

MEETING

PLANNING COMMITTEE A

DATE AND TIME

WEDNESDAY 8TH DECEMBER, 2021

AT 7.00 PM

VENUE

HENDON TOWN HALL, THE BURROUGHS, LONDON NW4 4BQ

TO: MEMBERS OF PLANNING COMMITTEE A (Quorum 3)

Chairman: Councillor Wendy Prentice
Vice Chairman: Councillor Helene Richman BA (Engineering), JD (Juris Doctor),
Barrister (Middle Temple), TEP

Councillors

Richard Cornelius
Danny Rich

Tim Roberts
Gill Sargeant

Elliot Simberg

Substitute Members

Paul Edwards
Thomas Smith
Eva Greenspan

Kath McGuirk
Reuben Thompstone

Mark Shooter
Zakia Zubairi

You are requested to attend the above meeting for which an agenda is attached.

Andrew Charlwood – Head of Governance

ASSURANCE GROUP

Please note that the below agenda may not reflect the order in which items will be heard at the meeting.

Governance Service contact: planning.committees@barnet.gov.uk

Media Relations contact: Tristan Garrick 020 8359 2454

ORDER OF BUSINESS

Item No	Title of Report	Pages
1.	Minutes of the last meeting	5 - 8
2.	Absence of Members	
3.	Declaration of Members' Disclosable Pecuniary Interests and Other Interests (if any)	
4.	Report of the Monitoring Office (if any)	
5.	Addendum (if applicable)	
6.	32 Rowsley Avenue London NW4 1AJ 21/1431/HSE (Hendon)	9 - 20
7.	32 Rowsley Avenue London NW4 1AJ 21/1049/HSE (Hendon)	21 - 34
8.	11 Glebe Crescent London NW4 1BT 21/3101/HSE (Hendon)	35 - 42
9.	1264 High Road London N20 9HH 21/1764/ADV (Oakleigh)	43 - 50
10.	1264 High Road London N20 9HH 21/1763/LBC (Oakleigh)	51 - 60
11.	1264 High Road London N20 9HH 21/1762/FUL (Oakleigh)	61 - 70
12.	15 Southbourne Crescent London NW4 2LB 21/1015/HSE (Hendon)	71 - 80
13.	Any item(s) that the Chairman decides are urgent	

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Decisions of the Planning Committee A

26 October 2021

AGENDA ITEM 1

Members Present:-

Councillor Helene Richman (Chairman) – Substitute for Councillor Wendy Prentice)

Councillors:

Councillor Richard
Cornelius
Councillor Tim Roberts

Councillor Gill Sargeant
Councillor Elliot Simberg

Councillor Paul Edwards
(substitute for Councillor
Danny Rich)

Apologies for Absence

Councillor Wendy Prentice

Councillor Danny Rich

1. MINUTES OF THE LAST MEETING

RESOLVED that the minutes of the meeting held on 14 September 2021 be agreed as a correct record.

2. ABSENCE OF MEMBERS

Apologies were received from Councillor Prentice who was substituted by Councillor Richman as the Chairman.

Apologies were received from Councillor Rich who was substituted by Councillor Edwards.

3. DECLARATION OF MEMBERS' DISCLOSABLE PECUNIARY INTERESTS AND OTHER INTERESTS (IF ANY)

None.

4. REPORT OF THE MONITORING OFFICE (IF ANY)

None.

5. ADDENDUM (IF APPLICABLE)

None.

6. 7 - 18 TEMPLE CLOSE LONDON N3 3SB (FINCHLEY CHURCH END) 20/5207/FUL

The report was introduced and slides presented by the Planning Officer.

The Committee received verbal representations from Mrs Jeffery and Mr Jonathan Davis who spoke in objection to the application.

The Committee received verbal representations from the Agent for the Applicant.

The Committee had the opportunity to ask questions of the speakers and officers.

Following discussions, the Committee voted on the Officer recommendation to approve the application subject to S106 as set out in the report.

Votes were recorded as follows:

For (Approval):	3
Against (Approval):	3
Abstention:	0

As the vote was tied the Chairman used their casting vote and voted in favour of the application.

RESOLVED that the application be APPROVED, subject to conditions as detailed in the report,

AND the Committee grants delegated authority to the Service Director – Planning and Building Control to make any minor alterations, additions or deletions to the recommended conditions/obligations or reasons for refusal as set out in this report and addendum provided this authority shall be exercised after consultation with the Chairman (or in their absence the Vice- Chairman) of the Committee (who may request that such alterations, additions, or deletions be first approved by the Committee).

7. 8 PARK CRESCENT LONDON N3 2NJ (WOODHOUSE) 21/4261/HSE

The report was introduced and slides presented by the Planning Officer.

The Committee received verbal representations from M Mesrie and Mr D Jackson who spoke in objection to the application.

The Committee received verbal representations from the Agent for the Applicant.

The Committee had the opportunity to ask questions of the speakers and officers.

Following discussions, the Committee voted on the Officer recommendation to approve the application as set out in the report.

Votes were recorded as follows:

For (Approval):	3
Against (Approval):	3
Abstention:	0

As the vote was tied the Chairman used their casting vote and voted in favour of the application.

RESOLVED that the application be APPROVED, subject to conditions as detailed in the report,

AND the Committee grants delegated authority to the Service Director – Planning and Building Control to make any minor alterations, additions or deletions to the recommended conditions/obligations or reasons for refusal as set out in this report and addendum provided this authority shall be exercised after consultation with the Chairman (or in their absence the Vice- Chairman) of the Committee (who may request that such alterations, additions, or deletions be first approved by the Committee).

8. HENDON PARK LONDON NW4 2TR (WEST HENDON) 21/0131/FUL

The report was introduced and slides presented by the Planning Officer.

The Committee received verbal representations on behalf of the Applicant.

The Committee had the opportunity to ask questions of the speakers and officers.

Following discussions, the Committee voted on the Officer recommendation to approve the application as set out in the report.

