

<p><b><u>Meeting</u></b></p> <p><b>Planning Committee A</b></p>
<p><b><u>Date and time</u></b></p> <p><b>Monday 5th June, 2023</b></p> <p><b>At 7.00 pm</b></p>
<p><b><u>Venue</u></b></p> <p><b>Hendon Town Hall, The Burroughs, London NW4 4BQ</b></p>

Dear Councillors,

Please find enclosed additional papers relating to the following items for the above mentioned meeting which were not available at the time of collation of the agenda.

Item No	Title of Report	Pages
5	Addendum (if applicable)	3 - 24

[planning.committees@barnet.gov.uk](mailto:planning.committees@barnet.gov.uk)

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PLANNING COMMITTEE A

5<sup>th</sup> June 2023

Agenda Item 1

Reference: 21/0673/ADV

Site Address: A1000 High Road, Junction With Bedford Road To The North And Brompton Grove To The South,

Pages: 11-22

Further to publication of the committee report, an additional site plan showing the proposed locations of the PVC advertisement lamppost banners was submitted. No changes to the locations of the PVC advertisement lamppost were made. As such, an amendment to wording of condition 1 (Approved Plans) has been made:

1 The development hereby permitted shall be carried out in accordance with the following approved plans:

Drawing with Banner Dimensions: Banner size W:785mm, H: 2200mm, D: 785mm, LBM: 2800mm  
Banner Visuals: Locations: Barnet 2016, Camden, Hammersmith & Fulham Method Statement, Method Statement for Lamppost Mounted Banner Installations, version 3.8, dated January 2014, produced by Bay Media

Site Maps, A1000 High Road [1 of 3], Site Information x, X14 Sites, produced by Bay Media

Site Maps, A1000 High Road [2 of 3], Site Information x, X14 Sites, produced by Bay Media

Site Maps, A1000 High Road [3 of 3], Site Information x, X14 Sites, produced by Bay Media

Site Location Plan, Version 1.0, produced by Stanfords For Business on 11 January 2021, received 25 May 2023

Reason: For the avoidance of doubt and in the interests of proper planning and so as to ensure that the development is carried out fully in accordance with the plans as assessed in accordance with Policies CS NPPF and CS1 of the Local Plan Core Strategy DPD (adopted September 2012) and Policy DM01 of the Local Plan Development Management Policies DPD (adopted September 2012).

In addition, following the amended scheme with 14no. PVC advertisement lamppost banners being proposed, an additional public objection was received from one of the initial objectors to the scheme. Therefore chapter 4: 'Consultation' of the Committee Report reads as follows (in italics and indented):

*Public consultation is not mandated for advertisement consent applications.*

*However, two objections from the public were received prior to the first Planning Committee meeting date 08.02.2023 where the proposal was presented to Members. They can be summarised below:*

- *Insufficient information to say what the banners are going to be used for*
- *The longevity of the banners being in place is unacceptable*
- *Creation and proliferation of additional clutter along East Finchley High Road*
- *Causes distractions to users of the road and pavement*

- *Misleading number of banners*
- *Location of banners next to several listed buildings including Phoenix Cinema*
- *Location of banners next to Amazing Grates and Bald Faced Stag*
- *Impact on Edwardian terraces of good quality*

*One further objection was received by one of the initial complainants following the first Planning Committee date 08.02.2023 where the proposal was presented to Members. The main points can be summarised below:*

- *Causes proliferation and clutter of signs, thus negatively impacting the streetscene and visual amenity of the local area*
- *The Council should be looking to reduce the visual clutter not add to it*
- *Causes a distraction to users of the road and pavement by their very existence*
- *No indication that the adverts will be for public gain, therefore it must be commercial gain*
- *Impacts on listed buildings including the Pheonix Cinema, Amazing Grates and the Bald Faced Stag thus impacting their historic visual presence*
- *Impact on the High Street which has good quality Edwardian Terraces, which the banners will detract from their visual amenity*

*The application was initially called in to committee by Councillor Farrier and Councillor Mittra. This was on the grounds of the impact the banners would have on the character of East Finchley High Road.*

*Following the Planning Committee dated 08.02.2023 and revisions being made, Councillor Farrier and Councillor Mittra were reconsulted on the scheme. Any additional comments will be reported in the Addendum.*

*The Highways department were consulted initially prior to the application going to the committee dated 08.02.2023 and raised no objection to the scheme.*

Moreover, the additional text is to be added at end of chapter 6: Response to public comments within the Committee Report (see below in italics and indented):

*Public comments after the Committee dated 08.02.2023:*

- *Causes proliferation and clutter of signs, thus negatively impacting the streetscene and visual amenity of the local area*

*Response: This has been covered in the point above under the heading "Creation and proliferation of additional clutter along East Finchley High Road". Following revisions to a reduction in the advertisements to 14no., there would be an even less of a sense of clutter along the High Street.*

- *The Council should be looking to reduce the visual clutter not add to it*

*Response: the right advertisement in the right place can be beneficial. For example, for the survival of small businesses in a local high street.*

- *Causes a distraction to users of the road and pavement by their very existence*

*Response: this is covered in the point above under the heading "Causes distractions to users of the road and pavement"*

- *No indication that the adverts will be for public gain, therefore it must be commercial gain*

*Response: The lamp posts are in the LBB's ownership and will be generating for the LBB. However, this is not considered to be a planning consideration.*

- *Impacts on listed buildings including the Phoenix Cinema, Amazing Grates and the Bald Faced Stag thus impacting their historic visual presence*

*Response: this is covered in the point above under the heading "Location of banners next to several listed buildings including Phoenix Cinema". It should be noted that there are not any advertisements outside the any statutorily listed buildings.*

- *Impact on the High Street which has good quality Edwardian Terraces, which the banners will detract from their visual amenity*

*Response: this is covered in the point above under the heading "Impact on Edwardian terraces of good quality".*

**Agenda Item: 3**

**Reference: 22/4592/FUL**

**Site Address: Rear Of 5 Lambert Road, London, N12 9ER**

**Pages: 31-56**

Further to publication of the committee report, it has been acknowledged that an amendment to condition 1 (approved plans) is needed. The plan number has been edited for the 'Proposed First Floor' plan as it was entered incorrectly, and a duplicate plan number has been removed. The term 'Proposed' has been removed from the site location plan drawing. As such, an amendment to wording of condition 1 (Approved Plans) has been made:

1. The development hereby permitted shall be carried out in accordance with the following approved plans:

Existing Front Elevation 0012 03

Existing Ground Floor 0012 02

Existing Section 0012 04

Existing Site Plan 0012 01 Rev A

Proposed First Floor 0012 12 Rev A

Proposed Front Elevation 0012 14

Proposed Ground Floor 0012 11 Rev A  
Proposed Rear Elevation 0012 15 Rev A  
Proposed Roof Plan 0012 13 Rev A  
Proposed Section 1 0012 16 Rev A  
Proposed Section 2 0012 17 Rev A  
Proposed Site Plan 0012 10 Rev A  
Proposed Street Views 0012 19 Rev A  
Proposed Section 3 & 4 0012 18 Rev A  
Site Location Plan 0012 00

Reason: For the avoidance of doubt and in the interests of proper planning and so as to ensure that the development is carried out fully in accordance with the plans as assessed in accordance with Policies CS NPPF and CS1 of the Local Plan Core Strategy DPD (adopted September 2012) and Policy DM01 of the Local Plan Development Management Policies DPD (adopted September 2012).

