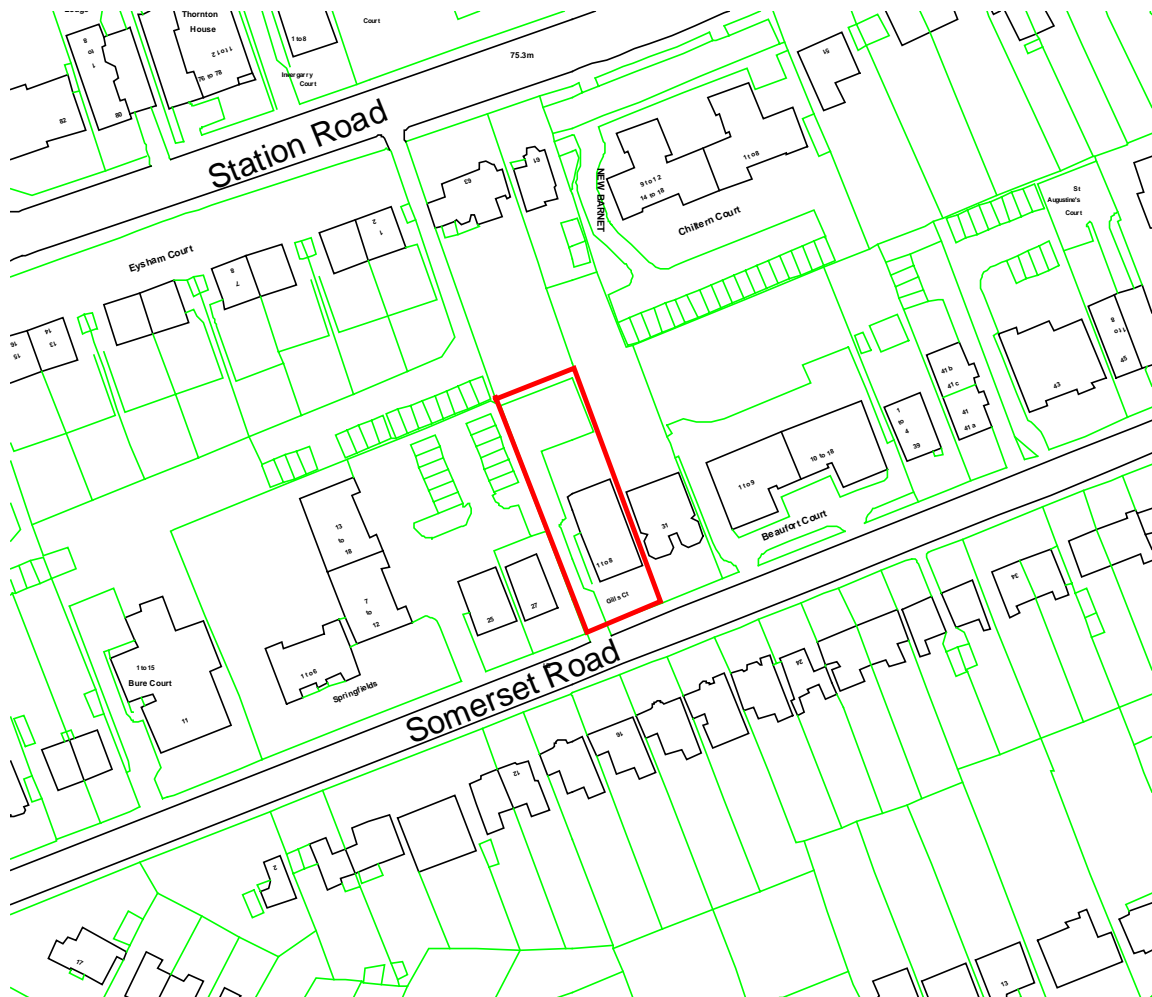
Accordingly the proposed extension is considered to be a proportionate addition in floor area and volume. The proposed development would be consistent with policy and guidance in the Adopted and Revised UDP's. The proposal is considered to have a minimal impact on the residential and visual amenities of occupiers of adjoining properties and accordingly recommended for **APPROVAL**.

# BARNET

LONDON BOROUGH



N07223U/04 – 32 Station Road



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London Borough of Barnet LA086290 2003

Scale 1:1250

**LOCATION:** 42 Lytton Road, New Barnet, Hertfordshire, EN5 5BY.

**REFERENCE:** N07134C/04                      **Received:** 28 May 2004  
**Accepted:** 28 May 2004

**WARD:** High Barnet                      **Expiry:** 23 Jul 2004  
**Final Revisions:**

**APPLICANT:** Knightspur Properties PLC

**PROPOSAL:** Erection of terrace of 4, 3 bedroom houses with car-parking. Alteration to office car-parking.

**RECOMMENDATION:**

APPROVE SUBJECT TO CONDITIONS

1. This development must be begun not later than five years from the date of this permission.

Reason:

To comply with Section 91 of the Town and Country Planning Act, 1990.

2. Before the development hereby permitted is occupied the parking spaces shown on Plan 3005-04 shall be provided and shall not be used for any purpose other than the parking of vehicles in connection with the approved development.

Reason:

To ensure that parking is provided in accordance with the council's standards in the interests of pedestrian and highway safety, the free flow of traffic and in order to protect the amenities of the area.

3. No structure or erection with a height exceeding 1.05m above footway level shall be placed along the frontage(s) of Lytton Road from a point 2.4m from the highway boundary for a distance of 2.4m on both sides of the vehicular access(es).

Reason:

To prevent danger, obstruction and inconvenience to users of the adjoining highway and the premises.

4. Before this development is commenced, details of the levels of the building(s), road(s) and footpath(s) in relation to adjoining land and highway(s) and any other changes proposed in the levels of the site shall be submitted to and approved in writing by the Local Planning Authority. The development shall be implemented in accordance with such details as approved.

Reason:

To ensure that the work is carried out at suitable levels in relation to the highway and adjoining land having regard to drainage, gradient of access and the amenities of adjoining occupiers and the health of any trees on the site.

5. Before the development hereby permitted commences, details of the materials to be used for the external surfaces of the building(s) and hard surfaced areas shall be submitted to and approved in writing by the Local Planning Authority. The development shall be implemented in accordance with such details as approved.

Reason:

To safeguard the visual amenities of the locality.

6. Before the development hereby permitted is brought into use or occupied the site shall be enclosed except at the permitted points of access in accordance with details previously submitted to and approved in writing by the Local Planning Authority.

Reason:

To ensure that the proposed development does not prejudice the appearance of the locality and/or the amenities of occupiers of adjoining residential properties and to confine access to the permitted points in the interest of the flow of traffic and conditions of general safety on the adjoining highway.

7. Before the development hereby permitted commences, details of enclosures and screened facilities for the storage of recycling containers and wheeled refuse bins or other refuse storage containers where applicable, together with a satisfactory point of collection shall be submitted to and approved in writing by the Local Planning Authority and shall be provided at the site in accordance with the approved details before the development is occupied.

Reason:

To ensure a satisfactory appearance for the development and satisfactory accessibility; and to protect the amenities of the area.

8. The roof of the ground floor projections to the rear of the proposed dwellings shall only be used in connection with the repair and maintenance of the building and shall at no time be used as a balcony, roof garden or similar amenity or sitting out area, without the benefit of the grant of further specific permission in writing from the Local Planning Authority.

Reason:

To ensure that the amenities of the occupiers of adjoining properties are not prejudiced by overlooking.

9. Before the building hereby permitted is occupied the proposed windows in the ground floor WC and first floor bathroom of the proposed dwelling

adjacent to the property boundary with 40 Lytton Road shall be glazed with obscure glass only and shall be permanently retained as such thereafter and shall be permanently fixed shut with only a fanlight opening, unless otherwise agreed in writing by the Local Planning Authority.

Reason:

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

10. Notwithstanding the provisions of any development order made under Section 59 of the Town and Country Planning Act 1990 (or any order revoking and re-enacting that Order) the building(s) hereby permitted shall not be extended in any manner whatsoever without the prior specific permission of the Local Planning Authority.

Reason:

To ensure that the development does not prejudice the character of the locality and the enjoyment by existing and/or neighbouring occupiers of their properties.

11. Notwithstanding the provisions of any development order made under Section 59 of the Town and Country Planning Act 1990 (or any Order revoking and re-enacting that Order), the following operation(s) shall not be undertaken without the prior specific permission of the Local Planning Authority

Erection of window openings in the flank elevations of either of the end of terrace units.

Reason:

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

12. No construction work resulting from the planning permission shall be carried out on the premises at any time on Sundays, Bank or Public Holidays, before 8.00 am or after 1.00 pm on Saturdays, or before 8.00 am or after 6.00pm on other days unless previously approved in writing by the Local Planning Authority.

Reason:

To ensure that the proposed development does not prejudice the amenities of occupiers of adjoining residential properties.

13. The development hereby permitted shall not be implemented (other than for investigative work) -

(a) Until a full site investigation, which shall include a geophysical study and soil survey, has been carried out on the site in accordance with a recognised code of practice; and

(b) a risk assessment of any hazards identified thereby is provided to



the Planning Authority; and

(c) a remediation strategy is submitted to and approved by the Local Planning Authority; and

(d) a verification report and completion certificate has been produced to and accepted by the Local Planning Authority to confirm that the remediation strategy has been completed.

Reason:

To ensure a satisfactory treatment of the site and to protect the amenities of the area.

14. A scheme of hard and soft landscaping, including details of existing trees to be retained, shall be submitted to and agreed in writing by the Local Planning Authority before the development, hereby permitted, is commenced.

Reason:

To ensure a satisfactory appearance to the development.

15. All work comprised in the approval scheme of landscaping shall be carried out before the end of the first planting and seeding season following occupation of any part of the buildings or completion of the development, whichever is sooner, or commencement of the use.

Reason:

To ensure a satisfactory appearance to the development.

16. Any existing tree shown to be retained or trees or shrubs to be planted as part of the approved landscaping scheme which are removed, die, become severely damaged or diseased within five years of the completion of development shall be replaced with trees or shrubs of appropriate size and species in the next planting season.

Reason:

To ensure a satisfactory appearance to the development.

17. No site works or works on this development shall be commenced before temporary fencing has been erected around existing trees and boundary hedges in accordance with details to be submitted and approved in writing by the Local Planning Authority. This fencing shall remain in position until after the development works are completed and no material or soil shall be stored within these fenced areas.

Reason:

To safeguard the health of existing tree(s) which represent an important amenity feature.

#### **INFORMATIVE(S):-**

1. The plans accompanying this application are:- Location Plan, Drawing

Nos. 3005-04 & 3005-05 received on 28th May 2004.

2. The applicant is advised to inform residents that they will be required to take their refuse to the collection point to the front of the site, as the site is not accessible to refuse vehicles.
3. The Local Planning Authority would expect new tree planting as part of site landscaping.
4. The reason for this grant of planning permission or other planning related decision is as follows:

The proposed development accords with the London Plan and the Adopted Unitary Development Plan/Revised Deposit Draft Unitary Development Plan except where material considerations indicate otherwise and the following policies are relevant:

Adopted Barnet Unitary Development Plan (1991): G1, T1.1, T1.2, H3.1, H3.2, M2.1.

Barnet Revised Deposit Draft Unitary Development Plan (2001): GBEnv1, GBEnv2, D1, D2, D3, D4, D5, H16, H18 and M14.

## 1. MATERIAL CONSIDERATIONS

***This application was deferred at the Chipping Barnet Sub-Committee Meeting on 10/08/04, to allow members to visit the site. The application is reported back to the Sub-Committee recommended for approval.***

Relevant Unitary Development Plan Policies:

Relevant Policies:      Adopted UDP (1991): G1, T1.1, T1.2, H3.1, H3.2, M2.1.  
                                 Revised Deposit Draft UDP (2001): GBEnv1, GBEnv2, D1, D2, D3, D4, D5, H16, H18 and M14.

Relevant Planning History:

N07134 – Erection of two-storey side and a two-storey side and rear extension for use as offices, the provision of twelve parking spaces and the formation of a vehicular access (outline). Approved April 1982.

N07134A - Erection of two-storey side and a two-storey side and rear extension for use as offices, provision of car parking spaces and formation of a vehicular access. Approved April 1983.

N07134B – Approval of details pursuant to planning permission N07134A. Approved August 1983.

Of more relevance is the planning decision granted concerning 44-46 Lytton Road.

N04398G –Demolition of 44 and 46 Lytton Road and redevelopment of site with one part two, part single storey and 1, two storey block of flats consisting of 10, two bedroom flats (2 to wheelchair standard and 2 to lifetime homes standard and 1, one bed wheelchair flat with ancillary parking and landscaping). Approved June 1999. This approval that has now been implemented was for two blocks. The rear block can be regarded as backland development and has been erected over the footprint of a builders yard. The rear block of flats is a much larger building than the building and open yard area it replaced.

With respect to the principle of backland development on previously developed land and siting of new dwellings close to rear gardens the following appeal decision is considered relevant:

N12545C/01 13 and rear of 15-21 Hillside Gardens, demolition of 13 Hillside Gardens and erection of 3 detached houses and 1 chalet bungalow and construction of access road. Allowed at appeal 3 January 2003.

A site notice was erected on site.

Consultations and Views Expressed:

Neighbours Consulted: 72 Replies: 1

The neighbour at 40 Lytton Road has raised the following point of objections have raised the following points of objection:

- Will set precedent for all neighbours to build in their gardens.
- Overlooking and loss of privacy
- Loss of trees
- Affect on nature conservation
- Concern over re-use of office building and total vehicle movements
- Concern over capacity of road network (in particular given potential redevelopment of old fire station)

New Barnet Community Association:

-The development complies with the UDP and as such is acceptable; however it is noted that the office will employ 30-50 people, but parking is to drop from 24 to 6 spaces. When Social Services occupied the building the carpark was full with double parking taking place. Object to lack of parking provision at the site.

Traffic and Transportation –Complies with parking standards, narrowing of access under archway means emergency service vehicles and refuse vehicles will not be able to access rear of site.

Leisure and Youth –Request contribution.

Tree Officer –Advises conditions regarding landscaping and protective fencing.

## **PLANNING APPRAISAL**

### Site Description and Surroundings

The existing office building to the front of the site is currently vacant. The land is within private ownership. An access road leads through the existing office building with a whole floor of office accommodation above the access (hence altering the width of the access is not practicable without partial demolition of the office building). Most of the rear of the office is hardstand previously used for carparking, there are also a couple of small trees.

Adjacent to the office building is Stockton Close that contains Middleton Court to the rear (six flats in a two-storey building). The other site boundary adjoins 40 Lytton Road a two-storey residential property. There is a large outbuilding close to the rear

property boundary. A number of small to medium sized trees are located on the side boundaries of the garden.

### Proposals

The application seeks to retain the existing office as B1 office use (this does not require consent) and to erect a terrace of 4 two-storey dwellings with a bedroom in the roof at the end of the carpark. The dwellings would be setback from the front and rear elevations of Middleton Court. They are of traditional design with decorative features.

There would be a 1m gap between the flank wall and property boundary with the flats of Middleton Court. There would be a 1.3m gap from the boundary with 40 Lytton Road.

Six parking spaces are shown for the 4 houses and a further six spaces (including a disabled space) for the existing office. Existing landscaped areas around the office are shown as retained.

### Material Planning Considerations

The application needs to be considered firstly with regard to the principle of four dwellings. Further considerations are visual amenity, residential amenity, section 106 items and traffic and transportation issues. The key issue is considered to be the impact on residential amenity of 40 Lytton Road.

### Principle

National Planning Policy guidance on Housing (PPG3) advocates the redevelopment of previously developed land at appropriate densities and more efficient use of land. The existing carpark would fall into this category.

The existing office is to be maintained and would retain parking to comply with adopted parking standards.

The site is a backland site. However the adjoining development in Stockton Close (Middleton Court) is considered to have established a precedent (it should be noted that the development was approved in 1999 and hence subject to adopted development plan policy).

The principle of backland development (specifically at this site) is therefore considered to be acceptable subject to impact on adjoining property.

### Residential Amenity

The mass of the dwellings would have no impact on residents of Middleton Court. There would be some overlooking of the rear amenity area/gardens to the flats – however all the flats already overlook this area.

The principle issue is the impact of the development on 40 Lytton Road.

The existing first floor to 40 Lytton Road would be 29m from the nearest window, the ground floor over 25m. There is not considered to be unacceptable overlooking of the house. The terrace is located on the northerly facing boundary, hence loss of light to the garden would be limited. The terrace has been designed so that the nearest windows on the front elevation to the boundary are all bathroom windows (these would be conditioned as obscure glazed and non-opening). The first floor bedroom windows to the front and rear of the property would be over 4m off the boundary. There is also an existing tree and hedgerow/fencing (within the application site) that would further reduce overlooking. It is considered that protective fencing along the boundary of the site would be required to protect the hedge during construction.

Notwithstanding the above comments there would be some loss of outlook and some loss of privacy from the proposals. On balance, given the siting at the far end of the neighbours garden adjacent to the existing outbuilding; the proposals are considered to be acceptable with regard to neighbour impact.

The proposed units are considered to provide acceptable amenity for potential occupiers.

### Visual Amenity

The siting and design of the terrace would be in harmony with the adjoining Middleton Court.

The design of the elevations with traditional window openings and chimneys to each dwelling is considered appropriate in the context of the surrounding area.

The proposals are considered to be acceptable in regard to visual amenity.

### Traffic and Transportation

The applicant has advised that a fire hydrant would be placed within 'the area to the rear to comply with the necessary Fire Regulations'.

A refuse collection point is shown to the front of the site. The site access complies with the requirements of the Traffic and Transportation officer except for the archway through the office building, on balance though, given the modest number of units and measures proposed to deal with refuse collection and fire safety; the proposed access is considered acceptable with regard to highway safety.

Six parking spaces are proposed for the office and six parking spaces for the 4 dwellings. The parking for the proposed residential units and the existing office complies with development plan policies (the office use requiring one space for every 100 square metres of floorspace in the Revised Deposit Draft Development Plan).