Votes were recorded as follows:

For (Approval):	6
Against (Approval):	0
Abstention:	0

RESOLVED that the application be APPROVED, subject to conditions as detailed in the report,

AND the Committee grants delegated authority to the Service Director – Planning and Building Control to make any minor alterations, additions or deletions to the recommended conditions/obligations or reasons for refusal as set out in this report and addendum provided this authority shall be exercised after consultation with the Chairman (or in their absence the Vice- Chairman) of the Committee (who may request that such alterations, additions, or deletions be first approved by the Committee).

9. 1 - 35 COLMAN COURT CHRISTCHURCH AVENUE LONDON N12 0DT (WOODHOUSE) 21/3715/FUL

The report was introduced and slides presented by the Planning Officer.

There were no speakers in attendance.

Following discussions, the Committee voted on the Officer recommendation to approve the application as set out in the report.

Votes were recorded as follows:

For (Approval):	4
Against (Approval):	1
Abstention:	1

RESOLVED that the application be **APPROVED**, subject to conditions as detailed in the report,

AND the Committee grants delegated authority to the Service Director – Planning and Building Control to make any minor alterations, additions or deletions to the recommended conditions/obligations or reasons for refusal as set out in this report and addendum provided this authority shall be exercised after consultation with the Chairman (or in their absence the Vice- Chairman) of the Committee (who may request that such alterations, additions, or deletions be first approved by the Committee).

10. 84 GORDON ROAD LONDON N3 1EP (WEST FINCHLEY) 21/3338/FUL

The report was introduced and slides presented by the Planning Officer.

The Committee received verbal representations from the Applicant.

The Committee had the opportunity to ask questions of the speakers and officers.

Following discussions, the Committee voted on the Officer recommendation to approve the application as set out in the report.

Votes were recorded as follows:

For (Approval):	3
Against (Approval):	0
Abstention:	3

RESOLVED that the application be **APPROVED**, subject to conditions as detailed in the report,

AND the Committee grants delegated authority to the Service Director – Planning and Building Control to make any minor alterations, additions or deletions to the recommended conditions/obligations or reasons for refusal as set out in this report and addendum provided this authority shall be exercised after consultation with the Chairman (or in their absence the Vice- Chairman) of the Committee (who may request that such alterations, additions, or deletions be first approved by the Committee).

11. ANY ITEM(S) THAT THE CHAIRMAN DECIDES ARE URGENT

None.

The meeting finished at 8.40 pm

Location 32 Rowsley Avenue London NW4 1AJ

Reference: 21/1431/HSE

Received: 16th March 2021

Accepted: 16th March 2021

Ward: Hendon

Expiry 11th May 2021

AGENDA ITEM 6

Case Officer: John Sperling

Applicant: Mallerton Ltd

Proposal: Single storey rear infill extension. Erection of approved single storey side extension

OFFICER'S RECOMMENDATION

Approve subject to conditions

AND the Committee grants delegated authority to the Service Director – Planning and Building Control to make any minor alterations, additions or deletions to the recommended conditions/obligations or reasons for refusal as set out in this report and addendum provided this authority shall be exercised after consultation with the Chairman (or in their absence the Vice- Chairman) of the Committee (who may request that such alterations, additions or deletions be first approved by the Committee)

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

032RO-A-01-001
032RO-A-01-002 - Existing Block Plan
032RO-A-01-002 - Proposed Block Plan
032RO-A-02-001
032RO-A-02-002
032RO-A-02-101
032RO-A-02-102
032RO-A-03-001
032RO-A-03-002
032RO-A-03-003
032RO-A-03-004
032RO-A-03-101
032RO-A-03-102
032RO-A-03-103
032RO-A-03-104
032RO-A-05-001

032RO-A-05-002
032RO-A-05-101
032RO-A-05-102
032RO-A-06-001
032RO-A-06-002
032RO-A-06-003
032RO-A-06-004
032RO-A-06-101
032RO-A-06-102
032RO-A-06-103
032RO-A-06-104

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

- 2 This development must be begun within three years from the date of this permission.

Reason: To comply with Section 51 of the Planning and Compulsory Purchase Act 2004.

- 3 The materials to be used in the external surfaces of the building(s) shall match those used in the existing building(s).

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

- 4 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 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).

Informative(s):

- 1 In accordance with paragraphs 38-57 of the NPPF, the Local Planning Authority (LPA) takes a positive and proactive approach to development proposals, focused on solutions. The LPA has produced planning policies and written guidance to assist applicants when submitting applications. These are all available on the Council's website. The LPA has negotiated with the applicant/agent where necessary during the application process to ensure that the proposed development is in accordance with the Development Plan.

OFFICER'S ASSESSMENT

1. Site Description

The application site comprises a semi-detached dwellinghouse, located on the eastern side of Rowsley Avenue. To the south, the host dwelling directly adjoins No.30 Rowsley Avenue, to the north, the application site shares a common boundary with No.34 Rowsley Avenue. To the rear, the application site abuts Nos 29 and 31 Downage.

The area is characterised by similar two storey semi-detached properties with amenity space to the rear and off-street parking facilities to the front.

The application site does not comprise a listed building and does not fall within a conservation area.

2. Relevant Site History

Reference: 18/6698/PNH

Address: 32 Rowsley Avenue, London, NW4 1AJ

Decision: Prior Approval Not Required

Decision Date: 17 December 2018

Description: Single storey rear extension with a proposed depth of 6 metres from original rear wall, eaves height of 3 metres and maximum height of 3 metres.