**Agenda Item: 4**

**Reference: 22/4593/FUL**

**Site Address: Rear Of 7 Lambert Road, London, N12 9ER**

**Pages: 57-80**

The following condition must be added:

*18. Roof not to be used as balcony*

The flat roof of the building hereby permitted shall only be used in connection with the repair and maintenance of the building and shall at no time be converted to or used as a balcony, roof garden or similar amenity or sitting out area.

Reason: To ensure that the amenities of the occupiers of adjoining properties are not prejudiced by overlooking in accordance with policy DM01 of the Development Management Policies DPD (adopted September 2012).

Further to publication of the committee report, it has been acknowledged that an amendment to condition 1 (approved plans) is needed. The term 'Proposed' shall be removed from the plan 'Proposed Site Location Plan 0013 00' as this was entered in error. As such, an amendment to wording of condition 1 (Approved Plans) has been made:

1. The development hereby permitted shall be carried out in accordance with the following approved plans:

Existing Front Elevation 0013 03  
Existing Ground Floor 0013 02 Rev A  
Existing Section 0013 04 Rev A  
Existing Site Plan 0013 01 Rev B  
Proposed First Floor 0013 12 Rev A  
Proposed Front Elevation 0013 14

Proposed Ground Floor 0013 11 Rev A  
Proposed Rear Elevation 0013 15 Rev A  
Proposed Roof Plan 0013 13 Rev A  
Proposed Section 1 0013 16 Rev A  
Proposed Section 2 0013 17 Rev A  
Proposed Section 3 & 4 0013 18 Rev A  
Proposed Street Views 0013 19 Rev A  
Site Location Plan 0013 00  
Proposed Site Plan 0013 10 Rev A

Reason: For the avoidance of doubt and in the interests of proper planning and so as to ensure that the development is carried out fully in accordance with the plans as assessed in accordance with Policies CS NPPF and CS1 of the Local Plan Core Strategy DPD (adopted September 2012) and Policy DM01 of the Local Plan Development Management Policies DPD (adopted September 2012).

Additionally, the wording of condition no. 6 is to be amended as follows:

Prior to the first occupation of development, cycle storage shall be provided in full accordance with approved plan nos. 0013 14 and 0013 11 and be permanently retained as such thereafter.

Reason: To ensure that cycle parking facilities are provided in accordance with the minimum standards, in the interests of promoting cycling as a mode of transport and to safeguard the visual amenities of the building and surrounding area, in accordance with Policy T5 and Table 10.2 of The London Plan (2021), Barnet's Local Plan Policies CS NPPF, CS1 and CS9 of Core Strategy (Adopted) September 2012, and Policies DM01 and DM17 of Development Management Policies (Adopted) September 2012.

**Agenda Item: 11**

**Reference: 23/0931/FUL**

**Site Address: Land Adjacent to 235 Nether Street, N3 1NT**

**Pages: 95-116**

Further to the publication of the committee report, a revised plan showing the proposed elevations in relation to the wider streetscene was submitted. No changes to the elevations were made. Additionally, an existing streetscene drawing was submitted. As such, amendment to wording of Condition 1 (Approved Plans):

“The development hereby permitted shall be carried out in accordance with the following approved plans:

Archaeological Desk based assessment by Thames Valley Archaeological Services TQ 25492 91584 dated August 2021

5228\_Ex\_01

5228\_PL\_01

5228\_PL\_02a

5228\_PL\_03

5228\_PL\_04

5228\_PL\_05c  
5228\_PL\_06d  
5228\_PL\_07c

Reason: For the avoidance of doubt and in the interests of proper planning and so as to ensure that the development is carried out fully in accordance with the plans as assessed in accordance with Policies CS NPPF and CS1 of the Local Plan Core Strategy DPD (adopted September 2012) and Policy DM01 of the Local Plan Development Management Policies DPD (adopted September 2012)."

**Agenda Item: 12**

**Reference: 23/1231/HSE**

**Site Address: 14 Woodberry Gardens, N12 0HD**

**Pages: 117-124**

For clarification, further to the publication of the committee report, the host site is neither statutory nor locally listed and therefore does not constitute a 'heritage asset' as defined within the meaning of NPPF nor the Development Plan. Notwithstanding the above, the impact on character and appearance has not been considered to be unduly detrimental to the host site nor the surrounding wider area as noted within the officer's report.

**Agenda Item: 7**

**Reference: 23/1290/HSE**

**Site Address: 6 Church Way, London, N20 0LA**

**Pages: 23-30**

As set out in the Committee Report, further to the receipt of amended plans, a re-consultation exercise was undertaken. As part of this, two further representations were received, which are reported as Appendices to this Addendum. These are from the residents of No 4 and No 8.

With regard to the representations from No 4:

**Rear View:** The extension incorporates an upstand (or small parapet) to the outside edge to prevent rainwater discharge over the common boundary. This is 10cm in height above the level of the roof as annotated.

**First Floor:** The 1m off-set from the boundary is to the flank wall of the extension at first floor level (as per the expectations set out in Para 14.17 of the Residential Design Guidance SPD. The roof overhang projects another 0.35m and the guttering 0.15m into the gap

**Block Plan:** The LPA have no reason to suspect there is a material discrepancy in the plans. Nevertheless, if the neighbouring outbuilding has been surveyed slightly out of position, the depth of the extension where it is proximate to the boundary with No 4 is just 3.5m – which again is consistent with the expectations of Para 14.21 of the Residential Design Guidance SPD. On that basis, the LPA do not consider that it would result in an unacceptable impact on the residential amenities of



neighbouring occupiers. In any event, as pointed out to Members on site, the rear building line of No 4 is also set further back – further reducing the relative depth.