The office has a floor area of 463 square metres (hence only requires 5 spaces).

The concerns of the objector and New Barnet Community Association are noted, however the development clearly complies with development plan policy in respect of the level of parking provision.

### **SECTION 106 ITEMS**

The level of development would not justify substantial section 106 contributions. The applicant has submitted a unilateral undertaking providing a contribution of £6703 index linked towards education provision within the Borough.

### **COMMENTS ON THE GROUNDS OF OBJECTION**

There could be a detrimental impact (possible damage but not necessarily loss) of two trees in the neighbour's garden. These are not TPO trees and although of amenity value to the occupants of 40 Lytton Road are not visible from Lytton Road and not considered by the Tree Officer to be of sufficient amenity value to warrant protection.

It is noted that there may be opportunity to do new tree planting and landscaping and tree protection conditions are recommended. An informative is recommended to advise the applicant that the Local Planning Authority would expect new tree planting as part of site landscaping.

The site is not considered to be of nature conservation value.

### **CONCLUSION**

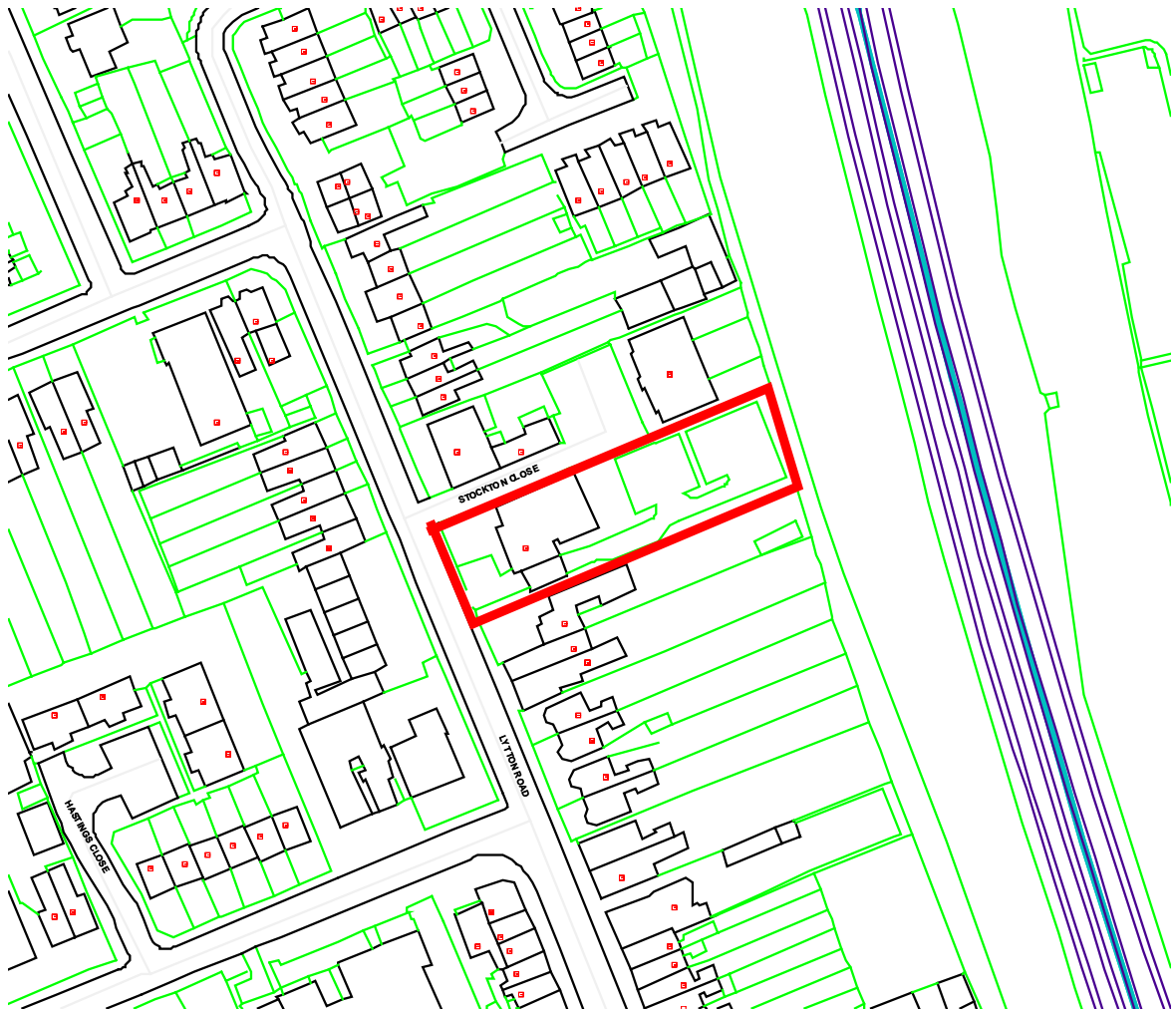
The proposal is considered to comply with development plan policy and in light of the precedent set by the erection of Middleton Court is recommended for approval.

# BARNET

LONDON BOROUGH



42 LYTTON ROAD



Scale 1:1250

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London Borough of Barnet LA086290 2003

**LOCATION:** St Marthas Convent/Hadley Bourne, 43 Dury Road,  
Barnet, Herts, EN5 5PX.

**REFERENCE:** N01190AG/04                      **Received:** 1 Jul 2004  
**Accepted:** 1 Jul 2004

**WARD:** High Barnet                              **Expiry:** 15 Jul 2004  
**Final Revisions:**

**APPLICANT:** R Clarke

**PROPOSAL:** Environmental Impact Assessment Screening Opinion.

**RECOMMENDATION:**

ENVIRONMENTAL STATEMENT NOT REQUIRED

**1. MATERIAL CONSIDERATIONS**

1. General Policy G2 of the adopted UDP states “the council will give consideration to all relevant aspects of environmental impact when assessing land use and development proposals.”
2. Policy GEA of the Deposit Draft Review of the UDP states “the council will take full account of all aspects of environmental impact when assessing development proposals. Where a development is likely to have a significant effect on the environment the Council will expect an environmental impact assessment to be provided by the developers.”

**2. PLANNING APPRAISAL**

2.1 The Legislation

2.1.1 Development of a type listed in Schedule 1 of the regulations requires an Environmental Impact Assessment (EIA). Development of a type listed in Schedule 2 (including those that would otherwise benefit from permitted development rights) may require an EIA. The Local Planning Authority is required to make its own formal decision as to whether or not an EIA is required on Schedule 2 developments (Screening Opinion) normally within three weeks of receipt of such applications.

2.1.2 Urban development projects which exceed 0.5 hectares in area fall within Schedule 2 of the Regulations. The area of this particular site is 1.5 hectares and exceeds this threshold.

2.2 Screening Option

2.2.1 Schedule 3 of the regulations sets out the 'selection criteria' that must be taken into account in determining whether a development is likely to have significant effects on the environment. It identifies three broad criteria that should be considered:

- (a) the characteristics of the development (for example its size, use of natural resources, quantities of pollution and waste generated);
- (b) the environmental sensitivity of the location; and
- (c) the characteristics of the potential impact (for example its magnitude and duration).

In light of these, the Secretary of State's view is that, in general, all EIA will be needed for Schedule 2 developments in three main types of use:

- (a) major developments which are of more than local importance;
- (b) developments which are proposed for particularly environmentally sensitive or vulnerable locations; and
- (c) developments with unusually complex and potentially hazardous environmental effects.

2.2.2 Importantly, an Environmental Statement (that is the outcome of an EIA) will be necessary if, in the opinion of the Local Planning Authority, the development gives rise to significant environmental effects.

### 2.3 The site and the development

2.3.1 This report does not consider the planning merits of the proposed development which will be a separate item to the Sub-Committee if they are to be favourably recommended. Instead it only deals with the need for an Environmental statement to facilitate the determination of the current, or any future application.

2.3.2 The site falls within the Metropolitan Green Belt; the Hadley Bourne Conservation Area; a historic battlefield; a Tree Preservation Order covers the site and the main property is a Grade II Listed Building. The proposal would involve the reinstatement of the main house from an institutional use to a single family dwelling unit. Partial demolition of the north wing and erection of a two storey extension together with conversion of the library, bedroom and service accommodation to provide a total of 6 self contained dwelling units. Conversion of existing glasshouse to a single dwelling with associated repairs and alterations. Demolition of existing stable-block and erection of new two storey block (plus basement level) to provide 3 houses. Erection of new two storey block beyond the stable block to provide 3 houses. Associated alterations to the landscaping and parking provision.

Having regard to the criteria contained in 8.3, it is considered that whilst given the restrictions that operate on the site any redevelopment would be sensitive the potential environmental effects would not be significant enough to require the submission of an Environmental Statement. Therefore an Environmental Impact Assessment is NOT considered necessary and the applicant does NOT need to prepare an Environmental Statement in line with Schedule 4 of the Regulations.

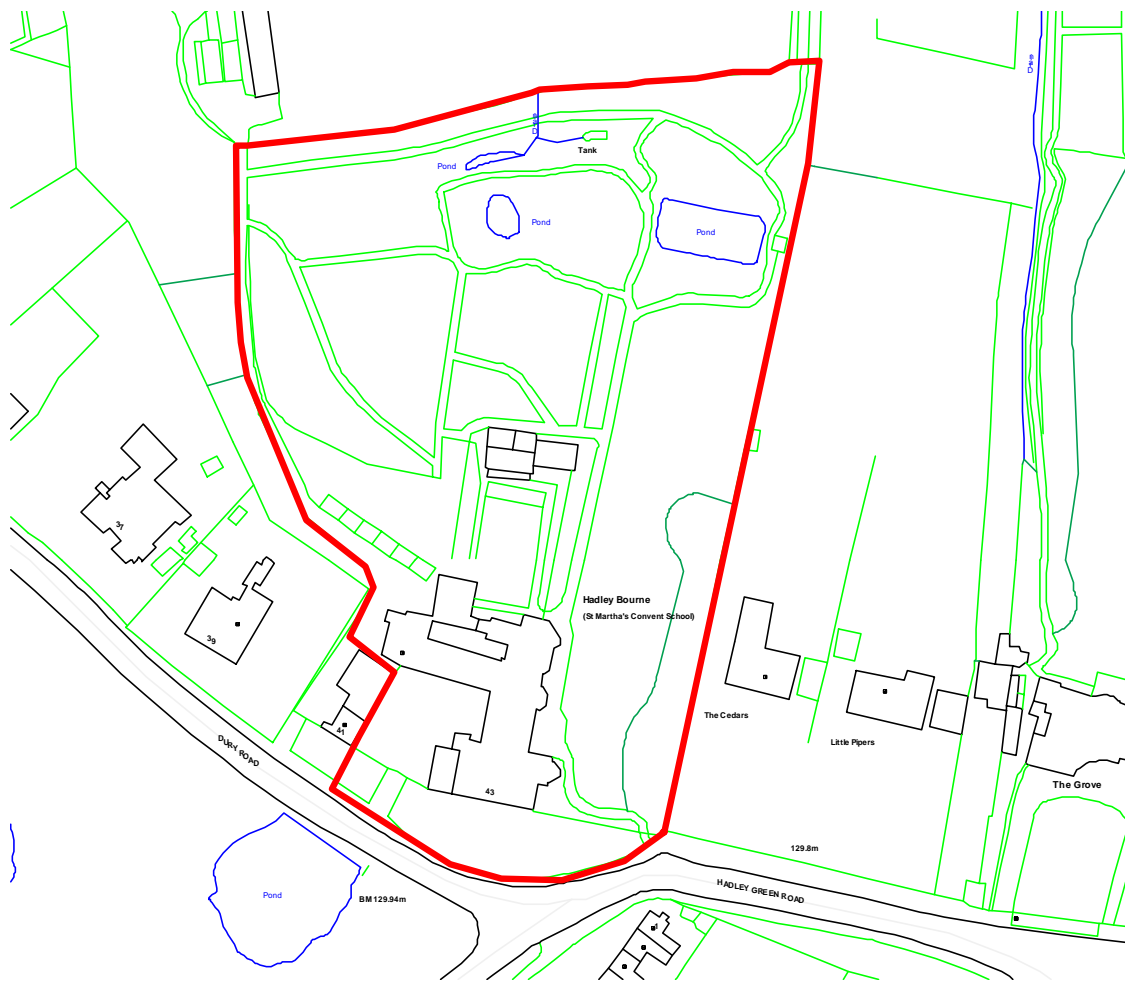


# BARNET

LONDON BOROUGH



St Martha Convent/Hadley Bourne, 43 Dury Road, EN5  
N01190AF/04



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London Borough of Barnet LA086290 2003

Scale 1:1250

**LOCATION:** THE CEDARS, Barnet Road, Barnet, Hertfordshire,  
EN5 3LF.

**REFERENCE:** N00878E/04                      **Received:** 14 Jun 2004  
**Accepted:** 14 Jun 2004

**WARD:** High Barnet                      **Expiry:** 9 Aug 2004  
**Final Revisions:**

**APPLICANT:** Caretech Community Services

**PROPOSAL:** Demolition of existing swimming pool and garage, and  
erection of single storey front/side extension and single  
storey rear extension and subsequent conversion to a  
Class C2 care home for up to 12 people.

**RECOMMENDATION:**

APPROVE SUBJECT TO CONDITIONS

1. This development must be begun not later than five years from the date of this permission.

Reason:

To comply with Section 91 of the Town and Country Planning Act, 1990.

2. Before the development hereby permitted is occupied the parking spaces shown on Amended parking plan (received 20/8/04) shall be provided and shall not be used for any purpose other than the parking of vehicles in connection with the approved development.

Reason:

To ensure that parking is provided in accordance with the council's standards in the interests of pedestrian and highway safety, the free flow of traffic and in order to protect the amenities of the area.

3. No structure or erection with a height exceeding 1.05m above footway level shall be placed along the frontage(s) of Barnet Road from a point 2.4m from the highway boundary for a distance of 2.4m on both sides of the vehicular access(es).

Reason:

To prevent danger, obstruction and inconvenience to users of the adjoining highway and the premises.

4. The materials to be used in the construction of 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.

5. The premises shall be used for disabled person care home and no other purpose (including any other purpose in Class C3 of the Schedule to the Town and Country Planning (Use Classes) Order, 1987, or in any provision equivalent to that Class in any statutory instrument revoking and re-enacting that Order, with or without modification).

Reason:

To enable the Local Planning Authority to exercise control of the type of use within the category in order to safeguard the amenities of the area.

6. Before the development hereby permitted commences, details of enclosures and screened facilities for the storage of recycling containers and wheeled refuse bins or other refuse storage containers where applicable, together with a satisfactory point of collection shall be submitted to and approved in writing by the Local Planning Authority and shall be provided at the site in accordance with the approved details before the development is occupied.

Reason:

To ensure a satisfactory appearance for the development and satisfactory accessibility; and to protect the amenities of the area.

7. A scheme of hard and soft landscaping, including details of existing trees to be retained, shall be submitted to and agreed in writing by the Local Planning Authority before the development, hereby permitted, is commenced.

Reason:

To ensure a satisfactory appearance to the development.

8. All work comprised in the approval scheme of landscaping shall be carried out before the end of the first planting and seeding season following occupation of any part of the buildings or completion of the development, whichever is sooner, or commencement of the use.

Reason:

To ensure a satisfactory appearance to the development.

9. Any existing tree shown to be retained or trees or shrubs to be planted as part of the approved landscaping scheme which are removed, die, become severely damaged or diseased within five years of the completion of development shall be replaced with trees or shrubs of appropriate size and species in the next planting season.

Reason:

To ensure a satisfactory appearance to the development.

10. A scheme for the noise insulation of the premises shall be submitted to and approved in writing by the Local Planning Authority. The premises shall be insulated in accordance with the approved scheme before the use hereby permitted commences and the insulation shall be retained

there after.

Reason:

To safeguard the amenities of occupiers of adjoining residential properties.

### **INFORMATIVE(S):-**

1. The plans accompanying this application are:- Drawing Nos. 9808/110B, 9808/111B received on 14th June 2004 and amended parking plan received on 20th August 2004.
2. The reason for this grant of planning permission or other planning related decision is as follows:

The proposed development accords with the London Plan and the Adopted Unitary Development Plan/Revised Deposit Draft Unitary Development Plan except where material considerations indicate otherwise and the following polices are relevant:

Adopted Barnet Unitary Development Plan (1991): G1, T1.1, T1.2, H3.1, H3.2, M2.1.

Barnet Revised Deposit Draft Unitary Development Plan (2001): GBEnv1, GBEnv2, D1, D2, D3, D4, D5, H16, H18 and M14.

### **1. MATERIAL CONSIDERATIONS**

#### Relevant Unitary Development Plan Policies:

Adopted UDP (1991): G1, T1.1, T1.2, H3.1, H3.2, M2.1.

Revised Deposit Draft UDP (2001): GBEnv1, GBEnv2, D1, D2, D3, D4, D5, H16, H18 and M14.

#### Relevant Planning History:

N878A- single storey rear extension- Refused- March 1974.

N878B- erection of swimming pool enclosure – Approved – February 1984.

N878C- demolition of existing property and erection of two detached houses with integral garages- Refused – June 1997.

N00878D- Demolition of existing swimming pool and garage and erection of single storey front/side extension and single storey rear/side extension and subsequent conversion to a class C2 care home for up to 12 people- Refused (November 2003)-Appeal- Dismissed- May 2004.