Reference: 18/6973/HSE

Address: 32 Rowsley Avenue, London, NW4 1AJ

Decision: Approved subject to conditions

Decision Date: 23 January 2019

Description: Single storey side and rear extension. New raised terrace area with associated access steps to garden level. New front porch

Reference: 19/6017/192

Address: 32 Rowsley Avenue, London, NW4 1AJ

Decision: Lawful

Decision Date: 11 November 2019

Description: Roof extension involving hip to gable, rear dormer window and 2no front facing rooflights

Reference: 19/5234/HSE

Address: 32 Rowsley Avenue, London, NW4 1AJ

Decision: Approved subject to conditions

Decision Date: 30 January 2020

Description: Single storey side and rear extension. First floor rear extension. New raised terrace area with associated access steps to garden level. New front porch (AMENDED DESCRIPTION).

Reference: 20/2488/HSE

Address: 32 Rowsley Avenue, London, NW4 1AJ

Decision: Refused

Decision Date: 21 October 2020

Description: Amalgamation of the ground floor rear extension with crown roof. Erection of ground floor side and first floor rear extension (AMENDED PLANS).

Reason for refusal:

1. The cumulative impact of the proposed formation of a crown roof to the existing ground floor rear extension, by virtue of its height, siting, and excessive rearward projection, would give rise to an unacceptable loss of outlook and overbearing sense of enclosure to the rear habitable rooms and garden of No 30 Rowsley Avenue, to the detriment of the residential amenity of neighbouring occupiers, contrary to Policy 7.6 of the London Plan (2016), Policy CS5 of the LB Barnet: Local Plan (Core Strategy) DPD (2012), Policies DM01 of the LB Barnet: Local Plan (Development Management Policies) DPD (2012) and the Residential Design Guide SPD (2016).

Reference: 20/5924/HSE

Address: 32 Rowsley Avenue, London, NW4 1AJ

Decision: Approved subject to conditions

Decision Date: 14 April 2021

Description: Single storey rear infill extensions between existing ground floor extensions. Erection of approved first floor rear extension

Reference: 21/1049/HSE

Address: 32 Rowsley Avenue, London, NW4 1AJ

Decision: Pending Consideration

Decision Date: No Decision Made.

Description: Merging of the single storey rear extension with crown roof. Erection of single storey side and first floor rear extension

3. Proposal

This application seeks full planning permission for the "Single storey rear infill extension. Erection of approved single storey side extension."

The existing roof extension approved under 19/6017/192 is insitu at the application site.

The proposed application seeks to infill the ground floor rear extensions approved under prior notification reference number 18/6698/PNH. This proposed element would extend to the existing rear wall of the existing extensions. A crown roof design would be implemented, measuring an eave height of 2.53 metres from ground floor level and a maximum height of 3.3 metres.

This element is noted to be similar to the development refused under planning reference number 20/2488/HSE but the current submission proposes a lower crown roof (by 0.3m relative to the refused scheme) in order to reduce concerns over neighbouring amenity.

No front porch or first floor rear extension is proposed under this current application.

4. Public Consultation

No.22 original consultees letters were distributed and 22no objections were received.

The comments received may be summarised in the following:

- Concern over depth, height and design of new infill extension and side extension.
- Cumulative impact of the proposed crown roof to existing ground floor rear extension, side extension and first floor rear extension, by virtue of its height, siting, excessive rearward projection and cumulative impact, would result in an unacceptable loss of outlook, light and overbearing sense of enclosure from the rear habitable room and garden at No.30 and 34 Rowsley Avenue. Impact would also be felt at Nos 28, 30, 36 and 38 Rowsley Avenue.
- Impact of first floor rear extension on neighbouring residents.
- There's no change from the previous refused permission under 20/2488/HSE so the decision should be consistent.
- The crown roof would increase the roof height by 1 metre and would result in a harmful impact to neighbours. A flat roof would be more in character and proportionate.

5. Planning Considerations

5.1 Policy Context

National Planning Policy Framework and National Planning Practice Guidance

The determination of planning applications is made mindful of Central Government advice and the Local Plan for the area. It is recognised that Local Planning Authorities must determine applications in accordance with the statutory Development Plan, unless material considerations indicate otherwise, and that the planning system does not exist to protect the private interests of one person against another.

The Revised National Planning Policy Framework (NPPF) was published on 20 July 2021. This is a key part of the Governments reforms to make the planning system less complex and more accessible, and to promote sustainable growth.

The NPPF states that 'good design is a key aspect of sustainable development, is indivisible from good planning, and should contribute positively to making places better for people'. The NPPF retains a presumption in favour of sustainable development. This applies unless any adverse impacts of a development would 'significantly and demonstrably' outweigh the benefits.

Existing policies in Barnet's Local Plan (2012) and the London Plan (2021) should not be considered out-of-date simply because they were adopted prior to the publication of the revised NPPF. Due weight should be given to them, according to their degree of consistency with the revised NPPF.

The Mayor's London Plan 2021

The London Development Plan is the overall strategic plan for London, and it sets out a fully integrated economic, environmental, transport and social framework for the development of the capital to 2041. It forms part of the development plan for Greater London and is recognised in the NPPF as part of the development plan.

The London Plan provides a unified framework for strategies that are designed to ensure that all Londoners benefit from sustainable improvements to their quality of life.

Barnet's Local Plan (2012)

Barnet's Local Plan is made up of a suite of documents including the Core Strategy and Development Management Policies Development Plan Documents. Both were adopted in September 2012.

- Relevant Core Strategy Policies: CS NPPF, CS1, CS5.
- Relevant Development Management Policies: DM01, DM02

The Council's approach to extensions as set out in Policy DM01 is to minimise their impact on the local environment and to ensure that occupiers of new developments as well as neighbouring occupiers enjoy a high standard of amenity. Policy DM01 states that all development should represent high quality design and should be designed to allow for adequate daylight, sunlight, privacy and outlook for adjoining occupiers.

Policy DM02 states that where appropriate, development will be expected to demonstrate compliance to minimum amenity standards and make a positive contribution to the Borough. The development standards set out in Policy DM02 are regarded as key for Barnet to deliver the highest standards of urban design.

Barnet's Local Plan (2012)

Barnet's Draft Local Plan Reg 19 - Publication was approved for consultation on 16th June 2021. The Reg 19 document sets out the Council's draft planning policy framework together with draft development proposals for 65 sites. It is Barnet's draft Local Plan.