There is no moratorium against ground floor extensions being built up to the boundary. This is a common form of development evident throughout the Borough, including elsewhere in Church Way. As revised, at first floor level the flank wall is situated 1m from the common boundary (consistent with Para 14.17) and does not project to the rear of the existing building line where it is beyond the side of the original dwellinghouse – or beyond the rear of No 4.

Consequently, as amended it is also not considered to create a terracing effect, or that there would be any undue loss of outlook or overshadowing, as set out in the Report.

The ridge line of the two storey extension is set down from the main ridge and the front at first floor level is set back by 1m

Officers have sought compromise from the Applicant during the course of the application, resulting in the amended plans which render the development more commensurate with the expectations of the SPD and the context provided by other pertinent extensions – such as those to Nos 20 and 24. It is a requirement of the NPPF that the LPA work proactively with applicants (Para 38) and does not imply a prejudicial approach. In any event, in this instance the decision on the recommendation rests with the Committee.

With regard to further representations from No 4 dated 3<sup>rd</sup> June, the examples discussed in the Report are relevant in terms of illustrating the form and character of extensions in the surrounding area – and that the proposal is not correspondingly incongruous. The impact on neighbouring amenity is undertaken on a case-by-case basis and is set out in the Report and above.

As above, working with an Applicant to try and achieve a scheme which the LPA can recommend for approval is common practice. Subsequent to receipt of amendments (where they are additional, material, or attempting to address grounds of objection), the LPA typically engage in re-consultation. The recommendation would then be confirmed based on the outcome of that re-consultation. As such, no impropriety can be attested to this case. For the avoidance of doubt, public consultation is designed to raise issues that would otherwise not be apparent. The weight of objection is not material to the decision.

With regard to the representations from No 8:

23/0124/PNH was an application for Prior Approval relating to a permitted development under the provisions afforded to householders by the Government directly through the General Permitted Development Order. The objections were taken into account in determining that application however, the considerable off-set from the boundary on either side was considered to appropriately mitigate any amenity impact – as set out in the corresponding report. That consent remains extant and is a significant material consideration therefore in determining this application.

23/1290/HSE Whilst the LPA would dispute the illustration of the effect in Images 2, 4 and 6 and would point out that Image 9 relates to the un-amended plans for the extensions at first floor level, it is nonetheless acknowledged that the extension will be visible from the rear roof terrace at No 8 and at an oblique angle from the corresponding rear window. However, whilst there will be an impact in

absolute terms, the modest depth and distance from the common boundary is not considered to render an unacceptable impact on the amenity of neighbouring occupiers.

As is evident from the daylight/sunlight diagrams provided by the objectors, the proposed extension would have limited direct impact and the terrace would still receive direct light for the considerable majority of any day and retain a commanding perspective over the surrounding gardens throughout most of its aspect.

The first part of the document discusses the importance of maintaining accurate records of all transactions. It emphasizes that every entry, no matter how small, should be recorded to ensure the integrity of the financial statements. This includes not only sales and purchases but also expenses and income. The document provides a detailed list of items that should be tracked, such as inventory levels, accounts receivable, and accounts payable. It also outlines the procedures for reconciling these accounts and identifying any discrepancies.

The second part of the document focuses on the classification of expenses. It explains how to distinguish between capital expenditures and operating expenses, and how to allocate costs to different departments or projects. This section includes a table showing the various categories of expenses and the methods used to track them. The document also discusses the importance of proper documentation and the role of the accounting department in ensuring that all expenses are properly recorded and justified.

The third part of the document deals with the preparation of financial statements. It provides a step-by-step guide to calculating the cost of goods sold, gross profit, and net income. It also includes a sample income statement and a balance sheet to illustrate the format and content of these statements. The document emphasizes the need for accuracy and transparency in the reporting process, and provides tips for how to present the information in a clear and concise manner.

The final part of the document discusses the importance of regular audits and reviews. It explains how to conduct an internal audit to identify any weaknesses in the accounting system and to ensure that all transactions are properly recorded and classified. It also discusses the role of external auditors and the importance of maintaining a good relationship with them. The document concludes with a summary of the key points and a call to action for the management team to take responsibility for the accuracy and integrity of the financial records.

The first part of the document discusses the importance of maintaining accurate records of all transactions. It emphasizes that every entry, no matter how small, should be recorded to ensure the integrity of the financial statements. This includes not only sales and purchases but also expenses and income. The document provides a detailed list of items that should be tracked, such as inventory levels, accounts payable, and accounts receivable. It also outlines the procedures for reconciling these accounts and identifying any discrepancies.

The second part of the document focuses on the classification of expenses. It explains how to distinguish between capital expenditures and operating expenses, and how to allocate costs to different departments or projects. This section includes a table showing the breakdown of various expense categories and the methods used to calculate their respective costs. The document also discusses the impact of these classifications on the overall financial performance of the organization.

The final part of the document provides a summary of the key findings and recommendations. It highlights the areas where the most significant improvements can be made and offers practical advice on how to implement these changes. The document concludes by emphasizing the importance of ongoing monitoring and evaluation to ensure that the financial management process remains effective and efficient.

Natasha Campbell  
Planning and Building Control  
2 Bristol Avenue  
Colindale  
London  
NW9 4EW

Mr D E Rice and Mrs S Rice  
4 Church Way  
Whetstone  
London  
N20 0LA

22<sup>nd</sup> May 2023

Your reference:- 23/1290/HSE

**We request to speak at the Committee hearing.**

Dear Ms Campbell,

**N0 6 Church Way N20 0LA – Part single, part two story side and rear extensions.**

We have now reviewed the amended plans submitted by the applicant and whilst we welcome these changes to the original application they do not address the major concerns that we have raised with the LBB.

The information contained in the amended plans do not give us sufficient information to allow us to make a detailed assessment of the revised plans examples are given below.

**Rear View:-** This shows a maximum height of 2969mm yet if you look to the left of the drawing you will see that the wall of the extension is of a greater height but there is no measurement against this?

**First Floor:-** This shows the building extending towards our property and has a measurement of 2625mm which leaves 1000mm, the drawing then shows what appears to be the overhang of the roof and guttering by an additional amount but contains no measurement of this extension. So is there a clear 1000mm gap?

**Block Plan:-** This shows the reduced side extension just coming past our shed marked on that plan, however in reality it actually extends past the shed by some 25% according to our measurements.

We are lay people not Architects/Planners and in order to make informed decisions we need to be in possession of all the facts and believe it is part of the duty and responsibility of LBB to see that this is done.