## Consultations and views Expressed:

Neighbours Consulted: 10 Replies: 3

Three written representations were received, the main points of which are summarised below:

- If the development is granted consent, residents will be forced to grow screening hedges/ trees to an unacceptable height consequently causing loss of light.
- Loss of privacy.
- The cedars is not currently maintained to a high standard (broken fences and overflowing bins / clinical waste bins). If the Cedars doubles in size, these problems will intensify.
- Insufficient parking is provided for staff, visitors and commercial vehicles.
- Parking spaces 6 and 7 as shown on the plans cannot be accessed independently without going through spaces 4 & 5.
- Extra traffic will be generated.
- The ambulance which is used at the site blocks road vision and is a hazard to motorists, a problem which will increase if permission is granted.
- The Rowley lane entrance, which is to be closed would be a safer access point.
- The change of use would be out of character with the area, the residence would effectively be changed to that of a financial institution.
- Construction work may potentially damage TPO trees within the site.
- Overdevelopment of the site leaving inadequate amenity space.
- The extension will breach the boundary line as shown on the deeds.
- There are already sufficient facilities for the elderly in Arkley.
- If granted, developers will be encouraged to purchase individual single family residences and for conversion into care homes.

Internal consultation:

Traffic and Transportation – No objections to revised plans subject to appropriate conditions.

Environmental health – No objection subject to condition ensuring the submission of scheme for noise insulation.

Trees –No objection subject to appropriate conditions. (See main body of report for further information regarding tree issues).

## **2. PLANNING APPRAISAL**

### Site Description and Surroundings

Situated on the north west side of Barnet Road, The Cedars occupies a corner plot with a return frontage to the east of Rowley Lane. Previously a former detached bungalow, there has been a swimming pool constructed to the west of the property (N0878D) and a garage to the rear.

The area is predominantly residential, with a semi-rural feel, characterised predominantly by detached properties sited on comparably large plots. The area is surrounded by open fields designated Green Belt.

### Proposals

It is proposed to demolish the existing swimming pool enclosure and garage and erect a single storey front/side extension constructed to the south west boundary, and another single storey extension to the north eastern boundary.

In addition to the extensions, the applicants seek permission for the change of use of the property from class C3 (Dwelling houses) to class C2 (residential institutions).

### Material Planning Considerations

This application is a resubmission of N0078D/04, which was refused and subject to a subsequent appeal. Whilst the inspector dismissed the appeal, he stated he was satisfied with both the extensions and the change of use. The appeal was dismissed on a single aspect of the application alone: the threat that the positioning of certain parking spaces would have on protected trees within the site.

Effectively the extension to the building, and the change of use have been determined by the Planning Inspector. Consequently, this report addresses specifically to the effect of adjoining car parking spaces on protected trees within the site.

The inspector concluded that the siting and arrangement of parking spaces would have a detrimental effect on protected trees within the site (specifically a Cedar tree to the south east of the site, and to a lesser extent a Lime immediately to the west of the site entrance).

It was also pointed out by the Council and confirmed by the Inspector that there were some inaccuracies in the plans in relation to the positioning of the protected Cedar tree.

The amended parking plan is considered to overcome the Inspector's reasons for dismissing the appeal. Traffic and transportation officers and the Council's arboricultural officer are satisfied with the new layout.

The amended parking plan includes the relocation of the wider disabled parking bay from the position closest to the protected Cedar to a position adjacent to the buildings entrance. This has two advantages over the previous plan, namely; that the disabled space is now in closer proximity to the entrance, easing disabled access to the building, and that the smaller bay in its place is positioned further away from the protected Cedar, reducing any impact.

The positioning of the cedar tree, which was plotted inaccurately in the first application has been confirmed on site and is now correctly positioned.

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

Many of the objections points raised pertain to the extension and change of use which have been determined by the Planning Inspector. Objections relating to the issues under consideration (trees and parking) have been answered in the main body of the report.

### **4. CONCLUSION**

It is considered that the amended parking plan overcomes the reason the planning appeal was dismissed by the Planning Inspector. Accordingly, the application is recommended for approval.

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LONDON BOROUGH



N00878E – The Cedars



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London Borough of Barnet LA086290 2003



**LOCATION:** 54 Salisbury Road, Barnet, Hertfordshire, EN5 4JN.

**REFERENCE:** N12693A/04                      **Received:** 21 Jun 2004  
**Accepted:** 5 Jul 2004

**WARD:** High Barnet                      **Expiry:** 30 Aug 2004  
**Final Revisions:**

**APPLICANT:** P. Bakhtar RIBA

**PROPOSAL:** Single storey side extension.

**RECOMMENDATION:**

APPROVE SUBJECT TO CONDITIONS

1. This development must be begun not later than five years from the date of this permission.

Reason:

To comply with Section 91 of the Town and Country Planning Act, 1990.

2. The materials to be used in the construction of 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.

3. The roof of the extension hereby permitted shall only be used in connection with the repair and maintenance of the building and shall at no time be used as a balcony, roof garden or similar amenity or sitting out area, without the benefit of the grant of further specific permission in writing from the Local Planning Authority.

Reason:

To ensure that the amenities of the occupiers of adjoining properties are not prejudiced by overlooking.

4. Notwithstanding the provisions of any development order made under Section 59 of the Town and Country Planning Act 1990 (or any Order revoking and re-enacting that Order), the following operation(s) shall not be undertaken without the prior specific permission of the Local Planning Authority: There shall be no windows inserted in to the flank elevation facing 58 Salisbury Road of the development hereby permitted without prior consent from the Local Planning Authority.

Reason:

To ensure that the development does not prejudice the enjoyment by existing and/or neighbouring occupiers of their properties.

## **INFORMATIVE(S):-**

1. The plans accompanying this application are:- Drawing No. 04/391/01 and 04/391/02C received along with a site plan on 21 June 2004.
2. The reason for this grant of planning permission or other planning related decision is as follows:

The proposed development accords with the London Plan and the Adopted Unitary Development Plan/Revised Deposit Draft Unitary Development Plan except where material considerations indicate otherwise and the following polices are relevant:

Adopted Barnet Unitary Development Plan (1991): G18, T1.1, H6.1.

Barnet Revised Deposit Draft Unitary Development Plan (2001): GBEnv1, D2, H27.

Design Guidance Note No. 5 Extensions to Houses.

### **1. MATERIAL CONSIDERATIONS**

#### Relevant Unitary Development Plan Policies:

Adopted UDP 1991: G18 (Residential Character), T1.1 (Character/Design Issues), H6.1 (Extensions).

Revised Deposit Draft UDP 2001: GBEnv1 (Character), D2 (Character), H27 (Extensions to houses and detached buildings)

Design Guidance Note No. 5 Extensions to Houses

#### Relevant Planning History:

N12693/01- First floor rear extension (joint application with no. 52 Salisbury Road)- Approved- June 2001.

#### Consultations and Views Expressed:

Neighbours Consulted: 2 Replies: 1

A single written representation was received in relation to this application, the main points of which are summarised below;

- The proposed extension will have an overbearing effect on no. 56 Salisbury Road.
- There will be an unreasonable loss of light to no. 56 Salisbury Road; specifically of light into the dining room.
- At a height of 3 metres, and positioned just 1 metre from the boundary, the gap between the properties will be narrowed significantly creating an overbearing effect.

## **2. PLANNING APPRAISAL**

### Site Description and Surroundings

54 Salisbury Road is a left-sided semi-detached Victorian property, located on the northern side of the road, just west of the junction with Staplyton Road. Consent was granted in 2001 for a joint first floor rear extension with no. 52 Salisbury Road. The properties situated along this side of Salisbury Road have north facing gardens.

### Proposals

This application seeks approval for the construction of a single storey side extension projecting 2.2 metres from the flank of the property, with a gap of one metre retained to the boundary with no. 56 Salisbury Road. The extension is to be constructed with a flat roof, reaching a maximum height of 3 metres.

### Material Planning Considerations

The design and scale of the extension is considered to be acceptable. Constructed at a height of three metres, and positioned one metre from the the boundary with no. 56 Salisbury Road, it is considered that the proposal will not have a detrimental impact in terms of loss of visual amenity or overbearing on no. 56 Salisbury Road.

In 2000, consent was given, and construction subsequently implemented, for a single storey rear extension at no. 56 Salisbury Road, (Application Ref: N12555/00). Incorporated in to part of this extension was a family room, which part of the proposed extension at no. 54 will run parallel to. There are glass bricks inserted in the flank of this family room, with glazed doors at each end, and additional glazed panels in the roof. It is considered that as there are numerous sources of light into this room, and as the proposed extension at no. 54 is positioned one metre from the boundary, and only of single storey construction, there will be no substantial loss of light to the family room. Similarly, it is considered the remaining kitchen and lounge room windows at no. 56 Salisbury Road, are positioned far enough from the boundary with no. 54 to suffer no substantial loss of light.

There are to be no windows inserted in to the flank elevation of the development facing 56 Salisbury Road, preventing any loss of privacy due to overlooking. New windows are to be inserted in to the front and rear elevations of the proposed extension.

The proposed extension is to constructed in rendered blockwork to match the parent building, which is considered to be appropriate.

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

These points have been covered within the main body of the report.

#### **4. CONCLUSION**

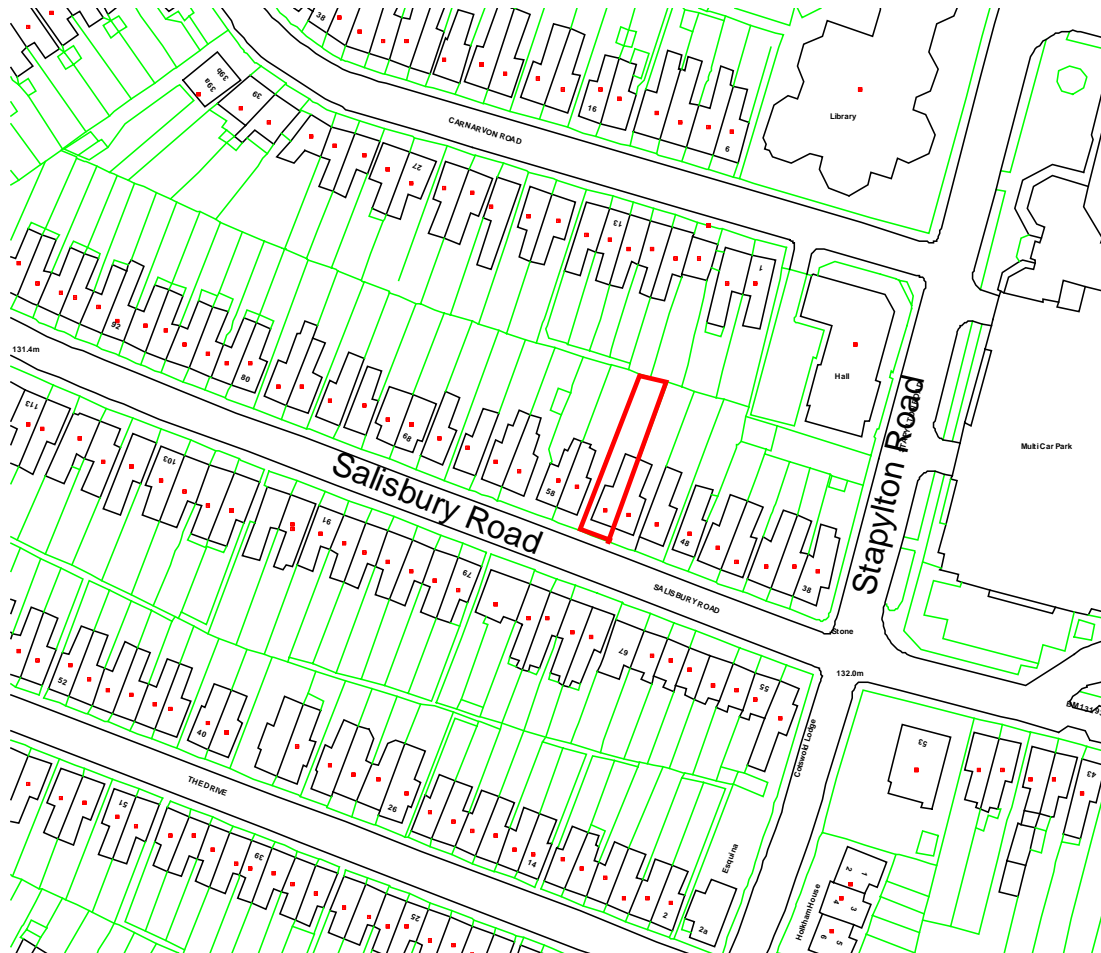
It is considered that all aspects of the proposal comply with Council guidance concerning extensions to houses. Consequently this application is recommended for approval.

# BARNET

LONDON BOROUGH



N12693A/04 – 54 Salisbury Road



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London Borough of Barnet LA086290 2003

**LOCATION:** Land at Latimer Road, Barnet, Herts, EN5 5HU.

**REFERENCE:** N07402G/04                      **Received:** 30 Jun 2004  
**Accepted:** 30 Jun 2004

**WARD:** High Barnet                      **Expiry:** 25 Aug 2004  
**Final Revisions:**

**APPLICANT:** Mr & Mrs M Aris

**PROPOSAL:** Erection of 2no. two-storey detached dwelling houses  
with garages accessed from Latimer Road.

**RECOMMENDATION:**

REFUSE

1. The proposal would result in damage to trees of special amenity value contrary to policies G3 and E2.1 of the Barnet Unitary Development Plan (adopted 1991) and policies GBEnv4 and D13 of the Barnet Revised Deposit Draft Unitary Development Plan (March 2001).
2. The proposed dwellings, by reason of their size and siting, would have a detrimental impact on the appearance of the street scene and this part of Monken Hadley Conservation Area contrary to policies G1, T1.1, T3.1 and H6.1 of the Barnet Unitary Development Plan (adopted 1991) and GBEnv1, D2, HC1 and H27 of the Barnet Revised Deposit Draft Unitary Development Plan (March 2001).

**INFORMATIVE(S):-**

1. The plans accompanying this application are:- 809 14 Revision A; 809 15 and 23171 received 30 June 2004.

**1. MATERIAL CONSIDERATIONS**

Relevant Unitary Development Plan Policies:

1991 UDP: G1, G3, E2.1, T1.1, T3.1, H6.1  
2001 UDP: GBEnv1, GBEnv4, D2, D13, HC1, H27

Relevant Planning History:

N07402F/03: Erection of 2no. two-storey detached dwelling houses with garages accessed from Latimer Road refused 19 January 2004

N00269A: Erection of detached house on land to rear of Latimer House refused 1 October 1986

N00269: Erection of detached dwelling and garage on land fronting Hadley Common approved 2 November 1965

Consultations and Views Expressed:

Neighbours Consulted: 24 Replies: 8 (1 in support)

The application was advertised in the press and on site.

The application was brought to committee at the request of Councillor David.

The objections of neighbouring occupiers can be summarised as follows:

- Loss of garden space, shrubs and trees deemed to form important link between woodland and common
- Size and style of houses would result in excessive coverage of plot
- Increase in vehicular traffic
- Effect of deep excavation on root structure of trees
- Loss of privacy due to slope of land
- Proposal out of character with street and conservation area
- Previous almost identical application was refused
- Loss of light to front of properties on opposite side of Latimer Road

The comments of the Latimer Road Conservation Group can be summarised as follows:

- Size of proposal very slightly reduced from that previously applied for
- Application to build single two-storey house refused in 1986 being deemed unsuitable to area that lies within Monken Hadley Conservation Area
- Changes made in current application do not make development any more acceptable and should be refused for same reasons as before

Internal/other consultations:

Trees and Landscape:

- Previous comments still apply
- The slight repositioning of the eastern house is not sufficient to overcome concern in respect of the Yew tree, particularly given position of steps

Street Trees:

- Both (street) trees desirable for retention
- Condition on installation would be to hand dig around the roots and install a geo-textile membrane to protect the roots

Traffic and Transportation:

- Parking provision meets parking standards in Revised Deposit Draft UDP
- Crossover must be between 2.4m and 4.8m in width
- Crossover must be minimum of 1m away from any tree however mature trees may require this minimum distance to be increased

Monken Hadley and Wood Street CAAC:

- Object to impact on trees and over-development of conservation area

## **2. PLANNING APPRAISAL**

### Site Description and Surroundings

The application site comprises land to the rear of Latimer House, Hadley Common. The site lies between 'Bethany' and 'Dene Croft' on the northern side of Latimer Road. The site is within Monken Hadley Conservation Area as it forms part of the garden of Latimer House which fronts Hadley Common.

### Proposals

The applicant seeks approval for the erection of two detached dwellings on the land between 'Dene Croft' and 'Bethany' on the northern side of Latimer Road. The similarly-styled dwellings would be modern in appearance and have single storey attached garages. There would be shared driveway with access from Latimer Road.

### Material Planning Considerations

The proposed dwellings are considered to be unacceptable by reason of their scale and bulk. The siting of the two dwellings is considered to be inappropriate given the constraints of the site, which contains a number of trees included in tree preservation orders.

A previous application for the erection of two detached dwellings in this location was refused in January 2004. The current application is not considered to overcome the previous reasons for refusal. The scale and siting of the properties is little changed in the current application therefore the previous objections relating to the creation of insufficient gaps between the new dwellings and neighbouring properties are still relevant. Apart from alterations to the style and design of the buildings, the changes appear to be limited to the slight relocation of the proposed buildings and the omission of the single storey rear conservatories.

The overall bulk, size and layout of the dwellings is very similar. In the current scheme the buildings have been moved back from the boundary with Latimer Road by between 0.4m and 0.7m. The distance between the flank walls of the buildings has been increased by approximately 0.5m at first floor level. This is not considered to overcome the previous reason for refusal. It is felt that two houses is an inappropriate form of development on this site and an application for one dwelling may be viewed more favourably in this location.

The proposal would be likely to lead to the loss of, and damage to, protected trees and street trees. It is likely that root damage would result from the construction of the house and drive. It is also likely that there would be pressure to treat the trees in the future due to their proximity to the house. The slight relocation of the proposed dwellings is not considered to significantly reduce any likely impact on the health of the protected trees, particularly given the location of the steps to the front of the house.



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

Generally addressed in the report.