The Local Plan 2012 remains the statutory development plan for Barnet until such stage as the replacement plan is adopted and as such applications should continue to be determined in accordance with the 2012 Local Plan, while noting that account needs to be taken of the policies and site proposals in the draft Local Plan.

Supplementary Planning Documents

Residential Design Guidance SPD (2016)

- Sets out information for applicants to help them design developments which would receive favourable consideration by the Local Planning Authority. The SPD states that large areas of Barnet are characterised by relatively low-density suburban housing with an attractive mixture of terrace, semi-detached and detached houses. The Council is committed to protecting, and where possible enhancing the character of the borough's residential areas and retaining an attractive street scene.

- States developments should normally be consistent in regard to the form, scale and architectural style of the original building which can be achieved through respecting the proportions of the existing house and using an appropriate roof form.

- In respect of amenity it states that developments should not be overbearing or unduly obtrusive and care should be taken to ensure that they do not result in harmful loss of outlook, appear overbearing, or cause an increased sense of enclosure to adjoining properties. They should not reduce light to neighbouring windows to habitable rooms or cause significant overshadowing, and should not look out of place, overbearing or intrusive when viewed from surrounding areas.

Sustainable Design and Construction SPD (adopted 2016)

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

5.2 Main issues for consideration

The main issues for consideration in this case are:

- Whether harm would be caused to the character and appearance of the existing building, the street scene and the wider locality;
- Whether harm would be caused to the living conditions of neighbouring residents.

5.3 Assessment of proposals

Impact on the character and appearance of the property and general locality (Principle):

Any proposed scheme for the site will need to respect the character and appearance of the local area, relate appropriately to the sites context and comply with development plan policies in these respects. This will include suitably addressing the requirements of development plan policies such as DM01, CS05 (both of the Barnet Local Plan), and D3 (of the London Plan).

Policy DM01 states that all proposals should preserve and enhance the local character of the area. This application relates to the amalgamation of the ground floor rear extension with crown roof and side extension.

It is noted that the ground floor rear extensions approved under reference number 18/6698/PNH have been constructed. As such, they constitute a material fall-back position for the consideration of this application - and consequently, the scope of the works at ground floor level are limited to the infilling of the 0.5m gap between the existing two extensions and increasing its current height of 3 metres to 3.3m

On that basis, the infilling of the gap made between the two existing extensions to form a flush rear elevation is not in itself considered to be detrimental to the character and appearance of the host property.

With regards to the crown roof, as a result of the Prior Approval extensions being set at a lower level, the resultant overall height would be 0.3 metres below the height of the previously approved extension under planning reference number 19/5234/HSE and of that refused consent under 20/2488/HSE. The extension is also noted to wrap round to the side extension to create a visually congruent and sympathetically designed rear elevation that would be acceptable to the existing dwelling and wider locality.

In terms of the ground floor side extension, again a similar proposal was made under reference number 19/5234/HSE. With regard to that element, the delegated report stated the following:

The proposed side extension would measure a depth of 9.06 metres, nearest to the boundary with No. 34, wrapping around to adjoin the proposed rear extension. Barnet's Residential Design Guidance SPD outlines that side extensions to existing buildings can be unacceptably prominent features in the streetscene, it goes on to stipulate that side extensions should not be more than half the width of the original dwellinghouse.

The host dwellinghouse measures a width of 7.50 metres, the proposed side extension would measure a width of 2.74, and therefore the proposed side extension is in compliance with the aforementioned guidance, officers have raised no concerns regarding its impact on the streetscene.

In this current application, it is noted the height of the side extensions has been altered to account for the level change experienced across the cross-section of the dwelling . It is noted however, that the extension would not further add to the height approved under 19/5234/HSE so is considered to be acceptable. From the rear of the existing side extension, an additional rear extension would extend 3 metres in depth, 2.47 metres wide, maximum height of 3.5 metres and eave height of 2.7 metres (2 metres when measured from the patio level). This element is identical to the element approved under planning reference number 19/5234/HSE. Overall therefore, officers consider that the proposal is sympathetic and subordinate to the existing property, streetscene and general locality. It is not considered that the side extension would harm the character of the local area.

No rooflights are proposed to the proposed side extension, unlike the two which were proposed under planning reference number 21/1049/HSE.

As such, it is found that - within the context of the existing works, previous approvals and minimal change thereof - the proposed extensions would not have a detrimental impact on the character of the dwellinghouse, the surrounding locality or the wider area. Therefore, the proposal would comply with policy DM01 of Barnet's Development Management Policies DPD.

Impact on the amenities of neighbouring occupiers:

It will be important that any scheme addresses the relevant development plan policies (for example policy DM01 of the Barnet Local Plan and policies D3 and D6 of the London Plan) in respect of the protection of the amenities of neighbouring occupiers. This will include taking a full account of all neighbouring sites.

The reason for refusal under planning reference number 20/2488/HSE states the following:

"The cumulative impact of the proposed formation of a crown roof to the existing ground floor rear extension, by virtue of its height, siting, and excessive rearward projection, would give rise to an unacceptable loss of outlook and overbearing sense of enclosure to the rear habitable rooms and garden of No 30 Rowsley Avenue, to the detriment of the residential amenity of neighbouring occupiers, contrary to Policy 7.6 of the London Plan (2016), Policy CS5 of the LB Barnet: Local Plan (Core Strategy) DPD (2012), Policies DM01 of the LB Barnet: Local Plan (Development Management Policies) DPD (2012) and the Residential Design Guide SPD (2016)."