Our main objection to the amended plans is that there is still the proposal to build up the boundary line between the two properties. We have submitted detailed evidence that should this be approved there would be a significant loss of light and overshadowing of our property certainly along the lower part of our South facing flank wall which would impact several of our rooms as indicated in our previous

submission this would not be alleviated by the revised proposals and would in our opinion affect our amenities by restricting natural light to existing rooms requiring, artificial light to be used for much of the day certainly outside of the high summer months and even then we would contend on the occasion of dull or cloudy weather which would cost more in energy, be less sustainable and affect our enjoyment of our home. This would be exacerbated by the high level of energy costs and the fact that we as senior citizens on a fixed income.

The amended plans, without any amendment to the building line would still create a real sense of enclosure and have an overbearing impact on our property. It would also create a terracing effect. Your own published guidelines state that 'any build take into account the group character and established form of development along the street and should sit comfortably with neighbouring houses'. The amended plans do not do this. It further states that 'there should be enough space to ensure that the houses appear well separated' the amended plan does not achieve this aim.

Section 14.14 of your published SPD clearly states that where gaps between houses are a common feature of a street, then proposals which close such gaps or create a terracing effect by bringing buildings too close together are likely to be rejected. We would contend that any reasonable person looking at the closeness of our two properties would conclude that by allowing a side development that leaves less than 1m between the two adjacent flank walls would fall into the 'rejected' category. What are the exceptional circumstances or otherwise which would make this guidance not applicable?

The revised application does not show any reduction so the height of the side extension is lower than the height of the original building and there appears still to be no stepping down of the roofline and setting back of the front building line.


There is no information provided to us as neighbours as to what actual changes have been made, in spite of several requests to have a site visit so that the decision making officer can view the actual site we have had no response. We understand that whilst the applicant has been in discussion with LBB we as charge payers have not been given the same opportunity to have any input into the decision making process other by writing.

We have attached an aerial photograph to show the closeness of the buildings as they are at this point in time. It was taken in August and you can see by the direction of the shadow that it is approximately around 1300hrs. Applying the amended application you can ascertain that there would be a shadow from the side new build at a minimum to the height of the small roof on our flank wall. You can also clearly see that it would cause a terracing effect etc, as outlined in our original and current objections.

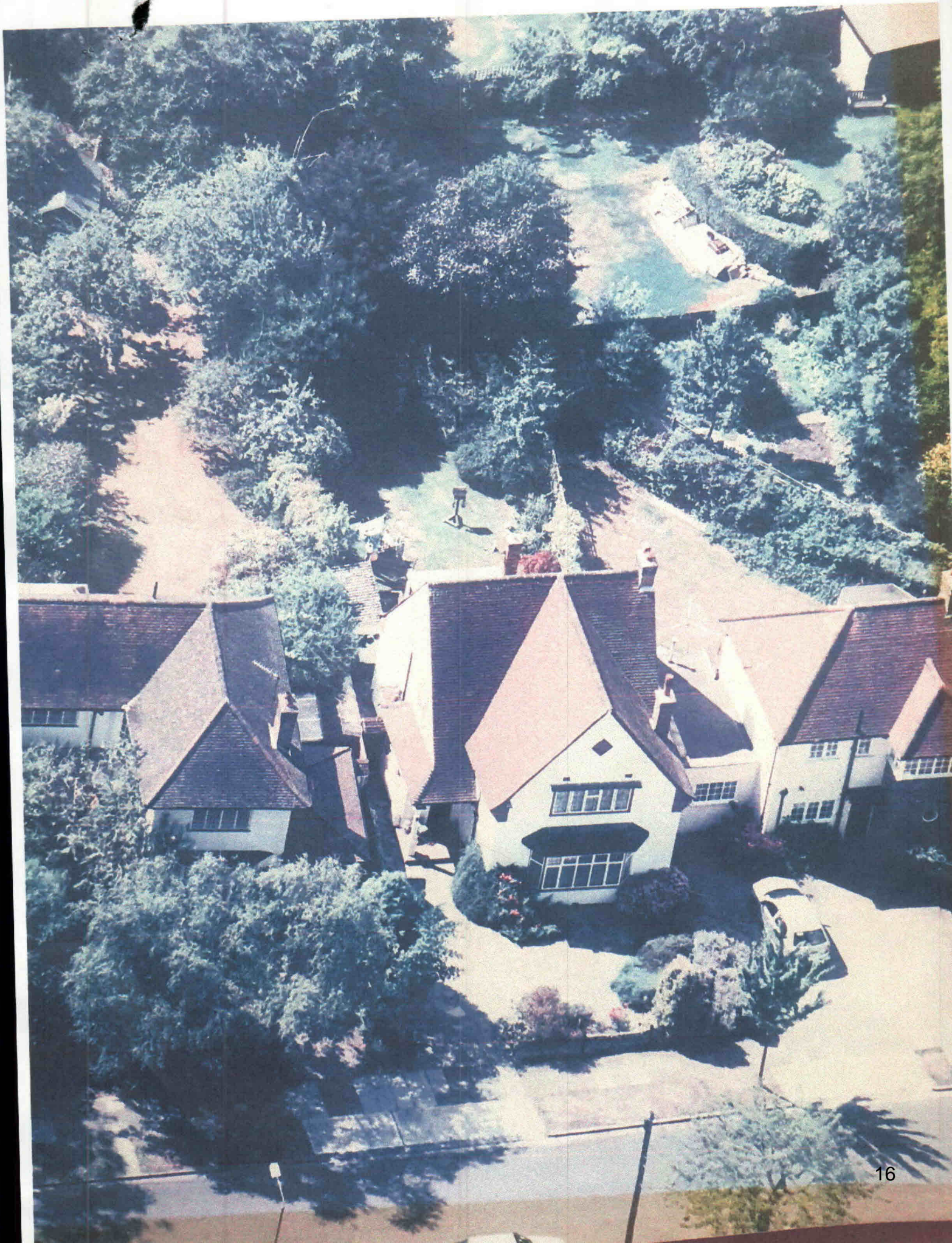
Your letter to us dated 18<sup>th</sup> May 2023 and received by us on the 19<sup>th</sup> May 2023 contains a reference in it about '**transparency**' I presume this also includes Officers following the rules, guidance and to act with honesty and integrity especially when dealing with matters of openness.

It has come to my attention that the Planning Department dealing with this case has pre-judged the issues and has already made a decision thereby totally ignoring any further representations we have made in the above comments. It brings into serious doubt that this matter has been dealt with in a fair and equitable manner and it shows that this process is tainted and should be halted forthwith. I intend to make a formal complaint into how this has been dealt with by the London Borough of Barnet.

Yours sincerely,

A large black rectangular redaction box covers the signature area of the letter.

Mr Douglas and Mrs Sylvia Rice.