### **4. CONCLUSION**

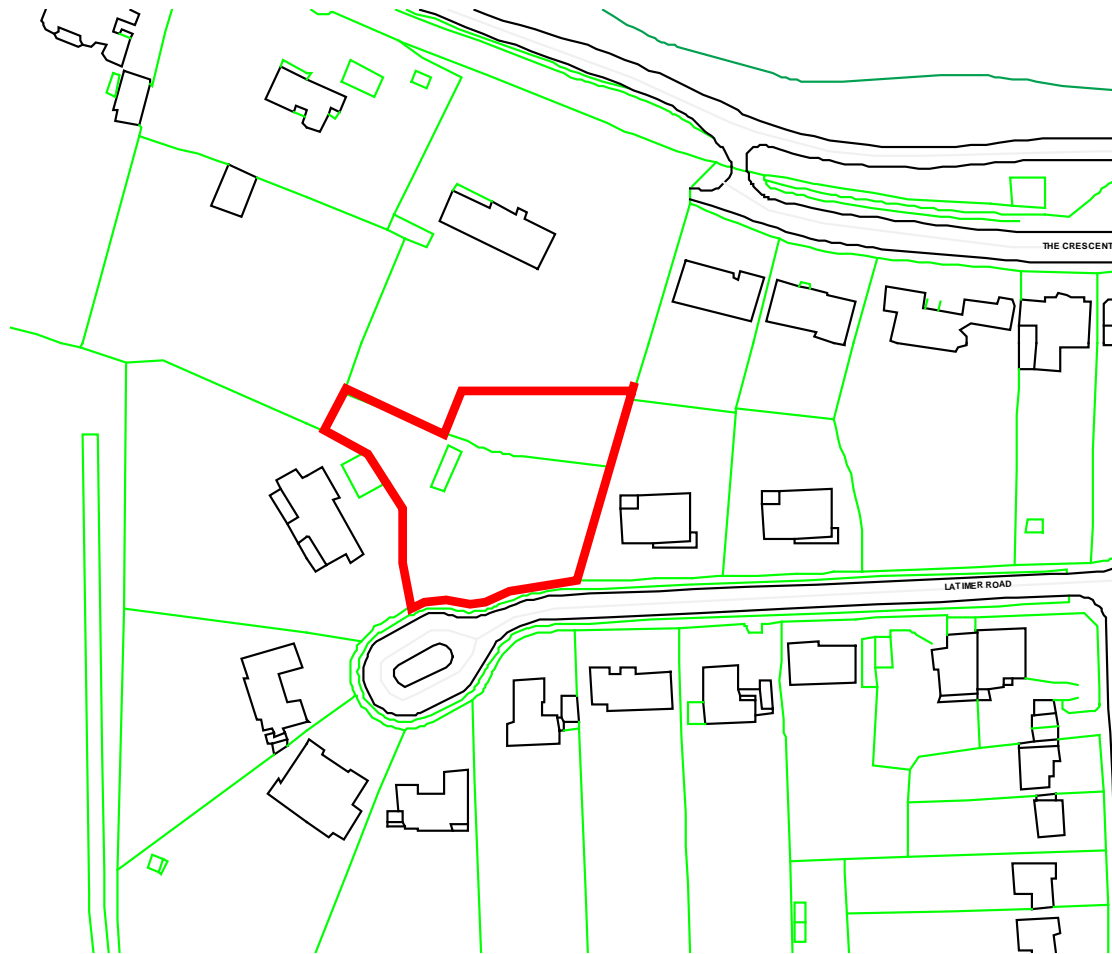
The proposed dwellings are considered to be an unacceptable form of development detrimental to the character and appearance of this part of Monken Hadley Conservation Area. The revised proposal does not overcome the previous reasons for refusal. The application is recommended for refusal.

# BARNET

LONDON BOROUGH



N07402G/04 – Land at Latimer Road



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London Borough of Barnet LA086290 2003

**LOCATION:** GILLS COURT, 29 Somerset Road, New Barnet, Barnet, Hertfordshire, EN5 1TB.

**REFERENCE:** N08265E/04                      **Received:** 20 May 2004  
**Accepted:** 20 May 2004

**WARD:** Oakleigh                              **Expiry:** 15 Jul 2004  
**Final Revisions:**

**APPLICANT:** Gills Court Residents Assoc

**PROPOSAL:** Conversion of ground floor storage area into 1no. self-contained flat and provision of two additional off-street parking spaces.

**RECOMMENDATION:**

APPROVE SUBJECT TO CONDITIONS

1. This development must be begun not later than five years from the date of this permission.

Reason:

To comply with Section 91 of the Town and Country Planning Act, 1990.

2. Before the development hereby permitted is occupied the parking spaces shown on Drawing No. 10 rev.2 received 20 May 2004 shall be provided and shall not be used for any purpose other than the parking of vehicles in connection with the approved development.

Reason:

To ensure that parking is provided in accordance with the council's standards in the interests of pedestrian and highway safety, the free flow of traffic and in order to protect the amenities of the area.

3. The materials to be used in the construction of 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 plans accompanying this application are:- 1 rev2, 2 rev3, 3 rev2, 4 rev2, 5 rev2, 6 rev3 and 7 rev2.
2. The reason for this grant of planning permission or other planning

related decision is as follows:

The proposed development accords with the London Plan and the Adopted Unitary Development Plan/Revised Deposit Draft Unitary Development Plan except where material considerations indicate otherwise and the following policies are relevant:

Adopted Barnet Unitary Development Plan (1991): G1, G18, T1.1, T1.2, M2.1, H1.2, H3.3.

Barnet Revised Deposit Draft Unitary Development Plan (2001): GBEEnv1, D1, D2, D3, D5, M14, H16, H18.

## **1. MATERIAL CONSIDERATIONS**

Relevant Unitary Development Plan Policies:

### Relevant Policies:

Adopted UDP (1991):

G1, G18, T1.1, T1.2, M2.1, H1.2, H3.3.

Revised Deposit Draft UDP (2001):

GBEnv1, D1, D2, D3, D5, M14, H16, H18

### Relevant Planning History:

N08265D/04 - Conversion of ground floor storage area into 1no. self-contained flat. Withdrawn 06/04/04.

### Consultations and views Expressed:

Neighbours Consulted: 15 Replies: 1

The application has been advertised on site and in the press.

The occupiers of surrounding properties have raised the following objections:

- Parking problems
- Noise and disturbance
- Loss of privacy
- Proposal would detract from the architectural balance and symmetry of the building

## **2. PLANNING APPRAISAL**

### Site Description and Surroundings

The application site is a four storey high block of flats located on the northern side of Somerset Road. The basement area of the existing block of flats is currently vacant. The surrounding area is predominately residential in character with both houses and purpose built flats in the vicinity.

## Proposals

The applicant seeks planning permission for the conversion of the ground floor storage area into 1no self-contained flat including the provision of two additional off-street parking spaces.

The proposed development would have a footprint of 73 square metres consisting of a kitchen, lounge, bathroom and two bedrooms. A 2.0m high external dividing wall and some additional security lighting would be provided to the front of the new flat.

It should be noted that a similar application was approved at 74 Station Road in 2001 ref: N08441E/01.

## Material Planning Considerations

The Barnet Unitary Development Plan (Adopted 1991) and Barnet Revised Deposit Plan, seek to provide residential housing within residential areas in a manner, which is compatible with the character, density and design of the surrounding area. The proposed front elevation would be a mirror image and in keeping with the design and appearance of the existing block of flats it would form part of.

The proposed conversion is considered to be compatible with the character and appearance of the existing block of flats and would provide a satisfactory and harmonious relationship that would have a minimal impact on the visual and residential amenities of occupiers of surrounding properties.

It is considered that the proposed conversion would not cause any overlooking, loss of light or privacy to occupiers of surrounding properties. Given that the application site is located within an existing block of flats the noise therefore generated by the proposal would have no adverse impact on the living conditions of surrounding residents.

The proposed two bedroom flat would require a total of 15 square metres of amenity area. A total of approximately 135 square metres of amenity area are currently provided to the rear of the existing block of flats that comply with the Councils standard of 5 square metres per habitable room for the whole block including the additional demand of the proposed conversion.

Two parking spaces are provided to the rear of the site by changing the existing parking layout. Although a small proportion of rear garden would be lost in order to accommodate the layout of the new spaces, the remaining rear garden would still comply with the Councils standard.

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

Dealt within the main report

### **4. CONCLUSION**

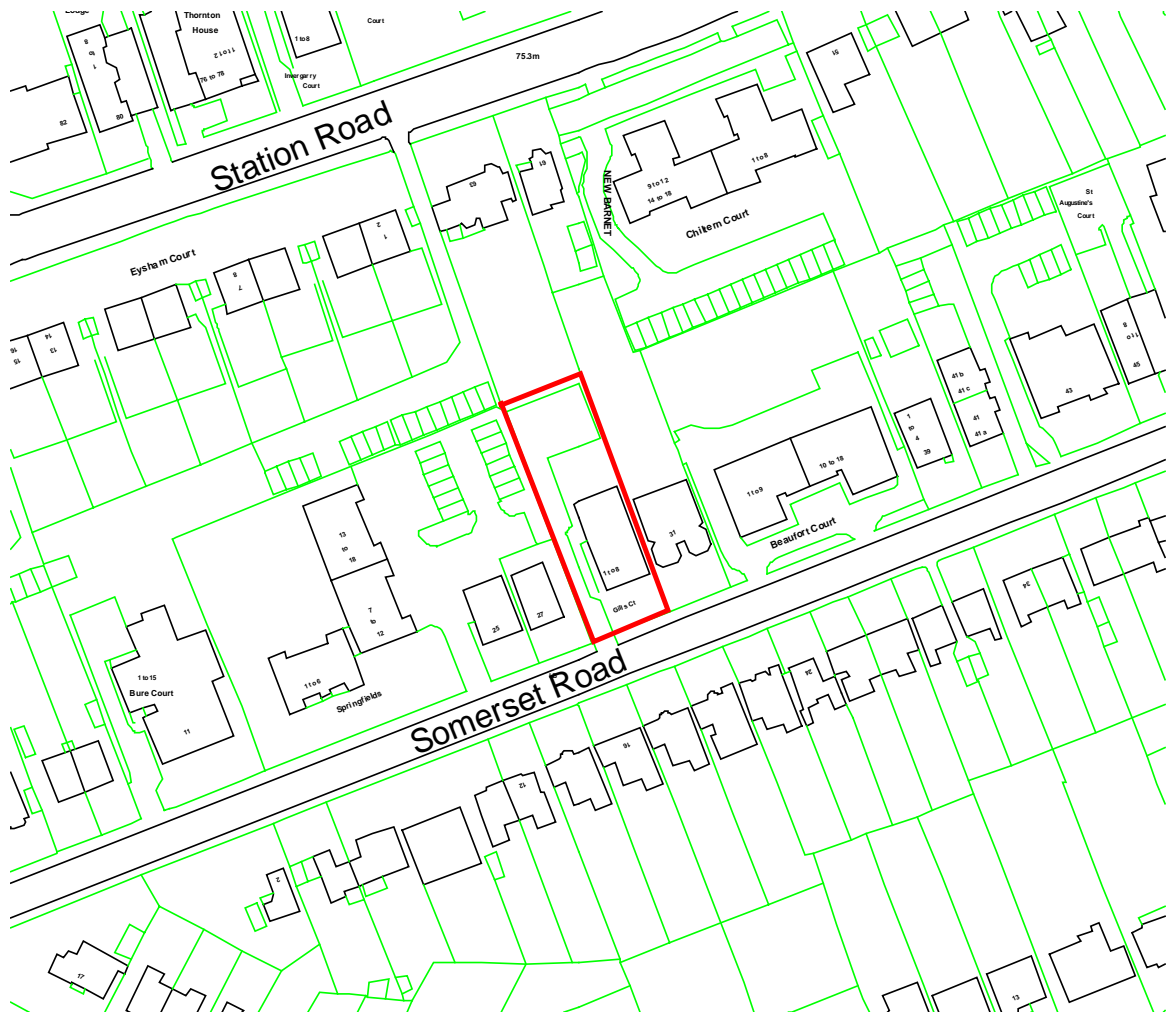
The application is consistent with policy and guidance and is a suitable form of development in this established residential area. The proposal is on balance considered acceptable and is therefore recommended for approval.

# BARNET

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N08265E/04 – 29 Somerset Road



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London Borough of Barnet LA086290 2003

**LOCATION:** 26 Buckingham Avenue, London, N20 9DE.

**REFERENCE:** N13826B/04                      **Received:** 28 Jul 2004  
**Accepted:** 28 Jul 2004

**WARD:** Oakleigh                              **Expiry:** 22 Sep 2004  
**Final Revisions:**

**APPLICANT:** Mr & Mrs Stublely

**PROPOSAL:** Demolition of existing garage and erection of two-storey side extension incorporating integral garage.

**RECOMMENDATION:**

APPROVE SUBJECT TO CONDITIONS

1. This development must be begun not later than five years from the date of this permission.

Reason:

To comply with Section 91 of the Town and Country Planning Act, 1990.

2. The materials to be used in the construction of 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.

3. Before the building hereby permitted is occupied the proposed window(s) in the side elevation facing 28 Buckingham Avenue shall be glazed with obscure glass only and shall be permanently retained as such thereafter and shall be permanently fixed shut with only a fanlight opening, unless otherwise agreed in writing by the Local Planning Authority.

Reason:

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

**INFORMATIVE(S):-**

1. The plans accompanying this application are:- Site plan and drawing numbers N20 9DE/BUCA-265, N20 9DE/BUCA-265P, N20 9DE/BUCA-260, N20 9DE/BUCA-260P, N20 9DE/BUCA-261and N20 9DE/BUCA-261P received 28 July 2004.

2. The reason for this grant of planning permission or other planning related decision is as follows:

The proposed development accords with the London Plan and the Adopted Unitary Development Plan/Revised Deposit Draft Unitary Development Plan except where material considerations indicate otherwise and the following policies are relevant:

Adopted Barnet Unitary Development Plan (1991): G1, G18, T1.1 and H6.1.

Barnet Revised Deposit Draft Unitary Development Plan (2001): GBEnv1, D2 and H27.

## **1. MATERIAL CONSIDERATIONS**

### Relevant Unitary Development Plan Policies:

Adopted UDP (1991): G1, G18, T1.1 and H6.1

Revised Deposit Draft UDP (2001): GBEnv1, D2 and H27

### Relevant Planning History:

N13826A/04: Demolition of existing garage and erection of two-storey side extension incorporating integral garage refused 18 March 2004

N13826/03: Loft conversion deemed lawful development 26 September 2003

### Consultations and Views Expressed:

Neighbours Consulted: 11      Replies: 0 (Consultation period had not ended at time of writing report)

## **2. PLANNING APPRAISAL**

### Site Description and Surroundings

The application site is a semi-detached dwelling on the corner of Buckingham Avenue and Langton Avenue. There is an existing detached garage that is linked to that of 28 Buckingham Avenue. A hip to gable extension and rear dormer window has been erected under permitted development.

### Proposals

The applicant seeks approval for the erection of a two-storey side extension incorporating integral garage following the demolition of an existing garage. The extension would project 4.6m from the side of the house at ground floor level up to the boundary with 28 Buckingham Avenue. The extension would be set in from the boundary with 28 Buckingham Avenue by a minimum of 1m for its whole length. This would be achieved by stepping in the extension to



the rear. The application is an amendment to a previously refused scheme to show a revised roofline.

### Material Planning Considerations

The proposed two-storey extension is considered to be acceptable. The previous scheme was refused because the roof of the proposed extension would have been the same height and width as the existing roof. The proposed extension would not have been subordinate in appearance to the existing dwelling.

The plans have been amended however to show a subordinate roofline to the proposed extension. This is considered to overcome the previous reason for refusal. The proposed hipped roof is considered to be appropriate and the lower roofline and set back at first floor level will minimise any impact on the street scene.

A condition has been imposed to ensure that the proposed window in the side elevation facing 28 Buckingham Avenue would be obscure glazed. As a result the development is not considered to lead to overlooking to the front of the neighbouring property.

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

None received at time of writing report.

### **4. CONCLUSION**

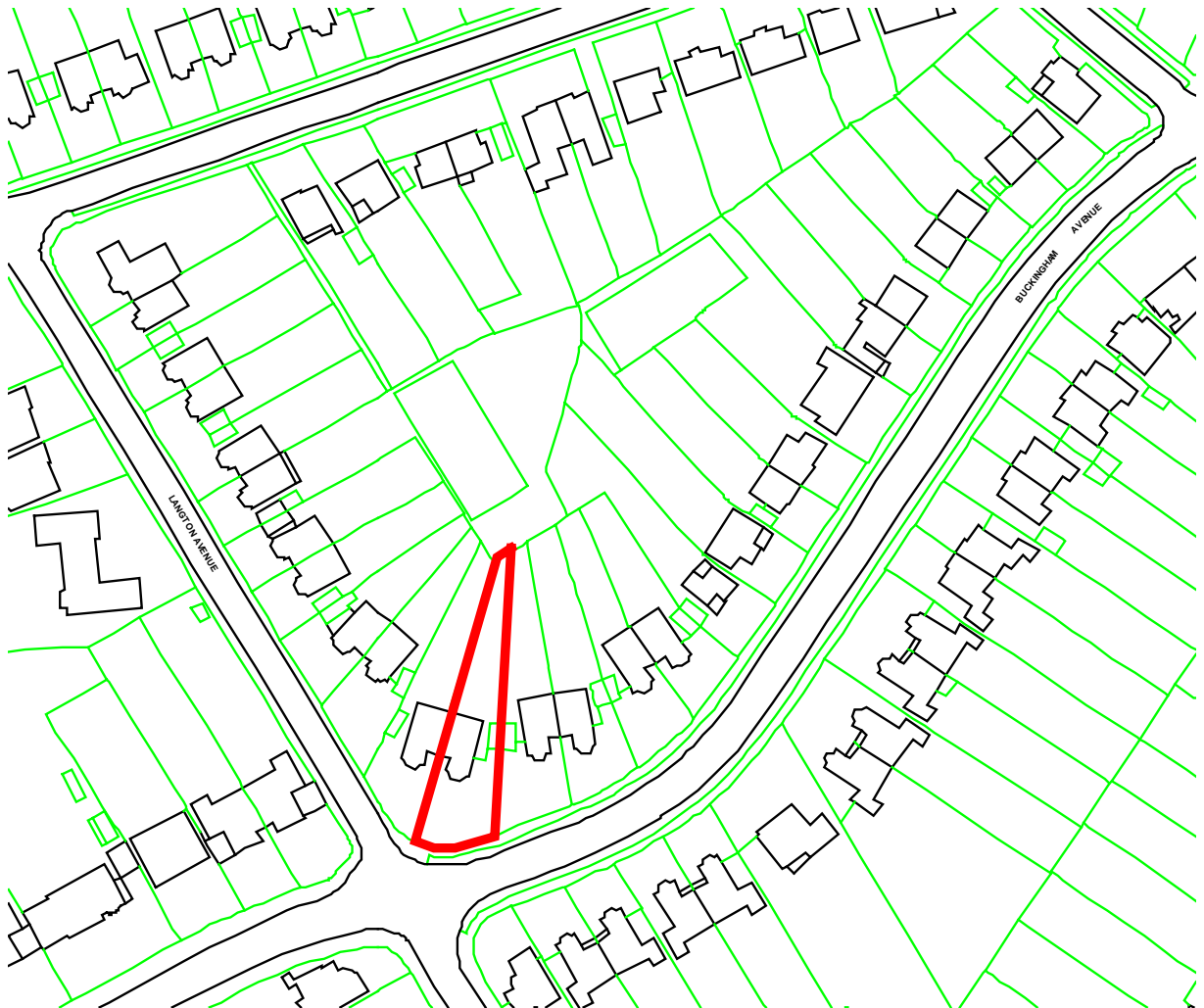
The proposed two-storey side extension is considered to be acceptable within guidelines of the adopted and revised plans. The proposal would overcome the previous reason for refusal. The application is recommended for approval.