In terms of the impact to the residents at No.34, it was noted that a level change exists between the host dwelling and the neighbour. With the shallow crown roof element, the overall height of the structure would be set 0.8 metres below the neighbouring structure and protrude 2 metres from the neighbouring rear wall. Therefore, with the minimal protrusion from the neighbouring rear wall and the increase of 0.3 metres from the existing extension (approved via the prior approval process) the impact to the neighbouring residents is considered to appropriately mitigated and thus acceptable on grounds of outlook and sense of enclosure. No windows are proposed to the side elevation of the extension, so no loss of privacy is anticipated.

With regards to the impact to the neighbouring residents at No.30, the additional massing of 0.3 metres atop the existing extension is not considered to result in a materially harmful the impact to the neighbouring residents by reason of loss of outlook and sense of enclosure and improves upon the relationship previously refused by committee by reducing the overall height by c0.3m from that originally proposed - equating to just 3m above the corresponding ground level at No 30.

It is acknowledged that whilst nearby surrounding properties may visually see the proposed development it is considered that the impact of which is not materially harmful by reason of loss of outlook, privacy or enclosure.

Overall, officers consider that the proposal would not result in an unacceptable level of harm to the amenity of the neighbouring occupiers and addresses the previous reason for refusal. As such would comply with Policy DM01 of Barnet's Development Management Policies DPD.

5.4 Response to Public Consultation

- Concern over depth, height and design of new infill extension and side extension.

The infill extension is noted to connect the existing ground floor rear extensions. Given the infill would be flush to the rear wall and height of the existing structures the impact is considered to be acceptable on character and amenity grounds.

- Cumulative impact of the proposed crown roof to existing ground floor rear extension, by virtue of its height, siting and excessive rearward projection, would result in an unacceptable loss of outlook, light and sense of enclosure from the rear habitable room and garden at No.30 and 34 Rowsley Avenue. Impact would also be felt at Nos 28, 30, 36 and 38 Rowsley Avenue.

On review, the impact to the immediate and surrounding residents is considered non-deleterious. Please see the main body of the report for further detail.

- Impact of first floor rear extension on neighbouring residents.

No first floor rear extension is included in the current application.

- There's no change from the previous refused permission under 20/2488/HSE so the decision should be consistent.

- The crown roof would increase the roof height by 1 metre and would result in a harmful impact to neighbours. A flat roof would be more in character and proportionate. The currently proposed crown roof atop the existing ground floor extensions and proposed infill element is noted to increase the roof height by a maximum of 0.3 metres. This increased height is not considered to result in material harm to the neighbouring residents, especially as the roof would be sloped away from the neighbouring property of No.24 Rowsley Avenue.

6. Equality and Diversity Issues

The proposal does not conflict with either Barnet Council's Equalities Policy or the commitments set in the Equality Scheme and supports the Council in meeting its statutory equality responsibilities.

7. Conclusion

Having taken all material considerations into account, it is considered that subject to compliance with the attached conditions, the proposed development would have an acceptable impact on the character and appearance of the application site, the street scene and the locality. The development is not considered to have an adverse impact on the amenities of neighbouring occupiers. This application is therefore recommended for APPROVAL, subject to conditions.



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Location 32 Rowsley Avenue London NW4 1AJ

Reference: 21/1049/HSE

Received: 26th February 2021

AGENDA ITEM 7

Accepted: 5th March 2021

Ward: Hendon

Expiry 30th April 2021

Case Officer: John Sperling

Applicant: Mallerton Ltd

Proposal: Merging of the single storey rear extension with crown roof. Erection of single storey side and first floor rear extension

OFFICER'S RECOMMENDATION

Approve subject to conditions

AND the Committee grants delegated authority to the Service Director – Planning and Building Control to make any minor alterations, additions or deletions to the recommended conditions/obligations or reasons for refusal as set out in this report and addendum provided this authority shall be exercised after consultation with the Chairman (or in their absence the Vice- Chairman) of the Committee (who may request that such alterations, additions or deletions be first approved by the Committee)

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

U-ML-EP001
U-ML-EE001
U-ML-PE001
U-ML-PP001
U-ML-LP001

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

- 2 This development must be begun within three years from the date of this permission.

Reason: To comply with Section 51 of the Planning and Compulsory Purchase Act 2004.

- 3 The materials to be used in the external surfaces of the building(s) shall match those used in the existing building(s).

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

- 4 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 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).

- 5 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) no windows or doors, other than those expressly authorised by this permission, shall be placed at any time in the side elevations, of the extension hereby approved, facing Nos 30 and 34 Rowsley Avenue.

Reason: To safeguard the privacy and amenities of occupiers of adjoining residential properties in accordance with policy DM01 of the Development Management Policies DPD (adopted September 2012).

Informative(s):

- 1 In accordance with paragraphs 38-57 of the NPPF, the Local Planning Authority (LPA) takes a positive and proactive approach to development proposals, focused on solutions. The LPA has produced planning policies and written guidance to assist applicants when submitting applications. These are all available on the Council's website. The LPA has negotiated with the applicant/agent where necessary during the application process to ensure that the proposed development is in accordance with the Development Plan.

OFFICER'S ASSESSMENT

1. Site Description

The application site comprises a semi-detached dwellinghouse, located on the eastern side of Rowsley Avenue. To the south, the host dwelling directly adjoins No.30 Rowsley Avenue, to the north, the application site shares a common boundary with No.34 Rowsley Avenue. To the rear, the application site abuts Nos 29 and 31 Downage.

The area is characterised by similar two storey semi-detached properties with amenity space to the rear and off-street parking facilities to the front.

The application site does not comprise a listed building and does not fall within a conservation area.

2. Relevant Site History

Reference: 18/6698/PNH

Address: 32 Rowsley Avenue, London, NW4 1AJ

Decision: Prior Approval Not Required

Decision Date: 17 December 2018

Description: Single storey rear extension with a proposed depth of 6 metres from original rear wall, eaves height of 3 metres and maximum height of 3 metres.