[REDACTED] • [REDACTED] • [REDACTED]

Natasha Campbell  
Planning and Building Control  
2 Bristol Avenue  
Colindale  
London  
NW9 4EW

Date: 22 May 2023

Dear Natasha Campbell

**Re: 23/1290/HSE – 6 Church Way, Whetstone, London N20 0LA – FAO Natasha CAMPBELL**

**We request to speak at the Committee hearing.**

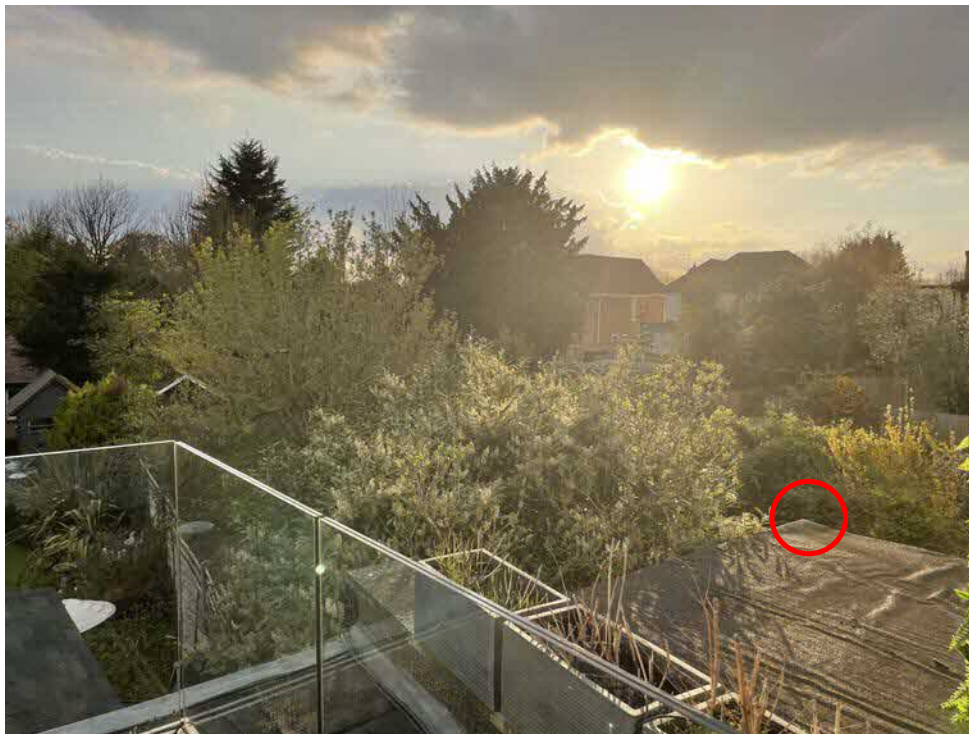
We are again writing to object to the proposed plans to build an overbearing two-storey extension beyond the street and local setting rear building line, for the repeated reasons set out below. The amended proposal will still block our light and view to the northwest from our upper southwest facing windows. We have enjoyed this open aspect and sunlight for almost 35 years and will **lose the aspect forever and sunlight for over 25% of the year!** It is, in my view, outrageous that no one from Barnet Council has visited either us, or Mr & Mrs Rice during this whole 'opaque' and far from open and transparent application process.

**23/0124/PNH** The 'approved' ground floor extension goes against your published guidelines I believe, and no consideration was given to us when this first application was being processed. We spend so much time on our south-west facing patio and terrace throughout the year, any extension past the existing extension boundary line would greatly impact us during the afternoons and evenings in the summer months. You still have not stipulated that only a flat roof can be fitted to the ground floor rear extension, which would add to the impact on the light and over-bearing nature of this structure. This should never have been approved for the sake of the existing objections made by impacted neighbours at numbers 4, Mr and Mrs Rice and us at 8.

**23/1290/HSE** You have already seen the photographs below and in particular images 3 and 4 taken on 31 July 2021. On 22 May 2023 this view is already blocked (also see Image 10 below). I am repeating my points here, so our last letter and comments do not get '*lost in the system*'. The photographs are taken from the roof terrace that we have been enjoying during the late afternoon/evening sun for over 30 years. You can see that the sun is moving towards the northwest, and you can also see the corner of the existing extension at 6 Church Way's flat roof (red circle). I have shown in a duplicated second image (Image 2) taken during the evening, 15 April 2023 at 18:49, where the proposed two-storey extension would be built. This would therefore not only affect our sunlight in mid-summer, but from mid-April through to mid-August, and our open aspect view PERMENTANTLY when the sun is behind the proposed build. Images 3, 4, 5 and 6 are images taken to show the loss of light and views.

How anyone in your department can say images 7 and 8 do not represent an 'overbearing' structure, let alone the loss of light and view, astounds me. And all with a pitched uninhabitable roof space above it, raising the structure and blocking out even more light.

The images below, repeated in this objection as our previous objection, each show the obstructed views and loss of daylight that we will suffer if the first floor is allowed to be extended past the existing rear building line, which has not been built anywhere that I can see along the backs of the houses along the west side of Church Way, which would be grossly out of character, incongruous and would set a precedent for other development proposals:

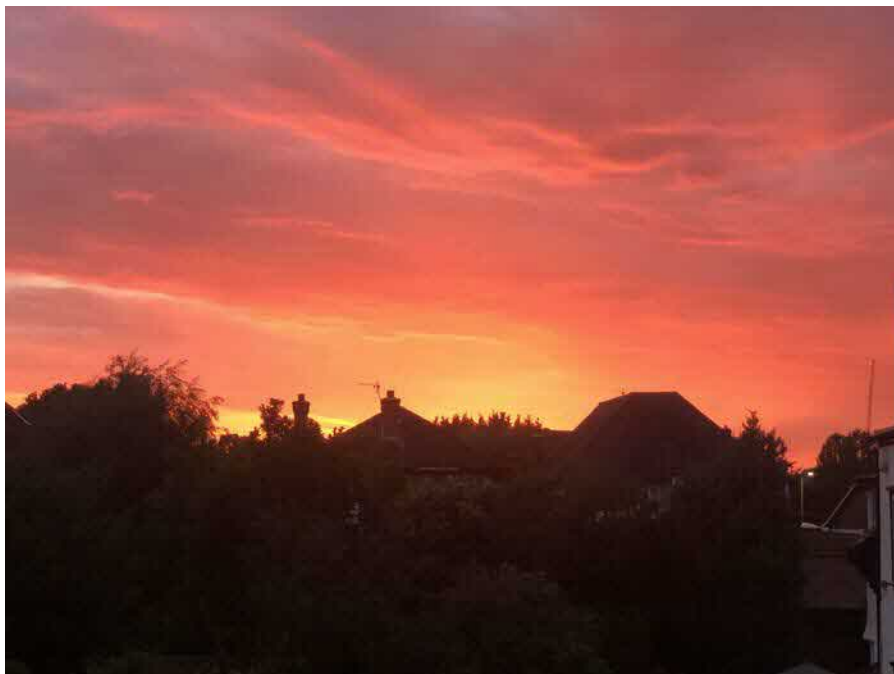


**Image 1** taken from our bedroom at 18:59 on 15 April 2023 with sun in the west, showing the corner of existing ground floor extension at No 6 Church Way (red circle).