# BARNET

LONDON BOROUGH



N13826B/04 – 26 Buckingham Avenue



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London Borough of Barnet LA086290 2003

**LOCATION:** GROVELANDS, Totteridge Green, London, N20  
8PE.

**REFERENCE:** N01242AT/04                      **Received:** 18 Jun 2004  
**Accepted:** 18 Jun 2004

**WARD:** Totteridge                                      **Expiry:** 13 Aug 2004  
**Final Revisions:**

**APPLICANT:** Mrs Ashley

**PROPOSAL:** Demolition of existing property and associated  
outbuildings.

**RECOMMENDATION:**

APPROVE SUBJECT TO CONDITIONS

1. This development must be begun not later than five years from the date of this permission.

Reason:

To comply with Section 91 of the Town and Country Planning Act, 1990.

2. The demolition works hereby permitted shall not be undertaken before a contract for the carrying out of the works of redevelopment of the site has been executed and planning permission has been granted for the redevelopment for which the contract provides. Evidence that a contract has been executed shall be submitted in writing to the Local Planning Authority at least 14 days prior to any demolition works commencing.

Reason:

To preserve the established character of the Conservation Area pending satisfactory redevelopment of the site.

**INFORMATIVE(S):-**

1. The plans accompanying this application are:- Drg. No's 1000/15 and 1000/17 received 18th June 2004.
2. The reason for this grant of planning permission or other planning related decision is as follows:

The proposed development accords with the London Plan and the Adopted Unitary Development Plan/Revised Deposit Draft Unitary Development Plan except where material considerations indicate otherwise and the following polices are relevant:

Adopted Barnet Unitary Development Plan (1991): G1, G18, T1.1, T1.2, T3.1, T3.4, E2.1, H1.2, H3.2, H3.3, H3.4, H4.1, H4.3, M.2.1.

Barnet Revised Deposit Draft Unitary Development Plan (2001):  
GBEnv1, GBEnv2, D1, D2, D3, D4, D5, D6, D12, D13, HC1, HC4, HC5,  
H27.

## 1. MATERIAL CONSIDERATIONS

Relevant Unitary Development Plan Policies:

Adopted UDP (1991): G1, G18, T1.1, T1.2, T3.1, T3.4, E2.1, H1.2, H3.2,  
H3.3, H3.4, H4.1, H4.3, M.2.1

Revised Deposit Draft UDP (2001): GBEnv1, GBEnv2, D1, D2, D3, D4, D5,  
D6, D12, D13, HC1, HC4, HC5, H27

Relevant Planning History:

N01242AL/01- Demolition of existing house and erection of a replacement house with detached triple garage. Dismissed at appeal December 2001.

\*This concerned a colonial style property of 12.5m height. The Inspector had no objection to the bulk or height but considered the architectural style wholly out of keeping with the surrounding Conservation Area.

N01242AN/01-Demolition of existing bungalow and associated outbuildings. Dismissed at Appeal December 2001.

\*The Inspector felt that the existing house and outbuildings made little or no contribution to the Conservation Area, he dismissed the appeal as the proposed replacement dwelling was unsuitable.

N01242AR/04-Demolition of existing property and outbuildings. Withdrawn March 2004.

N01242AS/04 –Demolition of existing bungalow, garage, pool enclosure and outbuildings, and erection of a two-storey 5-bedroom detached dwellinghouse with triple-garage and associated staff accommodation. Withdrawn March 2004.

Consultations and Views Expressed:

Neighbours Consulted: 17 Replies: 2

One neighbour (not adjoining the application site) has raised the following points:

'I would be interested to know if the Grovelands is a listed building and strongly object to this application as I feel the property brings character and style to the neighbourhood.'

Another neighbour is concerned at construction disturbance and possible damage to the access road onto Totteridge Green.

Totteridge Conservation Advisory Committee (Comments on demolition and replacement dwelling):

The Committee does not have a problem with the design conceptually, however we are seriously concerned with the height and consequently visibility of the building from Totteridge Green and Darlands. It should also be noted that it is in an Article 4 Area.

The new proposal replaces a low impact building and the bulk greatly exceeds the existing structure. There should not be a separate residential consideration in connection with the garage. The Committee would like to see a cross-section showing the existing ground levels from Totteridge Green and the new property. The Committee suggests that the ridge height is lowered.

Totteridge Residents Association:

Also have concerns over height of proposed dwelling.

Internal/Other Consultation:

Thames Water: Raise no objection.

Conservation Officer: No objection to demolition of existing bungalow.

Traffic and Transportation: No Objection.

Tree Officer: No objection but recommend conditions be imposed regarding protective fencing and landscaping.

## **PLANNING APPRAISAL**

### Site Description and Surroundings

The existing bungalow is within Totteridge Conservation Area. Although the property is accessed off Totteridge Green it is only visible from the Green in glimpsed views, due to its distance from the Green and because of a substantial oak tree located within the front garden of the property. The oak tree is one of the largest and oldest trees in Totteridge (canopy and height both in excess of 30m and the trunk has a 5.6m radius). The tree means that the property is only clearly visible from public vantage points in Totteridge Valley.

The property is located within extensive landscaped grounds covering 4.45 Hectares (which include a 3 hole private golf course), half of which is in the Conservation Area. Although part of the grounds is within the Green Belt the existing property is not. Nonetheless because the land slopes South-westerly the property is visible from within the Green Belt and sections of the Totteridge Valley.

The existing bungalow dates from the 1960's and is constructed from red facing brick with a concrete tiled roof and has simple elevations. It has been extended on a number of occasions and has a large rear patio area.

## Proposals

The application is to obtain Conservation Area consent to demolish the existing bungalow and associated outbuildings (in order to erect a two-storey dwelling with rooms in the roof and a separate triple garage). The outbuildings are a garage, swimming pool and summerhouse, plus storage sheds.

## Material Planning Considerations

The only consideration is the principal of demolition in terms of the impact on the Conservation Area and the appropriateness of the proposed replacement dwelling (see report for N01242 AS/04).

### Principal of Demolition

The existing dwelling was built in the early 1960's and is not considered to be of architectural merit. It is not considered that objection can be raised to the demolition of the dwelling or associated outbuildings. Given the extensive grounds and openness of the site when viewed from Totteridge Valley there is considered to be a strong argument to replace the existing dwelling with a property of greater architectural merit.

### 3. CONCLUSION

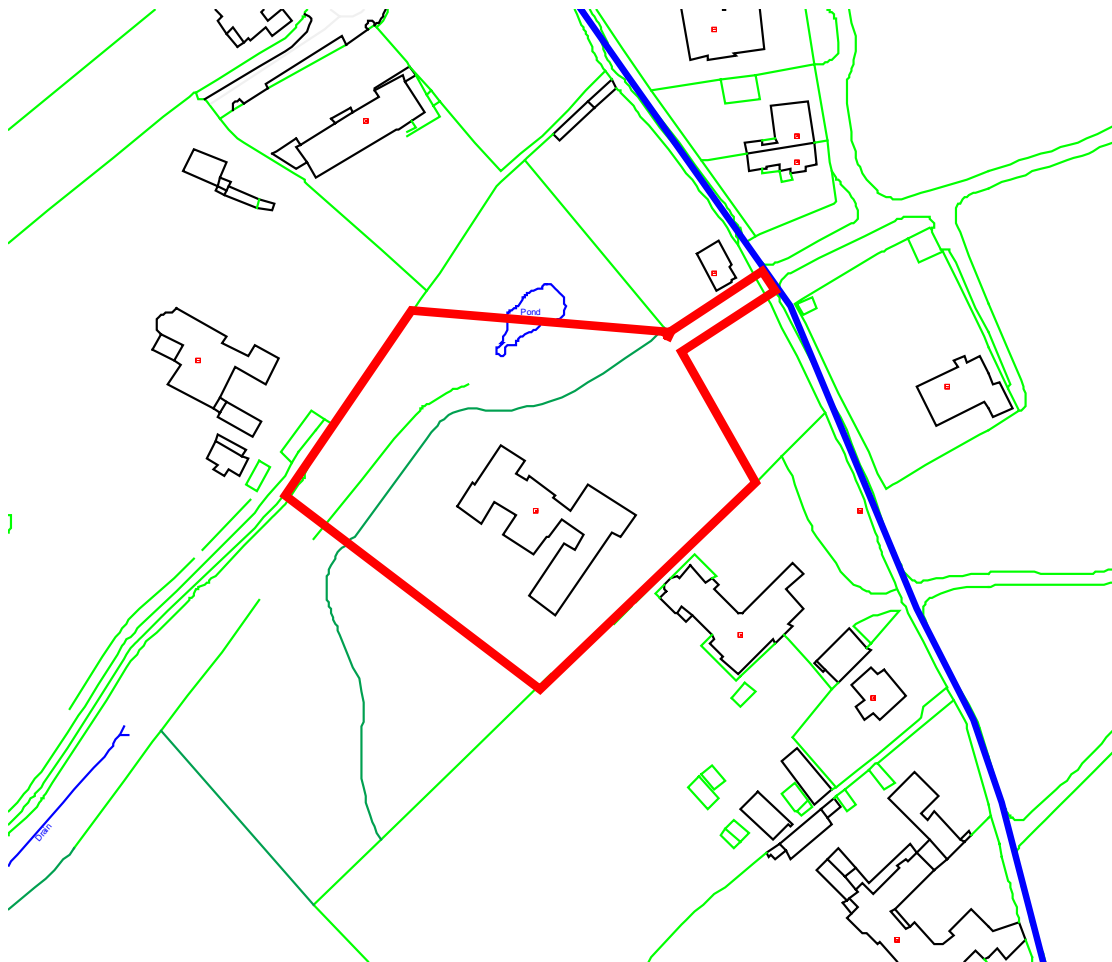
The proposed works of demolition are considered to be acceptable with regard to the impact on the character and appearance of Totteridge Conservation Area.

# BARNET

LONDON BOROUGH



N01242AT/04 -GROVELANDS



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London Borough of Barnet LA086290 2003

**LOCATION:** GROVELANDS, Totteridge Green, London, N20 8PE.

**REFERENCE:** N01242AU/04                      **Received:** 18 Jun 2004  
**Accepted:** 18 Jun 2004

**WARD:** Totteridge                              **Expiry:** 13 Aug 2004  
**Final Revisions:**

**APPLICANT:** Mrs Ashley

**PROPOSAL:** Demolition of existing property and associated outbuildings and erection of a two-storey house (plus rooms in roof), with triple garage and associated staff accommodation.

**RECOMMENDATION:**

APPROVE SUBJECT TO CONDITIONS

1. This development must be begun not later than five years from the date of this permission.

Reason:

To comply with Section 91 of the Town and Country Planning Act, 1990.

2. Before the development hereby permitted is occupied the parking garages shown on Plan 1000/PL/31 shall be provided and shall not be used for any purpose other than the parking of vehicles in connection with the approved development.

Reason:

To ensure that parking is provided in accordance with the council's standards in the interests of pedestrian and highway safety, the free flow of traffic and in order to protect the amenities of the area.

3. Before this development is commenced, details of the levels of the building(s), road(s) and footpath(s) in relation to adjoining land and highway(s) and any other changes proposed in the levels of the site shall be submitted to and approved in writing by the Local Planning Authority. The development shall be implemented in accordance with such details as approved.

Reason:

To ensure that the work is carried out at suitable levels in relation to the highway and adjoining land having regard to drainage, gradient of access and the amenities of adjoining occupiers and the health of any trees on the site.

4. Before the development hereby permitted commences, details of the



materials to be used for the external surfaces of the building(s) and hard surfaced areas shall be submitted to and approved in writing by the Local Planning Authority. The development shall be implemented in accordance with such details as approved.

Reason:

To safeguard the visual amenities of the locality.

5. Before the development hereby permitted is brought into use or occupied the site shall be enclosed except at the permitted points of access in accordance with details previously submitted to and approved in writing by the Local Planning Authority.

Reason:

To ensure that the proposed development does not prejudice the appearance of the locality and/or the amenities of occupiers of adjoining residential properties and to confine access to the permitted points in the interest of the flow of traffic and conditions of general safety on the adjoining highway.

6. Before the development hereby permitted commences, details of enclosures and screened facilities for the storage of recycling containers and wheeled refuse bins or other refuse storage containers where applicable, together with a satisfactory point of collection shall be submitted to and approved in writing by the Local Planning Authority and shall be provided at the site in accordance with the approved details before the development is occupied.

Reason:

To ensure a satisfactory appearance for the development and satisfactory accessibility; and to protect the amenities of the area.

7. Before the development hereby permitted commences 1:20 scale details of windows; doors, eaves, chimneys and timber balconies shall be submitted to and agreed in writing by the Local Planning Authority. The development shall be implemented in accordance with such details as approved.

Reason:

To safeguard the visual amenities of the building and surrounding Conservation Area.

8. No construction work resulting from the planning permission shall be carried out on the premises at any time on Sundays, Bank or Public Holidays, before 8.00 am or after 1.00 pm on Saturdays, or before 8.00 am or after 6.00pm on other days unless previously approved in writing by the Local Planning Authority.

Reason:

To ensure that the proposed development does not prejudice the amenities of occupiers of adjoining residential properties.

9. A scheme of hard and soft landscaping, including details of existing

trees to be retained, shall be submitted to and agreed in writing by the Local Planning Authority before the development, hereby permitted, is commenced.

Reason:

To ensure a satisfactory appearance to the development.

10. All work comprised in the approval scheme of landscaping shall be carried out before the end of the first planting and seeding season following occupation of any part of the buildings or completion of the development, whichever is sooner, or commencement of the use.

Reason:

To ensure a satisfactory appearance to the development.

11. Any existing tree shown to be retained or trees or shrubs to be planted as part of the approved landscaping scheme which are removed, die, become severely damaged or diseased within five years of the completion of development shall be replaced with trees or shrubs of appropriate size and species in the next planting season.

Reason:

To ensure a satisfactory appearance to the development.

12. Before this development is commenced details of the location, extent and depth of all excavations for drainage and other services in relation to trees on the site shall be submitted and approved in writing by the Local Planning Authority and the development carried out in accordance with such approval.

Reason:

To safeguard the health of existing tree(s) which represent an important amenity feature.

13. No site works or works on this development shall be commenced before temporary fencing has been erected around existing tree(s) in accordance with details to be submitted and approved in writing by the Local Planning Authority. This fencing shall remain in position until after the development works are completed and no material or soil shall be stored within these fenced areas.

Reason:

To safeguard the health of existing tree(s) which represent an important amenity feature.

14. Provisions shall be made within the site to ensure that all vehicles associated with the construction of the development hereby approved are properly washed and cleaned to prevent the passage of mud and dirt onto the adjoining highway.

Reason:

To ensure that the development does not cause danger and inconvenience to users of the adjoining pavement and highway.

15. Before the dwellinghouse hereby permitted is occupied the existing dwelling and outbuildings indicated on Drawing No. 1000/PL/30 shall be demolished and the materials removed from the site.

Reason:

To safeguard the visual amenities of the building and surrounding Conservation Area.

#### **INFORMATIVE(S):-**

1. The plans accompanying this application are:- Drg. No's 1000/15 and 1000/17; 1000/PL/A2; 1000PL30; 1000PLA3; 1000PL/37 received 18th June 2004 and 1000PL/30 Rev A; 1000PL/31 Rev A; 1000PL/32 Rev A; 1000PL/33 Rev A; 1000PL/34 Rev A; 1000PL/35 Rev A; 1000PL/36 Rev A received on the 20th August 2004.
2. The reason for this grant of planning permission or other planning related decision is as follows:

The proposed development accords with the London Plan and the Adopted Unitary Development Plan/Revised Deposit Draft Unitary Development Plan except where material considerations indicate otherwise and the following policies are relevant:

Adopted Barnet Unitary Development Plan (1991): G1, G18, T1.1, T1.2, T3.1, T3.4, E2.1, H1.2, H3.2, H3.3, H3.4, H4.1, H4.3, M.2.1.

Barnet Revised Deposit Draft Unitary Development Plan (2001): GBEnv1, GBEnv2, D1, D2, D3, D4, D5, D6, D12, D13, HC1, HC4, HC5, H27.