Reference: 18/6973/HSE

Address: 32 Rowsley Avenue, London, NW4 1AJ

Decision: Approved subject to conditions

Decision Date: 23 January 2019

Description: Single storey side and rear extension. New raised terrace area with associated access steps to garden level. New front porch

Reference: 19/6017/192

Address: 32 Rowsley Avenue, London, NW4 1AJ

Decision: Lawful

Decision Date: 11 November 2019

Description: Roof extension involving hip to gable, rear dormer window and 2no front facing rooflights

Reference: 19/5234/HSE

Address: 32 Rowsley Avenue, London, NW4 1AJ

Decision: Approved subject to conditions

Decision Date: 30 January 2020

Description: Single storey side and rear extension. First floor rear extension. New raised terrace area with associated access steps to garden level. New front porch (AMENDED DESCRIPTION).

Reference: 20/2488/HSE

Address: 32 Rowsley Avenue, London, NW4 1AJ

Decision: Refused

Decision Date: 21 October 2020

Description: Amalgamation of the ground floor rear extension with crown roof. Erection of ground floor side and first floor rear extension (AMENDED PLANS).

Reason for refusal:

1. The cumulative impact of the proposed formation of a crown roof to the existing ground floor rear extension, by virtue of its height, siting, and excessive rearward projection, would give rise to an unacceptable loss of outlook and overbearing sense of enclosure to the rear habitable rooms and garden of No 30 Rowsley Avenue, to the detriment of the residential amenity of neighbouring occupiers, contrary to Policy 7.6 of the London Plan (2016), Policy CS5 of the LB Barnet: Local Plan (Core Strategy) DPD (2012), Policies DM01 of the LB Barnet: Local Plan (Development Management Policies) DPD (2012) and the Residential Design Guide SPD (2016).

Reference: 20/5924/HSE

Address: 32 Rowsley Avenue, London, NW4 1AJ

Decision: Approved subject to conditions

Decision Date: 14 April 2021

Description: Single storey rear infill extensions between existing ground floor extensions. Erection of approved first floor rear extension

Reference: 21/1431/HSE

Address: 32 Rowsley Avenue, London, NW4 1AJ

Decision: Pending Consideration

Decision Date: No Decision Made.

Description: Single storey rear infill extension. Erection of approved single storey side extension

3. Proposal

This application seeks full planning permission for the "Merging of the single storey rear extension with crown roof. Erection of single storey side and first floor rear extension."

The existing roof extension approved under 19/6017/192 is insitu at the application site.

The proposed application seeks to infill the ground floor rear extensions approved under prior notification reference number 18/6698/PNH. This proposed element would extend to the existing rear wall of the existing extensions. A crown roof design would be implemented, measuring an eave height of 2.53 metres from ground floor level and a maximum height of 3.6 metres.

The current submission includes the front porch extension, first floor rear extension, smaller ground floor rear extension and rear patio which was approved under planning reference number 19/5234/HSE.

The proposal is a resubmission of the development refused permission under planning reference number 20/2488/HSE. Since that time, a further grant of consent under 20/5924/HSE has authorised a single storey rear infill extension between the existing ground floor extensions - albeit at a lower height - in conjunction with the erection of the previously approved first floor rear extension. The scope of this application is therefore in effect limited to the addition of a crown roof to the ground floor rear extension.

4. Public Consultation

No.24 original consultees letters were distributed and 24no objections were received.

The comments received shall be summarised in the following:

- Cumulative impact of the proposed crown roof to existing ground floor rear extension, by virtue of its height, siting and excessive rearward projection, would result in an unacceptable loss of outlook and sense of enclosure from the rear habitable room and garden at No.30 and 34 Rowsley Avenue. Impact would also be felt at Nos 28, 30, 36 and 38 Rowsley Avenue.
- No site visit made
- Submitted photos should be duly reviewed.
- Proposal is out of keeping with the character of the area.
- The property would be suitable for conversion into flats.
- Existing ground floor rear extension is unacceptable, especially when no notification was sent.
- Materials of the property are not found in the wider area.
- The current application and the previously refused application 20/2488/HSE so the decision should be consistent.
- The existing structure is already overshadowing, the proposed roof would worsen this impact.
- No notification was received of the larger 6 metre application. Please provide proof that this occurred.
- Concern over why councillors abstained in previous committee decision.
- We have no confidence in your ability to represent local residents fairly and will be contacting the local press to publicise this failure.

5. Planning Considerations

5.1 Policy Context

National Planning Policy Framework and National Planning Practice Guidance

The determination of planning applications is made mindful of Central Government advice and the Local Plan for the area. It is recognised that Local Planning Authorities must determine applications in accordance with the statutory Development Plan, unless material considerations indicate otherwise, and that the planning system does not exist to protect the private interests of one person against another.

The Revised National Planning Policy Framework (NPPF) was published on 20 July 2021. This is a key part of the Governments reforms to make the planning system less complex and more accessible, and to promote sustainable growth.

The NPPF states that 'good design is a key aspect of sustainable development, is indivisible from good planning, and should contribute positively to making places better for people'. The NPPF retains a presumption in favour of sustainable development. This applies unless any adverse impacts of a development would 'significantly and demonstrably' outweigh the benefits.

Existing policies in Barnet's Local Plan (2012) and the London Plan (2016) should not be considered out-of-date simply because they were adopted prior to the publication of the revised NPPF. Due weight should be given to them, according to their degree of consistency with the revised NPPF.

The Mayor's London Plan 2021

The London Development Plan is the overall strategic plan for London, and it sets out a fully integrated economic, environmental, transport and social framework for the development of the capital to 2041. It forms part of the development plan for Greater London and is recognised in the NPPF as part of the development plan.

The London Plan provides a unified framework for strategies that are designed to ensure that all Londoners benefit from sustainable improvements to their quality of life.

Barnet's Local Plan (2012)

Barnet's Local Plan is made up of a suite of documents including the Core Strategy and Development Management Policies Development Plan Documents. Both were adopted in September 2012.