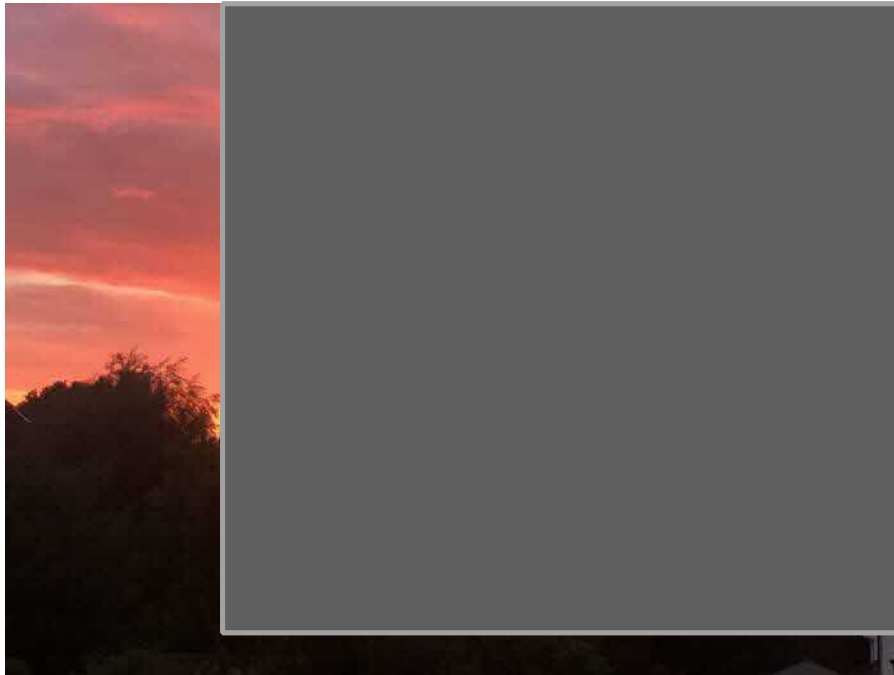


**Image 2** Same as Image 1 showing the corner of existing ground floor extension at No 6 Church Way (red circle) but with location of proposed extension (red line and grey oblong) blocking out sun as early as 15 April 2023.

As for loss of view and evening light, this is the view we have enjoyed for the last almost 35 years (Image 3 below) with Image 4 showing what we will be facing and light lost.



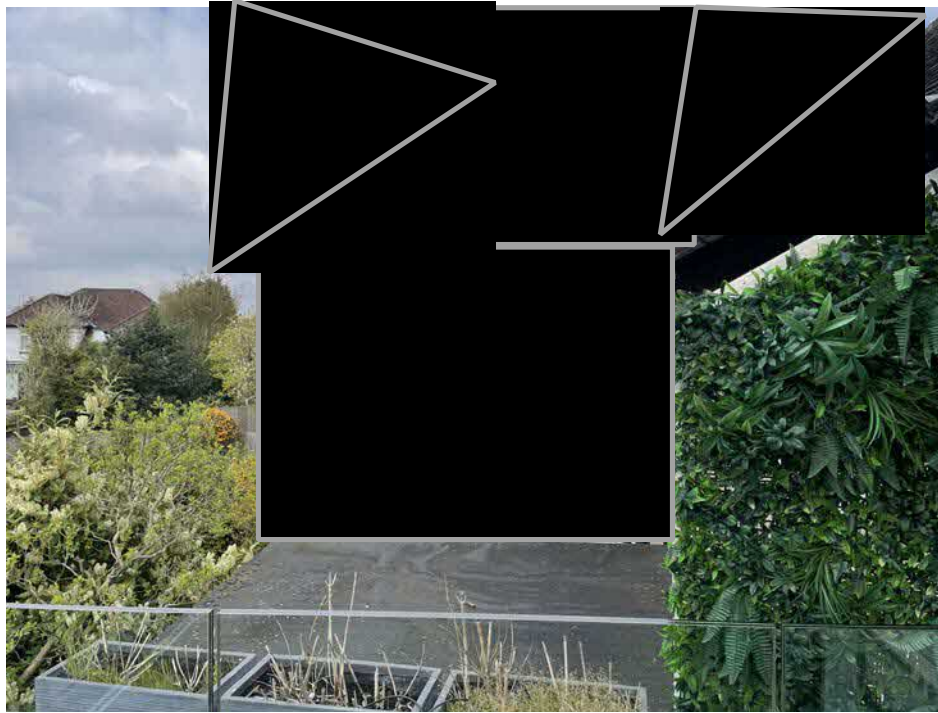
**Image 3** This image is sunset facing north west from our bedroom on 31 July 2021.



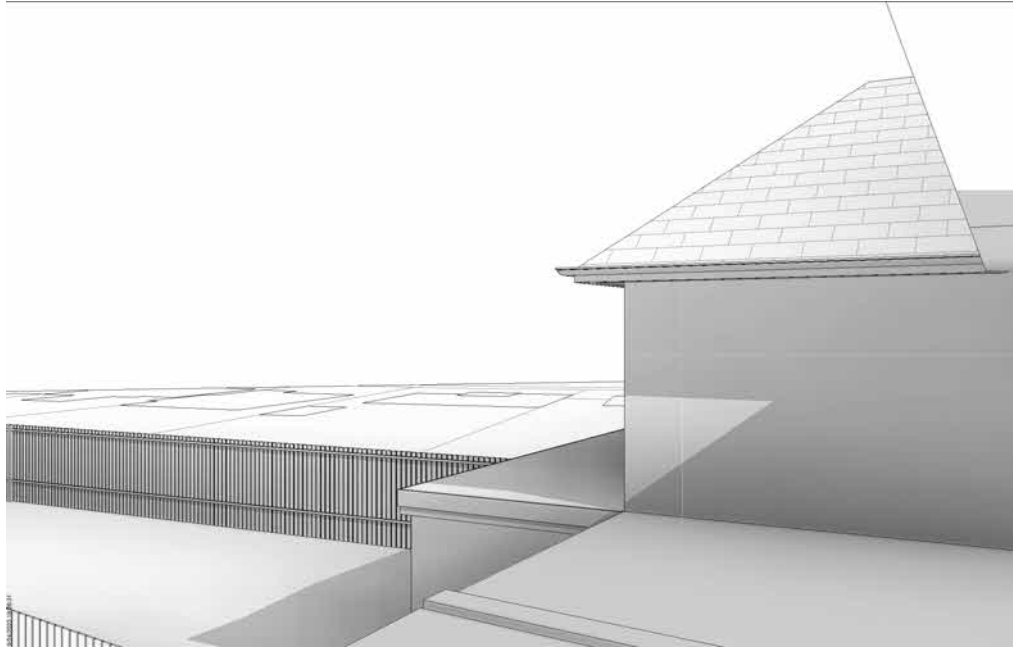
**Image 4** The same image as above facing north west with a total loss of evening light for approximately 4 months of the year and permanent all year loss of view.