#### **1. MATERIAL CONSIDERATIONS**

Relevant Unitary Development Plan Policies:

Adopted UDP (1991): G1, G18, T1.1, T1.2, T3.1, T3.4, E2.1, H1.2, H3.2, H3.3, H3.4, H4.1, H4.3, M.2.1

Revised Deposit Draft UDP (2001): GBEnv1, GBEnv2, D1, D2, D3, D4, D5, D6, D12, D13, HC1, HC4, HC5, H27

Relevant Planning History:

N01242AL/01- Demolition of existing house and erection of a replacement house with detached triple garage. Dismissed at appeal December 2001.

\*This concerned a colonial style property of 12.5m height. The Inspector had no objection to the bulk or height but considered the architectural style wholly out of keeping with the surrounding Conservation Area.

N01242AN/01-Demolition of existing bungalow and associated outbuildings. Dismissed at Appeal December 2001.

\*The Inspector felt that the existing house and outbuildings made little or no contribution to the Conservation Area, he dismissed the appeal as the proposed replacement dwelling was unsuitable.

N01242AR/04-Demolition of existing property and outbuildings. Withdrawn March 2004.

N01242AS/04 –Demolition of existing bungalow, garage, pool enclosure and outbuildings, and erection of a two-storey 5-bedroom detached dwellinghouse with triple-garage and associated staff accommodation. Withdrawn March 2004.

#### Consultations and Views Expressed:

Neighbours Consulted: 17 Replies: 2

One neighbour (not adjoining the application site) has raised the following points:

'I would be interested to know if the Grovelands is a listed building and strongly object to this application as I feel the property brings character and style to the neighbourhood.'

Another neighbour is concerned at construction disturbance and possible disturbance to the access road onto Totteridge Green.

Totteridge Conservation Advisory Committee (Comments on demolition and replacement dwelling):

The Committee does not have a problem with the design conceptually, however we are seriously concerned with the height and consequently visibility of the building from Totteridge Green and Darlands. It should also be noted that it is in an Article 4 Area.

The new proposal replaces a low impact building and the bulk greatly exceeds the existing structure. There should not be a separate residential consideration in connection with the garage. The Committee would like to see a cross-section showing the existing ground levels from Totteridge Green and the new property. The Committee suggests that the ridge height is lowered.

Totteridge Residents Association:

Also have concerns over height of proposed dwelling.

Internal/Other Consultation:

Thames Water: Raise no objection.

Conservation Officer: No objection to demolition of existing bungalow.

Traffic and Transportation: No Objection.

Tree Officer: No objection but recommend conditions be imposed regarding protective fencing and landscaping.

## **2. PLANNING APPRAISAL**

### Site Description and Surroundings

The existing bungalow is within Totteridge Conservation Area. Although the property is accessed off Totteridge Green it is only visible from the Green in glimpsed views, due to its distance from the Green and because of a substantial oak tree located within the front garden of the property. The oak tree is one of the largest and oldest trees in Totteridge (canopy and height both in excess of 30m and the trunk has a 5.6m radius). The tree means that the property is only clearly visible from public vantage points in Totteridge Valley.

The property is located within extensive landscaped grounds covering 4.45 Hectares (which include a 3 hole private golf course), half of which is in the Conservation Area. Although part of the grounds is within the Green Belt the existing property is not. Nonetheless because the land slopes South-westerly the property is visible from within the Green Belt and sections of the Totteridge Valley.

The existing bungalow dates from the 1960's and is constructed from red facing brick with a concrete tiled roof and has simple elevations. It has been extended on a number of occasions and has a large rear patio area.

### Proposals

The proposal is to erect a two-storey dwelling (with rooms in the roof) and a triple garage. The design of the dwelling has evolved from a previous proposal withdrawn earlier this year. The plans have been revised to remove the first floor accommodation above the triple garage and to reduce the bulk and mass of the triple garage so that it is clearly an ancillary outbuilding.

A chimney has also been reduced in size at the request of an adjoining neighbour.

The replacement dwelling is intended to be a high quality replica of work by Arts and Crafts style architects such as Collcutt and Lutyens. It has the high detailed chimney stacks and ornate door and window openings favoured by Lutyens and timber balcony features and overhanging eaves that can be seen on Collcutt properties elsewhere in Totteridge. The dwelling has a series of different projecting gables and wings to provide visual interest and to break up the bulk of the building. The footprint of the house is nonetheless substantial with a frontage of over 35m width (the splayed wings and bays mean it is difficult to give an exact figure).

### Material Planning Considerations

The principal considerations are the impact on neighbours, impact on the character and appearance of the Conservation Area and on trees.

The previous appeal decision concerning a colonial style replacement dwelling dismissed in December 2001 is a material consideration.

The property is not within the Green Belt, but would be visible from the Green Belt. The proposed replacement dwelling is no higher than the dwelling dismissed at appeal (in fact it is between 0.5m and 2.0m lower in ridge height), similarly the proposed dwelling involve some lowering of existing ground levels. The Inspector commented regarding the Green Belt and Totteridge and High Weald Area of Special character that, 'The replacement dwelling would be visible as a distant feature from most viewpoints. I consider that the increased height and scale of the new house would not appear out of place and it would not create a skyline feature. In my opinion the detailed design features of the house would not be so noticeable from distant public viewpoints as to significantly affect the distinctive character of the ASC or the visual amenities of the Green Belt.'

#### Principle of Demolition

The existing dwelling was built in the early 1960's and is not considered to be of architectural merit. It is not considered that objection can be raised to the demolition of the dwelling or associated outbuildings. Given the extensive grounds and openness of the site when viewed from Totteridge Valley there is considered to be a strong argument to replace the existing dwelling with a property of greater architectural merit.

#### Impact on neighbours

The proposed dwelling has been moved to between 3m and 5m further from the property boundary (taking into account the splaying of the new dwelling away from the boundary) with the Dell House. This means that the new dwelling is over 15m away from the flank wall of the Dell House. As such it is not considered to impact on the neighbour. The owner of the Dell House had raised concern at the height of the chimney closest to his property, this chimney has subsequently been reduced in size.

The triple garage has been reduced in size so that the first floor ancillary accommodation has been removed in its entirety (there was concern at overlooking from rear dormers on the first floor).

The proposals are not considered to have an adverse impact on neighbouring property.

#### Impact on the Conservation Area

The architect has commented that, 'The style of the dwelling relies on a steeply pitched roof to achieve a correct proportion of roof to brickwork. The site section illustrates how the house has been set on a level platform cut into the hillside. With the use of plain clay tiles, which will mellow over time, we consider that the proposed dwelling will sit comfortably within the site, with the minimum of impact on neighbours and will enhance the Conservation Area.'

A planning Inspector has already stated that a dwelling of greater height than that proposed is acceptable in principle. The proposed dwelling has greater width than that determined at appeal. However because a 13m gap is created between the flank wall and the boundary with the Dell House it is not felt that

the 'gaps' between the proposed dwelling and neighbouring property (an important consideration within Totteridge Conservation Area) will be compromised. To the other flank elevation trees obscure views of the western side of the plot. The siting of the dwelling further from the boundary with the Dell House will also enable clearer views of the oak tree to the front of the site from Totteridge Valley.

It is considered that the proposed dwelling is of high architectural quality and that it is of a style in keeping with other properties within the Conservation Area (The Croft was a design influence).

Subject to various conditions requiring 1.20 details to be agreed of windows, doors, balconies and eaves and details of materials to be used the dwelling is considered to be acceptable with respect to the impact on Totteridge Conservation Area.

### Tree Impacts

With respect to trees on the site the clear priority is to ensure that the substantial oak tree (which is subject to an individual Tree Preservation Order) to the front of the site is not damaged as a result of the development. The existing dwelling is over 20m away from the tree. The proposed dwelling is further away from the tree than the existing dwelling. It is considered that subject to protective fencing during construction there is no reason for the tree to be harmed by construction works. The proposals do involve the removal of two medium-sized cedar trees that are heavily leaning and some other small trees not considered to be of amenity value. Conditions are recommend concerning landscaping.

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

These are considered to be covered in the main body of the report. Disturbance from construction works is not a planning consideration, neither is possible damage to the access road from construction vehicles. Nonetheless given the scale of the project a condition is recommended concerning hours of construction and a further condition regarding wheel washing (given excavations it is considered important that vehicles are cleaned before they leave the site).

### **4. CONCLUSION**

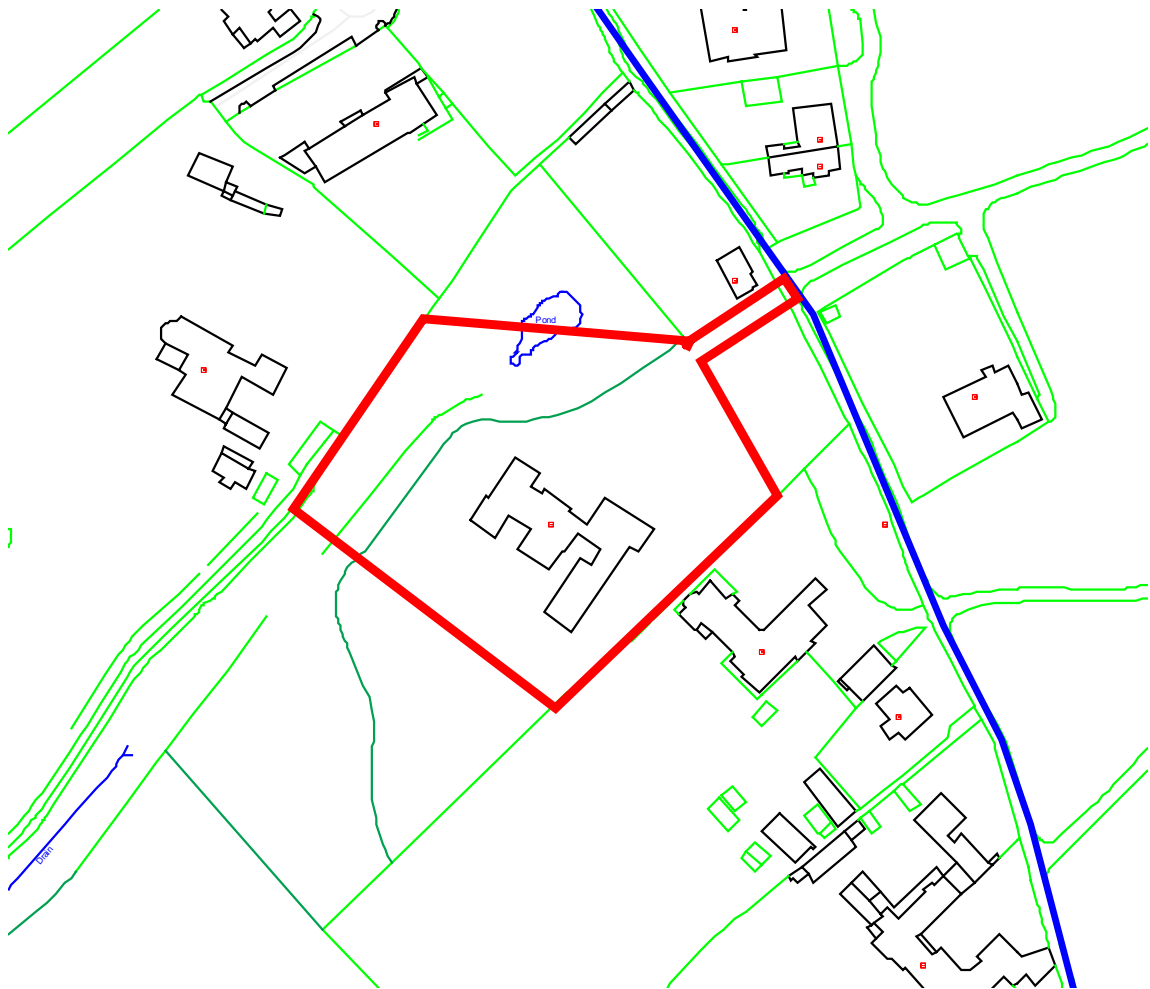
The proposed replacement dwelling is considered to be of appropriate style and design. It is considered that the submitted plans address previous concerns regarding the quality of the replacement dwelling and its impact on the Conservation Area. The application is accordingly recommended for approval subject to various conditions.

# BARNET

LONDON BOROUGH



N01242AU/04 - GROVELANDS



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London Borough of Barnet LA086290 2003



**LOCATION:** 111 Ridgeview Road, London, N20 0HG.

**REFERENCE:** N13892A/04                      **Received:** 23 Jun 2004  
**Accepted:** 2 Jul 2004

**WARD:** Totteridge                              **Expiry:** 27 Aug 2004  
**Final Revisions:**

**APPLICANT:** Mr & Mrs R Cracknell

**PROPOSAL:** Construction of part single, part two-storey side extension.

**RECOMMENDATION:**

APPROVE SUBJECT TO CONDITIONS

1. This development must be begun not later than five years from the date of this permission.

Reason:

To comply with Section 91 of the Town and Country Planning Act, 1990.

2. The materials to be used in the construction of 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.

3. Notwithstanding the provisions of any development order made under Section 59 of the Town and Country Planning Act 1990 (or any Order revoking and re-enacting that Order), the following operation(s) shall not be undertaken without the prior specific permission of the Local Planning Authority

No further windows

There shall be no windows inserted in to the eastern facing flank elevation of the development hereby permitted without prior consent from the Local Planning Authority.

Reason: To ensure that the development does not prejudice the enjoyment by existing and/or neighbouring occupiers of their properties.

4. The use of the extension 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.

Reason:



Letters of support from residents in Ridgeview Road and Naylor Road state as follows: -

- Support proposal and have no objection
- Proposed building will hardly be visible from the street
- If the proposal affected anyone it would only be 79 Naylor Road and it is not considered the proposal would affect number 79 in any shape or form

## 2. PLANNING APPRAISAL

This application is a resubmission of N13892/04. On implementation of the original application, the applicants discovered a manhole, which, due to the expense of repositioning prompted them to submit a fresh application. The only material change between this application and the application approved by Committee (December 2003) is the repositioning of the single storey side extension. The single storey side extension has been moved 1.4 metres further back (towards the northern boundary of the site). This further reduces any impact the extension may have, and it is recommended that the application is approved once more.

### Site Description and Surroundings

111 Ridgeview Road is a semi detached house in a road consisting of a mixture of terraced and semi detached houses. The site is located at the end of Ridgeview Road at the junction with Naylor Road. 111 Ridgeview Road is on an irregularly shaped site separated from 79 Naylor Road by a public footpath. The site has an angled boundary line running alongside the footpath such that the front of the site is considerably narrower than the rear of the site.

### Proposals

It is proposed to erect a two storey side extension with a pitched roof which would be 3m wide, lines up with the main front and rear walls of the house and is sited 1.05m further back than the two storey front bay. At its nearest point the two storey extension would be sited 1.6m from the side boundary.

It is also proposed to erect a single storey extension with a pitched roof to the side of the proposed two storey extension. The extension would be 2.75m wide, set back 3.8m from the main front wall of the house and projecting an additional 1.4 metres deeper than the rear building line.

### Material Planning Considerations

The existing house is 8.5 metres wide and the proposed two storey side extension is 3m wide and therefore subordinate in character to the original house. As the single storey extension is set back 3.8m from the main wall of the house, the combined width of the two storey and single storey side extensions would still mean that the proposal would appear subordinate to the original house. The design and materials are in keeping with the original house.

While the proposed two storey side extension would extend the width of the original roof, the proposal is not considered to unbalance the pair of semi detached houses in this case. This is because the adjoining semi detached house has a large two storey front extension constructed in the 1960's, extending the front bay by approximately 5.5 metres, which already has the effect of altering and unbalancing the original form of the pair of semi detached houses. 111 Ridgeview Road could not construct a similar two storey front extension to restore the balance of the pair of houses because the angled boundary line prevents this. 109 Ridgeview Road also could not construct a side extension as the house is sited 1m from the side boundary adjoining number 107.

The proposed two storey extension is sited 1.1m from the side boundary at the front and over 6m away at the rear. The single storey side extension is sited 1.1m from the boundary at the front and over 5m away at the rear. The proposed extensions are both sufficient distance from the side boundary line to maintain a visual open gap.

The main front wall of the existing house is sited approximately 29m away from the front walls of the houses opposite and there is already a bedroom window facing the properties in Naylor Road. The proposed two storey extension does not extend further forward than the main front wall of the house and is sufficient distance away that there will not be loss of privacy to the properties opposite the site by reason of overlooking.

There are currently windows in the side elevation of 111 Ridgeview Road including one serving a bedroom at first floor level, which look directly into the rear garden areas of 79 and 77 Naylor Road. No windows are proposed in the side elevation of the proposed extensions so there will be no overlooking to 79 and 77 Naylor Road. Any views from the window in the front elevation would be at an angle and severely limited. Subject to a condition ensuring no windows are constructed in the side elevation at a later date the proposal will not be detrimental to the amenities of 79 Naylor Road by reason of overlooking or loss of privacy.

Given the orientation of 111 Ridgeview Road and 79 Naylor Road, such that number 79 is sited considerably further forward than 111 Ridgeview Road, and that there is a public footpath at least 3m wide between the two properties, it is not considered that the proposed extensions would appear overdominant when viewed from the house and garden of 79 Naylor Road.

The extension of the house would result in the house having four bedrooms and the councils car parking standards require the provision of two off street parking standards. The garden and driveway in front of the house are hard surfaced and can be used to park 3 cars off-street.