- Relevant Core Strategy Policies: CS NPPF, CS1, CS5.
- Relevant Development Management Policies: DM01, DM02

The Council's approach to extensions as set out in Policy DM01 is to minimise their impact on the local environment and to ensure that occupiers of new developments as well as neighbouring occupiers enjoy a high standard of amenity. Policy DM01 states that all development should represent high quality design and should be designed to allow for adequate daylight, sunlight, privacy and outlook for adjoining occupiers.

Policy DM02 states that where appropriate, development will be expected to demonstrate compliance to minimum amenity standards and make a positive contribution to the Borough. The development standards set out in Policy DM02 are regarded as key for Barnet to deliver the highest standards of urban design.

Barnet's Local Plan (2012)

Barnet's Draft Local Plan Reg 19 - Publication was approved for consultation on 16th June 2021. The Reg 19 document sets out the Council's draft planning policy framework together with draft development proposals for 65 sites. It is Barnet's draft Local Plan.

The Local Plan 2012 remains the statutory development plan for Barnet until such stage as the replacement plan is adopted and as such applications should continue to be determined in accordance with the 2012 Local Plan, while noting that account needs to be taken of the policies and site proposals in the draft Local Plan.

Supplementary Planning Documents

Residential Design Guidance SPD (2016)

- Sets out information for applicants to help them design developments which would receive favourable consideration by the Local Planning Authority. The SPD states that large areas of Barnet are characterised by relatively low-density suburban housing with an attractive mixture of terrace, semi-detached and detached houses. The Council is committed to protecting, and where possible enhancing the character of the borough's residential areas and retaining an attractive street scene.

- States developments should normally be consistent in regard to the form, scale and architectural style of the original building which can be achieved through respecting the proportions of the existing house and using an appropriate roof form.

- In respect of amenity it states that developments should not be overbearing or unduly obtrusive and care should be taken to ensure that they do not result in harmful loss of outlook, appear overbearing, or cause an increased sense of enclosure to adjoining properties. They should not reduce light to neighbouring windows to habitable rooms or cause significant overshadowing, and should not look out of place, overbearing or intrusive when viewed from surrounding areas.

Sustainable Design and Construction SPD (adopted 2016)

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

5.2 Main issues for consideration

The main issues for consideration in this case are:

- Whether harm would be caused to the character and appearance of the existing building, the street scene and the wider locality;
- Whether harm would be caused to the living conditions of neighbouring residents.

5.3 Assessment of proposals

Impact on the character and appearance of the property and general locality (Principle):

Any proposed scheme for the site will need to respect the character and appearance of the local area, relate appropriately to the sites context and comply with development plan policies in these respects. This will include suitably addressing the requirements of development plan policies such as DM01, CS05 (both of the Barnet Local Plan), and D3 (of the London Plan).

Policy DM01 states that all proposals should preserve and enhance the local character of the area. This application relates to the amalgamation of the ground floor rear extension with crown roof, first floor rear extension and front porch.

It is noted that the ground floor rear extensions approved under reference number 18/6698/PNH have been constructed. As such, they constitute a material fall-back position for the consideration of this application - and consequently, the scope of the works at ground floor level are limited to the infilling of the 0.5m gap between the existing two extensions and formation of a crown roof.

On that basis, the infilling of the gap made between the two existing extensions to form a flush rear elevation is not in itself considered to be detrimental to the character and appearance of the host property.

With regards to the additional crown roof element, as a result of the Prior Approval extensions being set at a lower level, the resultant maximum height would not increase compared to the height (of the extension and rear patio combined) previously approved under 19/5234/HSE. This is confirmed by the distance from the top of the proposed roof to the first floor cill level for both applications being 1 metre. The difference from that scheme is that the ground floor extension is now of a greater depth - corresponding to that of the scheme already implemented pursuant to 18/6698/PNH.

The extension is also noted to wrap round to the side extension element (approved 19/5234/HSE) to create a visually congruent and sympathetically designed rear elevation that would be acceptable to the existing dwelling and wider locality.

With regards to the proposed first floor rear extension, it is considered that the assessment made under planning reference number 19/5234/HSE is relevant in this instance. In determining that application, the delegated report reads as follows:

Paragraph 14.23 of Barnet's Residential Design Guidance (2016) states that two storey rear extensions which are closer than 2 metres to a neighbouring boundary and project more than 3 metres in depth are not normally considered acceptable. It is noted that the proposal is 2 metres in depth and is situated 2.5 metres from No.30 and 3.7 metres from No.34. The first floor rear extension would be set away from the first floor rear bay window so would be compliant with Paragraph 14.11 of Barnet's SPD (2016). As such, the proposal would appear sympathetic and not overly bulky or dominant in the context of the dwellinghouse and surrounding area. Having assessed the wider area, it is seen that numerous properties on the eastern side of Rowsley Avenue benefit from flat roofed two storey rear extensions. Given this element of the proposal is subordinate and sympathetically design the proposal is not considered to conflict with the character of the wider locality.

In terms of the ground floor side extension, again a similar proposal was made under reference number 19/5234/HSE. With regard to that element, the delegated report stated the following:

The proposed side extension would measure a depth of 9.06 metres, nearest to the boundary with No. 34, wrapping around to adjoin the proposed rear extension. Barnet's Residential Design Guidance SPD outlines that side extensions to existing buildings can be unacceptably prominent features in the streetscene, it goes on to stipulate that side extensions should not be more than half the width of the original dwellinghouse.

The host dwellinghouse measures a width of 7.50 metres, the proposed side extension would measure a width of 2.74, and therefore the proposed side extension is in compliance with the aforementioned guidance, officers have raised no concerns regarding its impact on the streetscene.

From the rear of the existing side extension, an additional rear extension would extend 3 metres in depth, 2.47 metres wide, maximum height of 3.5 metres and eave height of 2.7 metres (2 metres when measured from the patio level). This element is identical to the element approved under planning reference number 19/5234/HSE and is considered acceptable on character grounds.