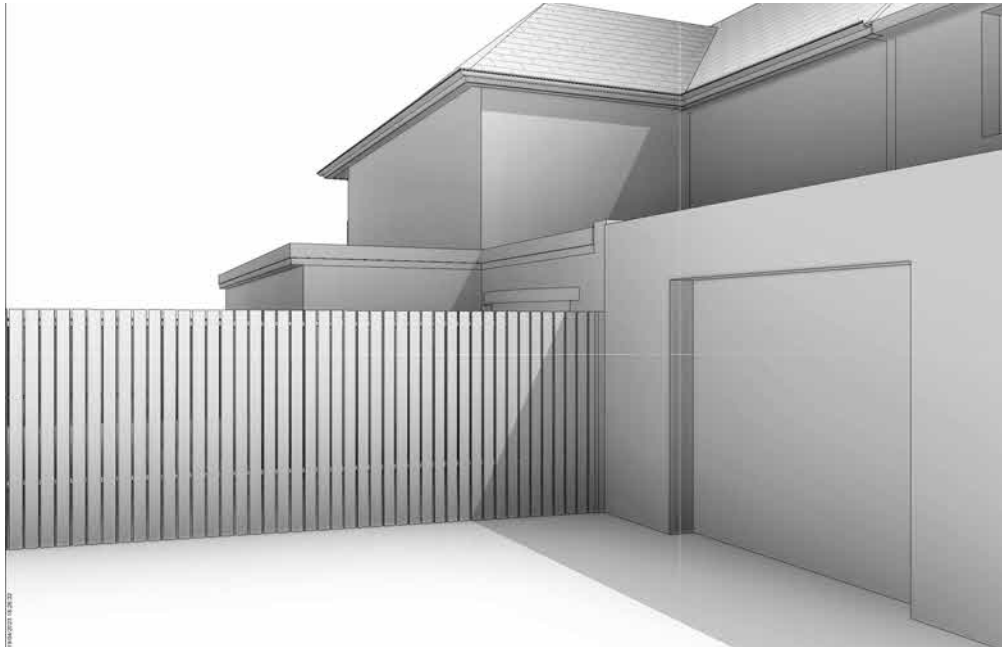
**Image 5** This image is facing north west from our bedroom on 19 April 2023.



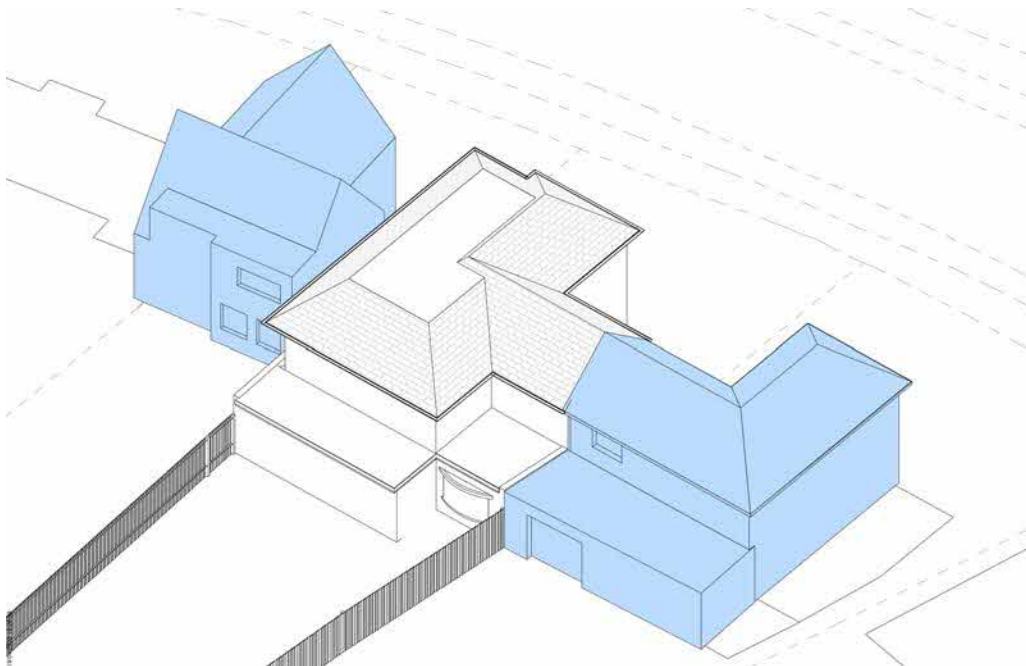
**Image 6** This (crude) image is the same as Image 5 showing the proposed obstructed view and evening daylight for almost 4 months of the year.



**Image 7** Architect drawing of view toward west with loss of evening light from our upstairs rear bedroom windows for almost 4 months of the year (as Image 6 above).