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

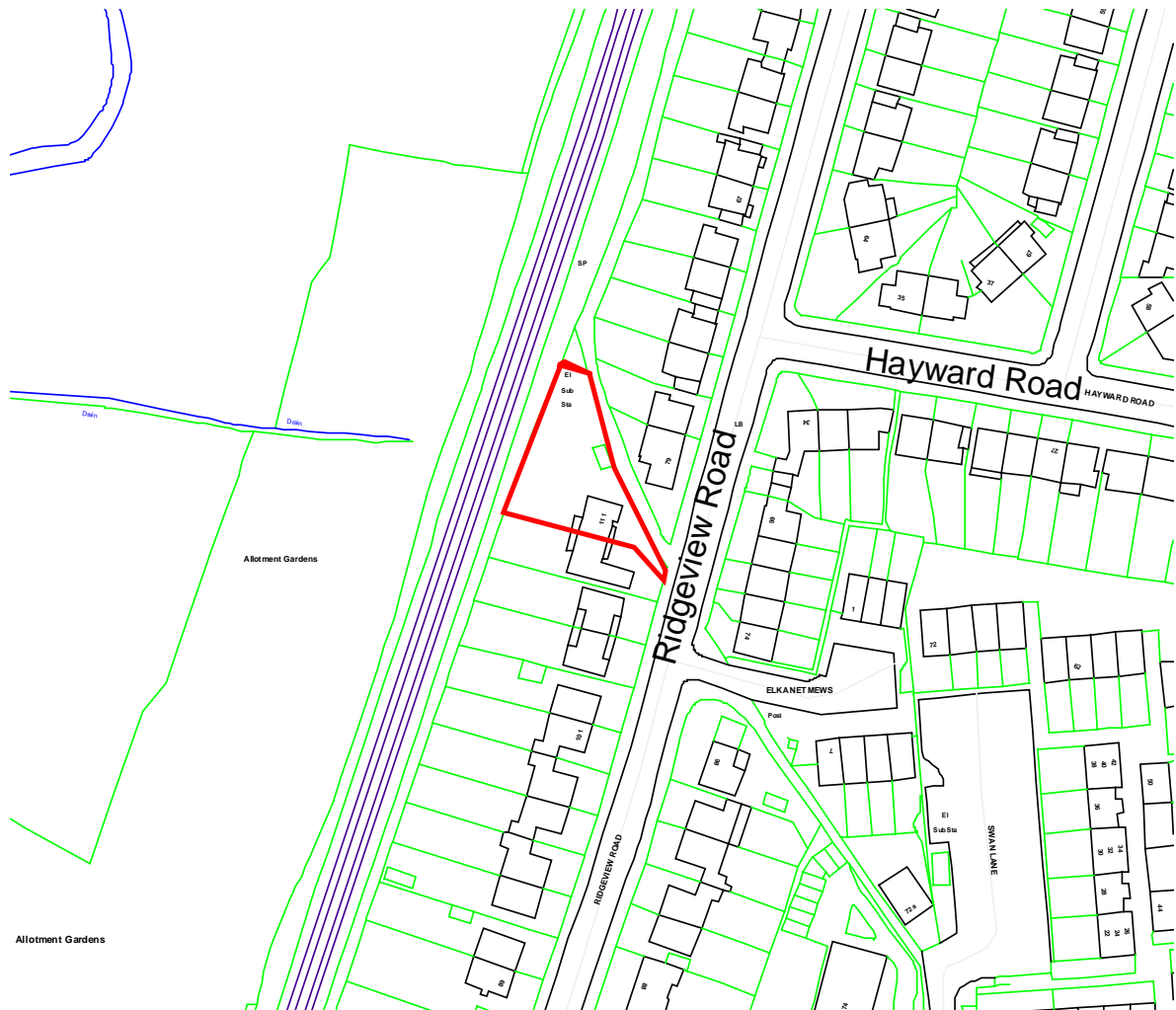
Points addressed in the main body of the report.

#### **4. CONCLUSION**

The proposal is not considered to be detrimental either to the character and visual amenities of the area or to the amenities of surrounding residential properties. Approval is recommended accordingly.



## N13892A/04 – 111 Ridgeview Road



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London Borough of Barnet LA086290 2003

Scale 1:1250

**LOCATION:** 89-91 Holden Road, London, N12 7DP.

**REFERENCE:** N14129A/04

**Received:** 20 Jul 2004

**Accepted:** 20 Jul 2004

**WARD:** Totteridge

**Expiry:** 14 Sep 2004

**Final Revisions:**

**APPLICANT:** Mr J Hart

**PROPOSAL:** First floor side extension to create stairs to flat in roof space. New roof with increased pitch plus side and rear dormer windows to provide an additional self-contained flat.

**RECOMMENDATION:**

APPROVE SUBJECT TO CONDITIONS

1. This development must be begun not later than five years from the date of this permission.

Reason:

To comply with Section 91 of the Town and Country Planning Act, 1990.

2. The materials to be used in the construction of 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.

3. Before the development hereby permitted is occupied the parking spaces shown on Plan A-00 shall be provided and shall not be used for any purpose other than the parking of vehicles in connection with the approved development.

Reason:

To ensure that parking is provided in accordance with the council's standards in the interests of pedestrian and highway safety, the free flow of traffic and in order to protect the amenities of the area.

4. Before the development hereby permitted commences, details of enclosures and screened facilities for the storage of recycling containers and wheeled refuse bins or other refuse storage containers where applicable, together with a satisfactory point of collection shall be submitted to and approved in writing by the Local Planning Authority and shall be provided at the site in accordance with the approved details before the development is occupied.

Reason:

To ensure a satisfactory appearance for the development and satisfactory accessibility; and to protect the amenities of the area.

**INFORMATIVE(S):-**

1. The plans accompanying this application are:- A-00 and A-01.

**1. MATERIAL CONSIDERATIONS**

Relevant Unitary Development Plan Policies:

Relevant Unitary Development Plan Policies:

Adopted Barnet Unitary Development Plan (1991): GBEnv1, GBEnv2  
GG1, T1.1, M2.1, H1.2 and H3.2

Revised Deposit Draft Unitary Development Plan (2001): D1, D2, D3,  
D4, D5, D7 M14, H16, H17 and H18

Relevant Planning History:

N14129/04 – First floor side extension to create stairs to flat in roof space.  
New roof with increased pitch. sides and rear dormer windows to  
create an additional self contained flat. Refused 07/05/2004.

Consultations and views Expressed:

Neighbours Consulted: 15 Replies: 2

The objections received can be summarized as follows:

- Proposed development would have nothing in common with adjoining block of flats
- Concerns regarding connection to existing foul drainage system
- Plans inaccurate
- Concerned about storage tanks in roofspace for water supply
- Overlooking and loss of privacy

Any additional objections from surrounding properties will be noted and verbally raised at the Committee meeting.

**2. PLANNING APPRAISAL**

Site Description and Surroundings

The application site is a two-storey detached property that is converted to flats, situated on the corner of Holden Road and Tillingham Way. The surrounding area is predominately residential in character with both houses and purpose built flats in the vicinity. A three storey block of flats adjoins the site.



## Proposal

The applicant seeks planning permission for a first floor side extension to create stairs to a new flat in the roof space, and a new pitched roof with side and rear dormer windows to provide the additional self-contained flat.

## Material Planning Considerations

The proposed first floor side extension would project 1.0m from the main south elevation and be 4.0m wide. The proposed extension would accommodate a staircase leading to a new two bedroom flat in the roofspace.

The proposed pitched roof to accommodate the new flat would be 1.0m higher than the existing roof and would include side and rear facing dormer windows. Given the overall height, bulk and appearance of the adjoining block of flats at Riverside House, the increased height and bulk of the proposed new roof is considered to be in keeping with the character and appearance of the streetscene and area in general.

Given the distance between the proposed development and the nearest residential properties in Tillingham Way, it is considered that there would be minimal overlooking and loss of light or privacy to the occupiers of these properties.

The provision of amenity area at the rear of the site complies with Unitary Development Plan standards and is considered acceptable.

Two car parking spaces would be provided as part of the proposal. The proposed parking spaces are to be located at the side of the property with direct access to Tillingham Way. The parking provision complies with the parking standards in the Revised deposit draft UDP (2001).

It should be noted that the current application has been amended from the previously refused application ref: N14129/04 to reduce the overall size, scale and bulk.

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

The concerns raised by the occupiers of surrounding properties have been addressed in the main report.

### **4. CONCLUSION**

It is considered that the proposed development would not appear out of character with the area and would have a minimal impact on the residential and visual amenities of the occupiers of neighbouring properties.

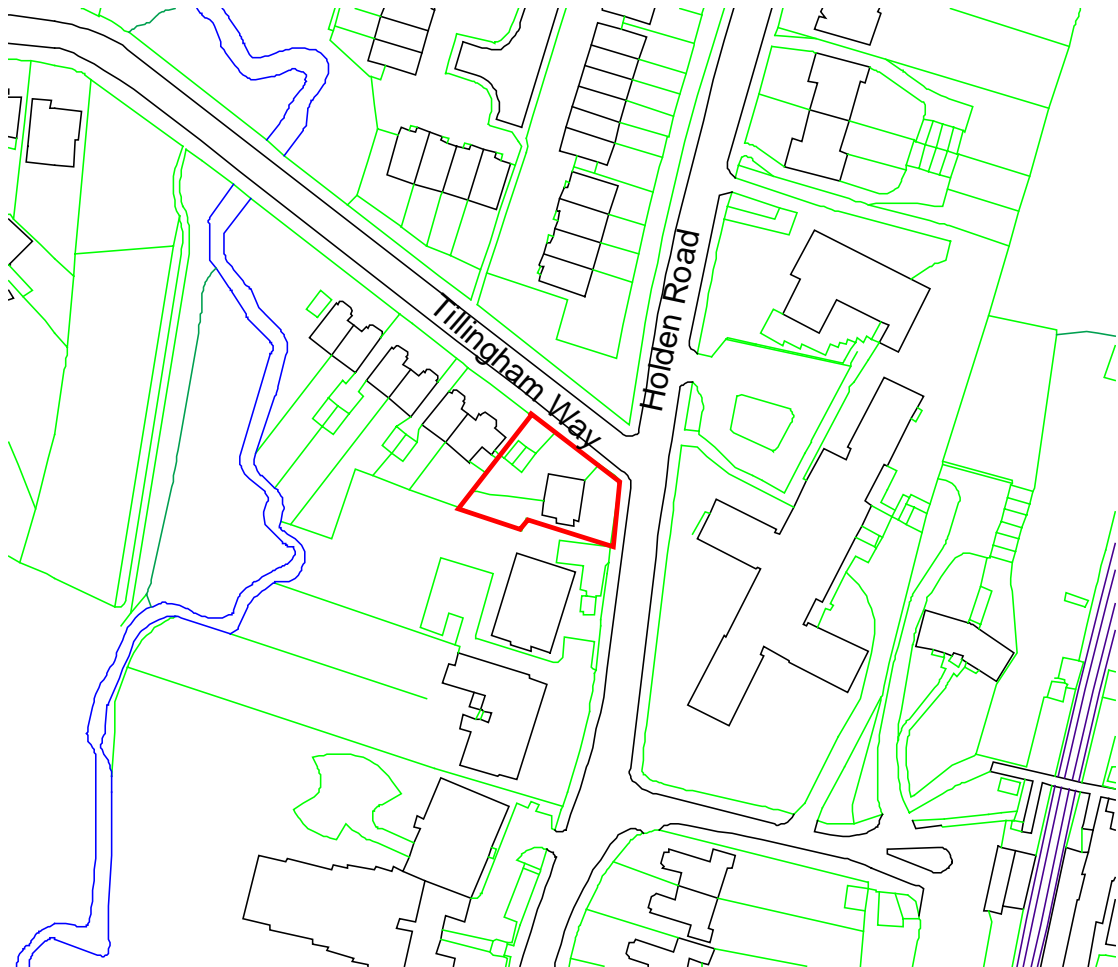
Approval subject to conditions is therefore recommended.

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N14129A/04 – 89-91 Holden Road



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London Borough of Barnet LA086290 2003

**LOCATION:** 29 Greenway Close, London, N20 8ES.

**REFERENCE:** N12039D/04                      **Received:** 27 Jul 2004  
**Accepted:** 27 Jul 2004

**WARD:** Totteridge                              **Expiry:** 21 Sep 2004  
**Final Revisions:**

**APPLICANT:** Mr & Mrs J Clarke

**PROPOSAL:** Part first floor rear extension.

**RECOMMENDATION:**

REFUSE

1. The proposal, by reason of its bulk, size and siting would be overbearing, visually intrusive and detrimental to the residential amenities of occupiers of adjoining properties, contrary to policies G18, T1.1 and H6.1 of the Barnet Unitary Development Plan (Adopted 1991) and GBEnv1, D2 and H27 of the Barnet Revised Deposit Draft Unitary Development Plan (March 2001).

**INFORMATIVE(S):-**

1. The plans accompanying this application are:- GC29/100; received along with a site plan on 27th July 2004.

**1. MATERIAL CONSIDERATIONS**

Relevant Unitary Development Plan Policies:

Adopted UDP 1991: G18 (Residential Character), T1.1 (Character/Design Issues), H6.1 (Extensions).

Revised Deposit Draft UDP 2001: GBEnv1 (Character), D2 (Character), H27 (Extensions to houses and detached buildings)

Design Guidance Note No. 5 Extensions to Houses

Relevant Planning History:

N12039- Part single / part two storey rear extension – Refused- May 1999.

N12039A- Part single / part two storey rear extensions, two storey side extension and conversion of garage into a habitable room- Refused- November 1999.

N12039B/00- Single storey side and rear extension- Approved- May 2000.

N12039C/04- Part first floor rear extension- Refused-June 2004.

### Consultations and Views Expressed:

Neighbours Consulted: 5 Replies: 1

Totteridge Residents Association: Expressed concerns that the proposed first floor rear extension could be overshadowing and intrusive to the occupiers of the adjoining property.

At the time of writing this report, the consultation period had not expired. Consequently, any additional comments subsequently received will be summarised verbally at the Committee meeting.

This application was brought to the Sub-Committee at the request of Councillor David.

## **2. PLANNING APPRAISAL**

### Site Description and Surroundings

29 Greenway Close is a gable fronted detached property finished in yellow brick with brown roof tiles; one of numerous similar style properties located along this stretch of road. The property has previously received approval for (and subsequently implemented) the construction of a single storey rear and side extension. (N12039B/00)

### Proposals

This application seeks approval for the construction of a first floor rear extension projecting to a depth of 3.1 metres. The extension is to be constructed with a crown roof, and is positioned 1.15 metres off the boundary with no.31 Greenway Close.

(The previous application, for which consent was refused (N12039C/04), projected to the same depth but was constructed with a higher pitched roof and positioned 0.9 metres from the boundary with no. 31 Greenway Close.)

### Material Planning Considerations

Although detached, the properties within Greenway Close are reasonably small and closely spaced. With a first floor depth projecting to 3.1 metres, it is considered that the extension would add unacceptable bulk to the property.

The proposed extension does not relate acceptably to the proportions of the parent dwelling. The extension will appear incompatible with both the rear gable and smaller side gable that runs parallel to no. 31 Greenway Close. The resulting rear elevation would be incongruous in appearance and detrimental to the overall appearance of the property.

The proposed extension would be detrimental to the visual amenities of the adjoining property occupiers (specifically the occupiers of no. 31 Greenway

Close). It is considered that the outlook from the rear bedroom window of no.31 will be adversely effected, and although the current occupiers have offered no objection, the Council must also consider the effect of the proposal on future occupiers.

The bulk of the proposed roof has been reduced when compared to the previous refusal, and the extension is positioned slightly further off the boundary (25cm) with no.31. It is considered that these changes are not substantial enough to reduce the impact on the adjoining occupiers.

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

These points have been covered within the main body of the report.

### **4. CONCLUSION**

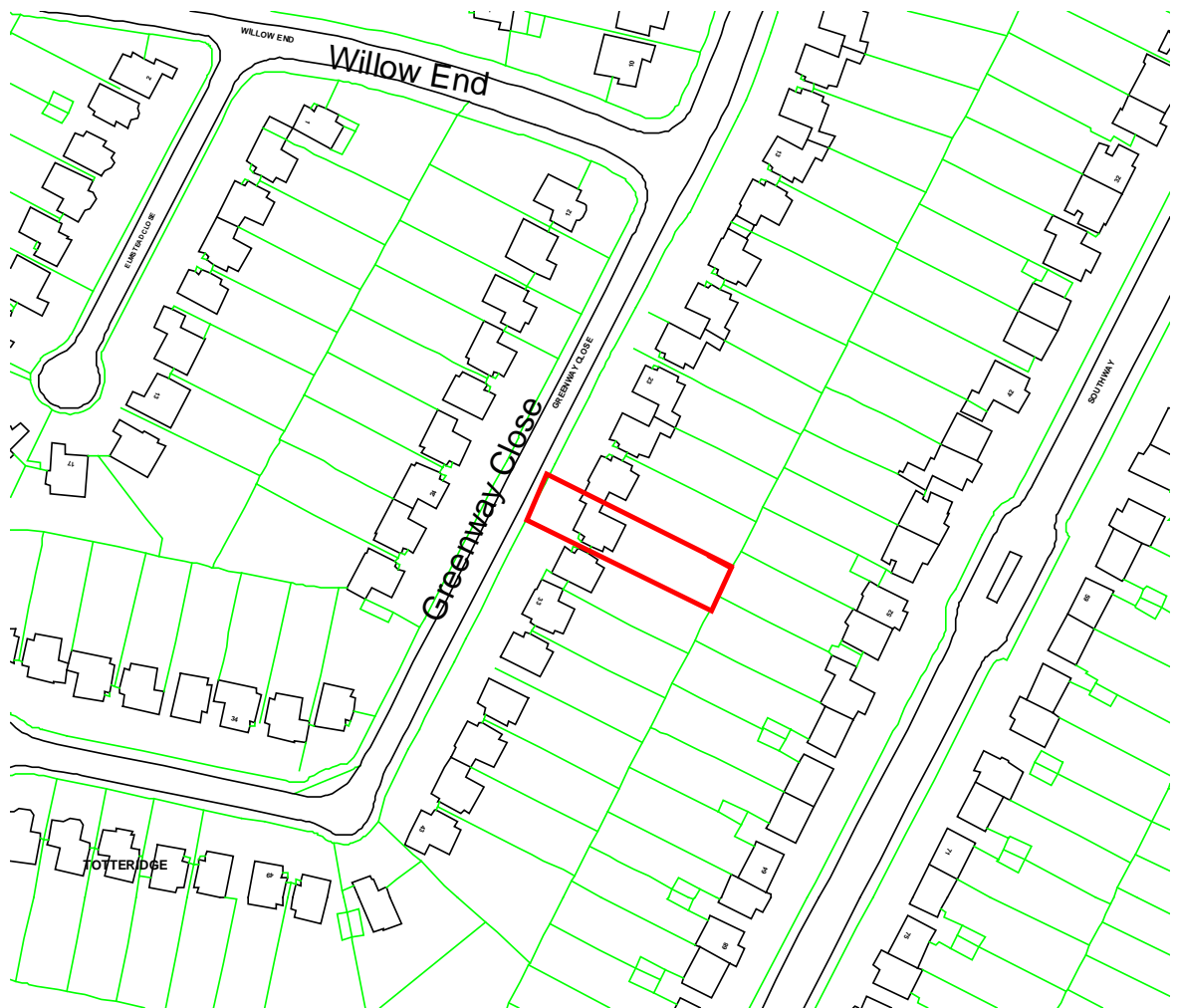
It is considered that the application does not overcome the previous reasons for refusal (Application Ref: N12039C/04), and is consequently recommended for refusal once again.