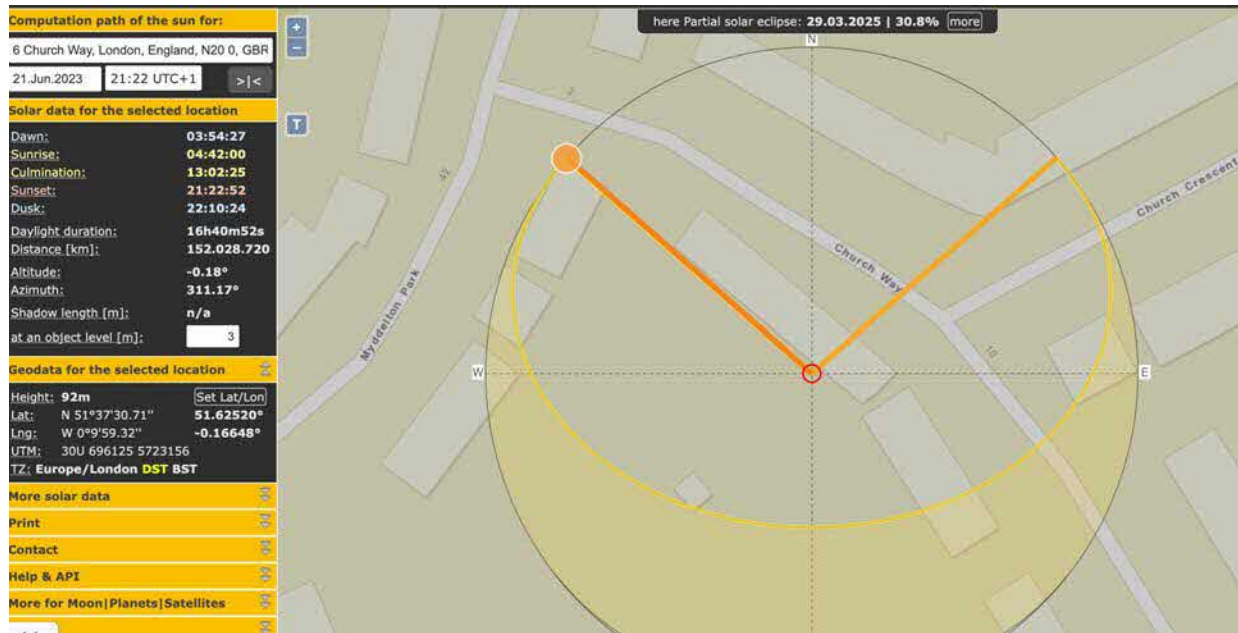


**Image 8** View from our patio showing overbearing first floor extension.

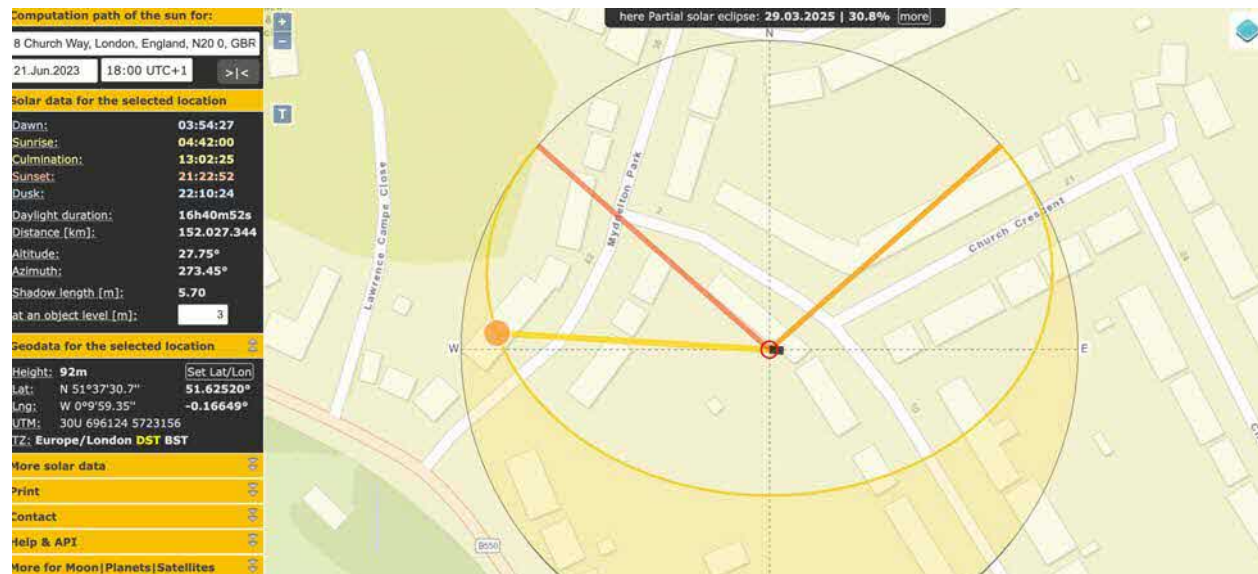


**Image 9** Isometric showing overbearing and over development proposal for 6 Church Way.

**23/0124/PNH** As explained in my letter dated 22 January 2023, there is a lot of scope for additional living space within 6 Church Way without impacting on neighbouring properties. To bring the side extension in line with the existing first floor rear building line would still provide a large living space, as has done in our property. However, as soon as you approved the 'permitted development', full plans went in for this monstrous proposal, and it still is, although slightly amended.



I am including again the sun calculations above<sup>1</sup> taken at sunset for the longest day of 2023 to the centre of our patio; the sun is almost parallel with the rear of our building lines. Any extension beyond the existing building line at first floor level at number 6, and we will be cast in a shadow onto our terrace upper, rear bedrooms and bathroom windows between approximately the end of April through to approximately the middle of August. If the proposed first floor side extension at number 6 remains in line with ours, there will be no light or loss of view issues.



These calculations allowed for a flat roof of the 'permitted development' and would be exaggerated if a pitched roof was added, which, as you did not specify a flat roof must be fitted, leaves it open to further obstruct our light.

<sup>1</sup> <https://www.suncalc.org/#/51.6252,-0.1665,19/2023.06.21/13:54/3/3>

Image 10 shows a photograph taken on 22 May 2023 at 19:40. It can clearly be seen that the sunlight shines directly onto our upper windows and roof terrace. This light will be blocked by the proposed rear addition past the existing rear building line.



**Image 10** Sunlight that will be blocked for more than 3 months of the year (red line location of proposed first floor rear extension).

Please also note that the plans provided for this new revised over-development **STILL** do not show the immediate neighbouring context (houses and rear elevation windows). Therefore, the impact of loss of light and obstructed views is not illustrated correctly. I have shown within this letter of objection that the impact will be considerable and unacceptable.

Barnet councils planning design guide states that extensions should '**not be overbearing or lead to loss of light and outlook**'. This application will cause all three to both number 4 and 8 church way. Why is this not being considered when both immediate neighbours have strongly objected to these proposals?

We would therefore recommend that this application is rejected in full due to the reasons addressed above, and previously, including the overdevelopment and overbearing nature of the proposal.

We wish to be present to address the committee, should it get that far. As neither myself or my wife, nor the occupants of 4 Church Way, were consulted following both our objections to the original ground floor extension, I do hope that consideration will be given with this application and our availability should also be considered, if it unbelievably gets that far.

Best wishes,



Dr Peter Mansi and Mrs Claire Mansi