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N12039D/04 – 29 Greenway Close



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London Borough of Barnet LA086290 2003

**LOCATION:** 46 Ventnor Drive, London, N20 8BP.

**REFERENCE:** N14284/04                      **Received:** 28 Jun 2004  
**Accepted:** 28 Jun 2004

**WARD:** Totteridge                      **Expiry:** 23 Aug 2004  
**Final Revisions:**

**APPLICANT:** Mr & Mrs J Ali

**PROPOSAL:** Part single, part two-storey side and rear extension.  
Vehicle crossover.

**RECOMMENDATION:**

APPROVE SUBJECT TO CONDITIONS

1. This development must be begun not later than five years from the date of this permission.

Reason:

To comply with Section 91 of the Town and Country Planning Act, 1990.

2. The materials to be used in the construction of 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.

3. No structure or erection with a height exceeding 1.05m above footway level shall be placed along the frontage(s) of Ventnor Drive from a point 2.4m from the highway boundary for a distance of 2.4m on both sides of the vehicular access(es).

Reason:

To prevent danger, obstruction and inconvenience to users of the adjoining highway and the premises.

**INFORMATIVE(S):-**

1. The plans accompanying this application are:- VD/A/P1, VD/A/P2, VD/A/P3, VD/A/P4 received 28/06/04.
2. If the development is carried out it will be necessary for a crossover to be formed on the footway by the Highway Authority at the applicant's expense and you may obtain an estimate for this work from Highways, Barnet House, 1255 High Road, Whetstone, London N20 0EJ.

(telephone 020 8359 4348).

3. The reason for this grant of planning permission or other planning related decision is as follows:

The proposed development accords with the London Plan and the Adopted Unitary Development Plan/Revised Deposit Draft Unitary Development Plan except where material considerations indicate otherwise and the following policies are relevant:

Adopted Barnet Unitary Development Plan (1991): G1, G18, T1.1, H6.1.

Barnet Revised Deposit Draft Unitary Development Plan (2001): GBEnv1, D2, D4, D5, D6, D7, H27, M14.

Design Guidance Note No 5 Extensions to Houses.

## 1. MATERIAL CONSIDERATIONS

***This application was deferred for a site visit at the previous Chipping Barnet Area Sub-Committee meeting on 10/08/04. The application has been reported back to Committee and recommended for approval.***

### Relevant Unitary Development Plan Policies:

Adopted UDP (1991): G1 (Character/Environment), G18 (Residential Character), T1.1 (Character/Design Issues), H6.1 (Extensions).

Revised Deposit Draft UDP (2001): GBEnv1 (Character), D2 (Character), D4 (Over development), D5 (Outlook), D6 (Street interest), D7 (Scenic Quality), H27 (Extensions to houses and detached buildings), M14 (Parking Standards).

Design Guidance Note No. 5 Extensions to Houses

### Relevant Planning History:

No previous planning history on application site

N12425/00 – 48 Ventnor Drive: Two-storey side and rear extension and single-storey rear extension, approved 06/2000.

### Consultations and Views Expressed:

Neighbours Consulted: 3                      Replies: 1

The occupiers of 48 Ventnor Drive have raised the following objections:

- Loss of light to kitchen.



## **2. PLANNING APPRAISAL**

### Site Description and Surroundings

The application site is a semi-detached single family dwelling house, situated on the eastern side of Ventnor Drive. The surrounding area is predominantly residential, comprising of mainly semi-detached and detached properties.

46 Ventnor Drive has no previous planning history, however previous additions to the property include alterations to the roof to incorporate a loft conversion, including rear dormer window, and single storey rear conservatory.

### Proposals

The proposal incorporates a part single part two storey side and rear extension, with additional vehicle crossover. The proposed development will create a new utility room and extended kitchen on the ground floor and additional bathroom on the first floor level.

The extension on ground floor level measures 3.5m deep to come in line with the existing single storey conservatory constructed under permitted development. The part single storey extension has a pitched roof, joining the two storey extension at 3.7m high.

The proposal extends 1.5m to the rear at first floor level, and 0.9m to the side. There is a hipped roof to the proposed development at first floor level, which is lowered from the main ridge height by 1m.

### Material Planning Considerations

The application site is situated on a slight slope, therefore 44 Ventnor Drive is located below the application site and 48 Ventnor Drive is located slightly above. The application site which forms a pair of semi-detached properties, has a rear building line set back from 48 Ventnor Drive, even though their front building line is the same.

The occupiers of 48 Ventnor Drive have built a two-storey side and rear extension and single storey rear extension, which was approved 06/2000. This extends 0.83m to the rear, and over 2m in total to the side. The proposed development at 46 Ventnor Drive is not considered to be detrimental to the residential and visual amenities of neighbouring occupiers, due to the lower position of the application site.

The rear extension at ground floor level is considered acceptable, due the extension being detached from the neighbouring boundary line, and it being in line with guidance and policy. It is not considered that the proposal will cause a significant loss of light to the kitchen of 48 Ventnor Drive, due to there being more than one light source to this area noted, and a reasonable distance retained either side of the boundary between the two properties.

There is a gap of approximately 1.2m between the extension at ground floor and first floor level and the boundary with 48 Ventnor Drive. At first floor level,

the gap between the flank wall of 48 and the proposed flank wall of 46 Ventnor Drive will be approximately 2.5m at the narrowest point.

All materials used will match existing. There are no additional windows on the proposed side elevation, and the side access to the rear has been retained.

The existing garage to side will be retained and there is additional parking to the front of the property. The proposed crossover is situated approximately 2.4m away from the tree at the front of the application site and will measure 2.4m wide, in line with Highway standards.

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

Covered mainly in the above appraisal.

### **4. CONCLUSION**

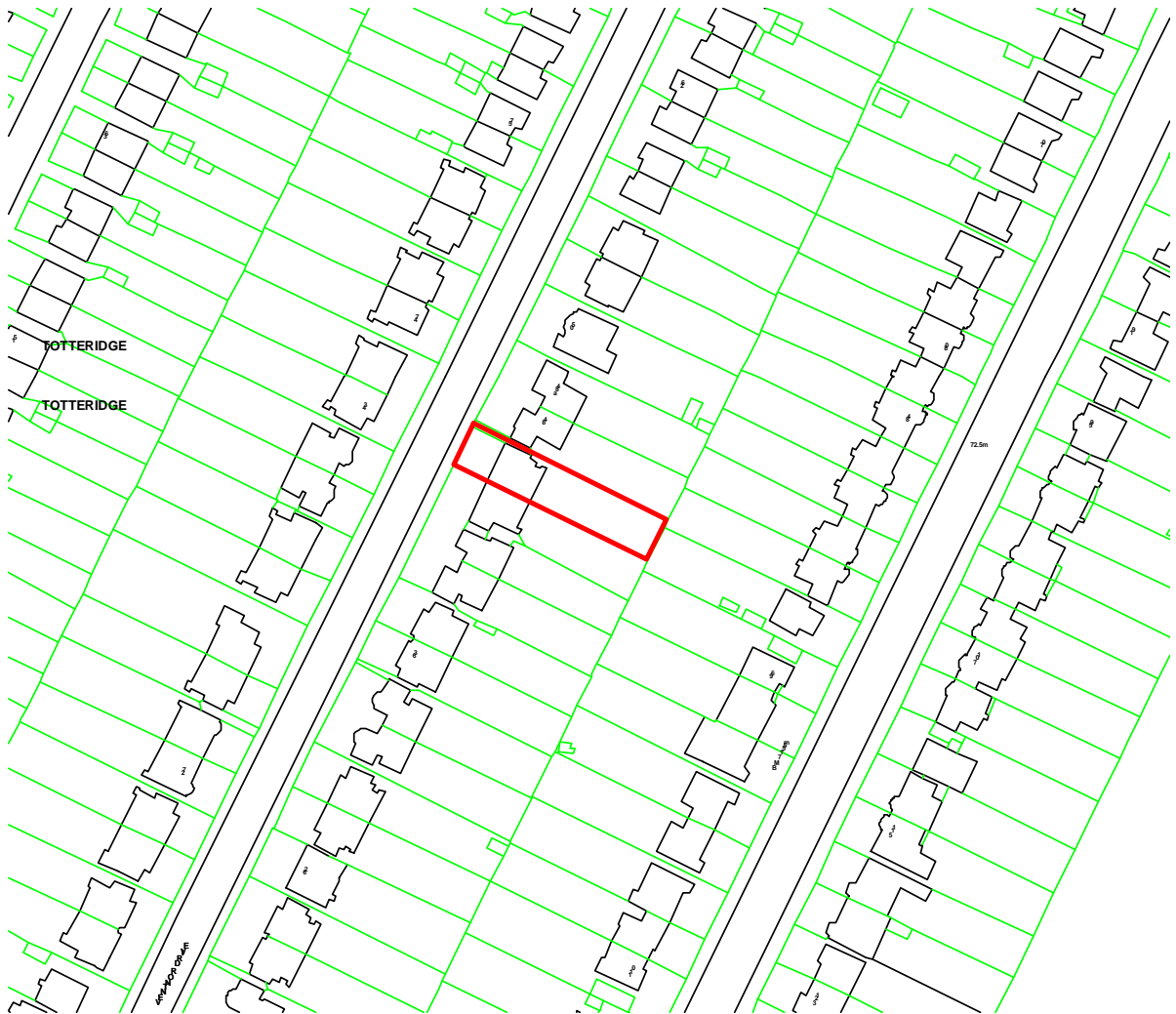
On balance, the proposals are considered to be acceptable, consequently the application is recommended for approval.

# BARNET

LONDON BOROUGH



N14284/04 – 46 Ventnor Drive, N20 8BP



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London Borough of Barnet LA086290 2003

**LOCATION:** 32 Vale Drive, Barnet, Hertfordshire, EN5 2ED.

**REFERENCE:** N13742C/04                      **Received:** 23 Jul 2004  
**Accepted:** 23 Jul 2004

**WARD:** Underhill                              **Expiry:** 17 Sep 2004  
**Final Revisions:**

**APPLICANT:** Caroline & Paolo Roncarati

**PROPOSAL:** Two-storey side extension.

**RECOMMENDATION:**

REFUSE

1. The proposal, by reason of its bulk, size and siting on a prominent corner, would be overbearing and visually intrusive, detrimental to the appearance of the street scene and contrary to policies G1, G18, T1.1 and H6.1 of the Barnet Unitary Development Plan (Adopted 1991) and GBEnv1, D2 and H27 of the Barnet Revised Deposit Draft Unitary Development Plan (March 2001).

**INFORMATIVE(S):-**

1. The plans accompanying this application are:- TP/CP/1 Rev.D received 23 July 2004.

**1. MATERIAL CONSIDERATIONS**

Relevant Unitary Development Plan Policies:

1991 UDP: G1, G18, T1.1, H6.1  
2001 UDP: GBEnv1, D2, H27

Relevant Planning History:

N13742/03: Two storey side extension refused 8 August 2003

N13742A/03: Two-storey side extension and single storey rear bay window withdrawn 6 February 2004

N13742B/04: Two-storey side extension refused 29 April 2004

Consultations and Views Expressed:

Neighbours Consulted: 4    Replies: 0 (Consultation period had not finished at time of writing)

report)

The application is brought to Committee at the request of Councillor David.

## **2. PLANNING APPRAISAL**

### Site Description and Surroundings

The application site is a semi-detached dwelling on the corner of Vale Drive and Elton Avenue. The site is opposite St. Catherine's RC Primary School. 34 Vale Drive, which is on the opposite corner of Elton Avenue, has been extended to the side at ground floor level. The adjoining semi-detached property has not been extended to the side at first floor level.

### Proposals

The applicant seeks approval for the erection of a two-storey side extension. The extension would project 3.4m from the side of the house to the front and would step out to project 3.9m to the rear of the house. There would be a minimum distance to the boundary with the street of 1.5m. The front wall would be set back from the front of the house by 1.1m and the extension would have a subordinate roofline.

### Material Planning Considerations

Council's policies and guidance in respect of extensions to houses seek to ensure that they respect the design of any building on which they are to be placed and are compatible with the character of the locality. Extensions on corner site are particularly open to public view and should not protrude past a building line of a neighbouring road at first floor level.

The proposed two-storey side extension is not considered to be acceptable in this location. An application for the erection of a two storey extension was originally refused in August 2003. A slightly reduced scheme was withdrawn in February 2004. Both schemes were similar to the current application with a lower roofline and set back at first floor level. A proposal for a full-height, full-width two-storey side extension was refused in April 2004. The application is similar to the first two applications however the front wall would be set back from the front of the property and ground and first floor level

The application site is located on the northern corner of Vale Drive and Elton Avenue. The addition of a two-storey extension in this location would be an unacceptably prominent feature in the street scene. The extension would project beyond the building line of neighbouring properties in Elton Avenue. The open character of corner sites is an important feature of the street scene in this area and this would be significantly harmed by the approval of the proposed extension. It is considered that a single-storey extension would be viewed more favourably in this location.

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

No objections received

#### **4. CONCLUSION**

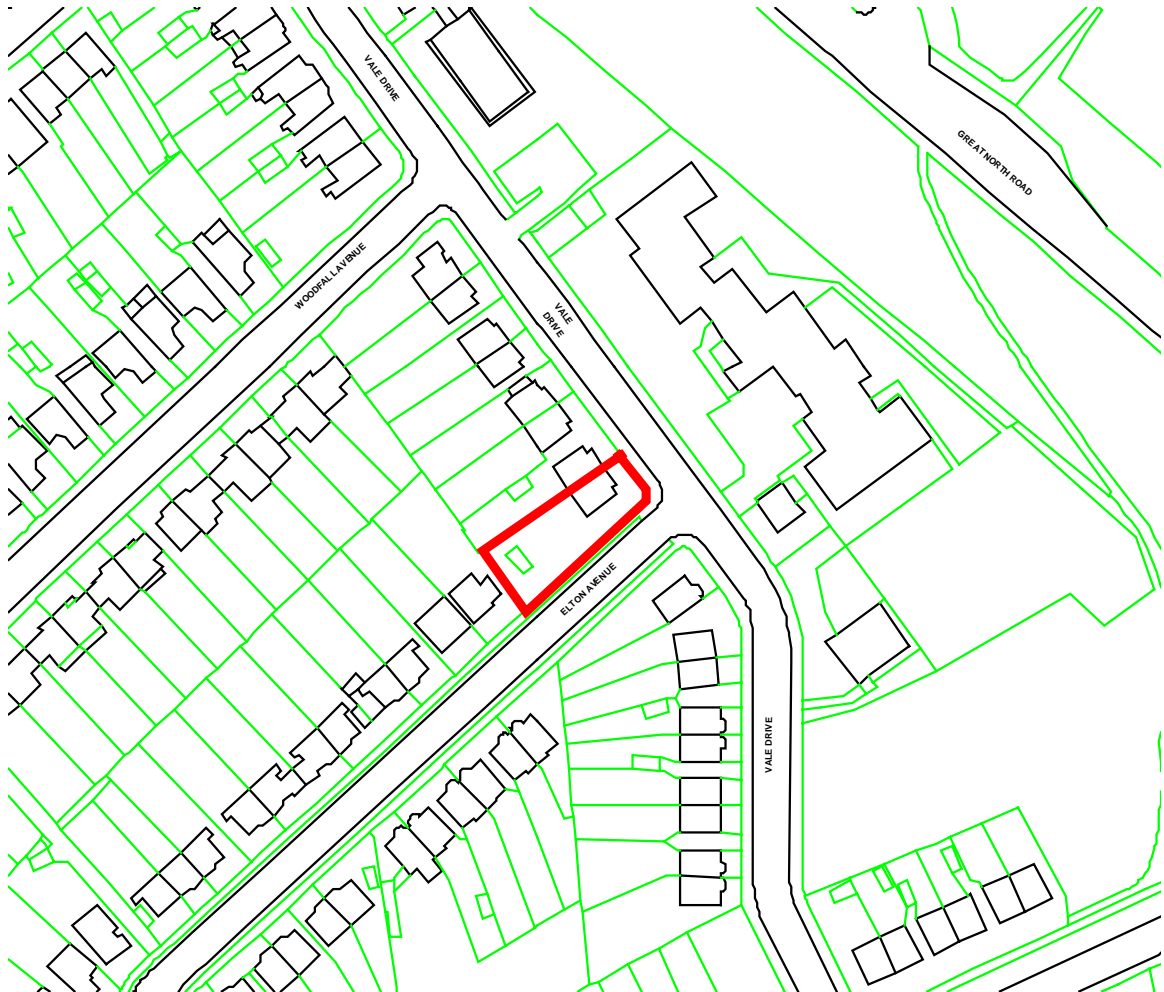
The proposed two-storey side extension would not comply with Council guidance. It would be an overbearing and visually intrusive feature in the street scene by reason of its location on the corner of Vale Drive and Elton Avenue. The application is recommended for refusal.

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N13742C/04 – 32 Vale Drive



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