As such, it is found that - within the context of the existing works, previous approvals and minimal change thereof - the proposed extensions would not have a detrimental impact on the character of the dwellinghouse, the surrounding locality or the wider area.

Therefore, the proposal would comply with policy DM01 of Barnet's Development Management Policies DPD.

Impact on the amenities of neighbouring occupiers:

It will be important that any scheme addresses the relevant development plan policies (for example policy DM01 of the Barnet Local Plan and policies D3 and D6 of the London Plan) in respect of the protection of the amenities of neighbouring occupiers. This will include taking a full account of all neighbouring sites.

The reason for refusal under planning reference number 20/2488/HSE states the following:

"The cumulative impact of the proposed formation of a crown roof to the existing ground floor rear extension, by virtue of its height, siting, and excessive rearward projection, would give rise to an unacceptable loss of outlook and overbearing sense of enclosure to the rear habitable rooms and garden of No 30 Rowsley Avenue, to the detriment of the residential amenity of neighbouring occupiers, contrary to Policy 7.6 of the London Plan (2016), Policy CS5 of the LB Barnet: Local Plan (Core Strategy) DPD (2012), Policies DM01 of the LB Barnet: Local Plan (Development Management Policies) DPD (2012) and the Residential Design Guide SPD (2016)."

On review of the above statement and for the sake of clarity, the planning department confirms that the proposed ground floor infill element is not considered to result in unacceptable harm to the neighbouring occupiers by virtue of being infilled between two existing prior notification extensions approved under 18/6698/PNH - as per the interim approval under 20/5924/HSE.

With the additional crown roof element, the overall height of the structure is not considered to unacceptably increase the maximum height of the rear extension relative to the neighbouring residents at No. 34 by reason of the closest element of the extension corresponding to that already approved under planning reference number 19/5234/HSE. Even with the level change exhibited between the host site and No.34, the impact on the neighbour is not considered materially worse than the previously approved application. It is stressed that in light of the crown roof being sloped away from the boundary line the visual manifestation of the extension would be softened to not result in a materially harmful impact on the neighbouring residents by reason of loss of outlook and sense of enclosure. Further to this, the proposed side extension does not propose any windows to the side elevation, so no loss of privacy is anticipated.

With regards to the impact to the neighbouring residents at No.30, it is accepted that this scheme represents a resubmission of that refused permission under 20/2488/HSE. However - as per the recommendation in that case - the additional massing of the crown roof element is not considered to unacceptably impact upon the amenity of neighbouring residents because it would not increase the height of that part of the extension closest to the rear elevation and windows of No 30 beyond which has already been approved under planning reference number 19/5234/HSE. It is accepted that this application proposes a deeper flank elevation along the boundary however, this depth corresponds to that subsequently approved under 20/5924/HSE. As such, the effective scope of consideration relates to the additional 0.6m in height of the deepest 3m of the flank wall.

On that basis, any additional impact on outlook or corresponding sense of enclosure is not considered to be such as to merit refusal - relative to the consented works and any unsympathetic stepped roof design which might alternatively be proposed by way of an exact amalgamation of those two approvals.

It is acknowledged that whilst nearby surrounding properties may visually see the proposed development it is considered that the impact of which is not materially harmful by reason of loss of outlook, privacy or enclosure.

This application proposes a raised terraced area with steps to the rear of the property, measuring a height of 0.72 metres. It was noted that the host dwelling originally benefitted from a larger terraced area measuring a height of 1.09 metres from ground level. Given that this application proposes a terraced area with a reduced height to that which is existing, officers do not consider that the proposed terraced area would be of unacceptable detriment to the privacy of the neighbouring occupiers.

Due to the subordinate scale and distance from respective neighbouring properties, the proposed first floor rear extension is not considered to be unacceptably overbearing on the neighbouring occupiers no result in a significant loss of outlook to the detriment of the occupiers.

The host dwelling benefits from an existing side extension measuring a height of 3.0 metres, this application proposes a side extension with a height of 2.86 metres, given this slight reduction in height from that which is existing, officers have raised no concerns regarding a loss of light, outlook or increased sense of overbearing on No.34. The proposed side extension does not propose any windows to the side elevation and therefore no concerns have been raised regarding the proposals impact on the privacy of the neighbouring occupiers at No.34. On balance, officers do not consider that this element of the proposal would unduly harm the amenities of the neighbouring occupiers.

It is considered by officers that the proposed porch would not cause harm to the living conditions of the neighbouring properties. It is considered that by virtue of its scale, height and design, the porch would not result in a significant loss of light, outlook or privacy for the neighbouring properties. On balance, it is not considered that the proposal would unduly harm the amenity of the neighbouring occupiers on Rowsley Avenue.

Overall, officers consider that the proposal would result in an unacceptable level of harm to the amenity of the neighbouring occupiers, and as such would comply with Policy DM01 of Barnet's Development Management Policies DPD.

5.4 Response to Public Consultation

- Cumulative impact of the proposed crown roof to existing ground floor rear extension, by virtue of its height, siting and excessive rearward projection, would result in an unacceptable loss of outlook, light and sense of enclosure from the rear habitable room and garden at No.30 and 34 Rowsley Avenue. Impact would also be felt at Nos 28, 30, 36 and 38 Rowsley Avenue.

On review, the impact to the immediate and surrounding residents is considered non-deleterious. Please see the main body of the report for further detail.

- No site visit made.

A site visit has been conducted at the application by the case officer on 28th November 2019.

- Submitted photos should be duly reviewed.

The submitted photographs have been reviewed accordingly.

- Proposal is out of keeping with the character of the area.

The proposed development is considered acceptable within character of the existing dwelling, streetscene and wider area.

- The property would be suitable for conversion into flats.

The drawings attached to the application provide no indication that the building will be used for multiple occupancy but will instead remain as a single family dwellinghouse. Further planning permission would be required to convert the existing single family dwellinghouse into an HMO or flats.

- Existing ground floor rear extension is unacceptable, especially when no notification was sent.

Planning reference number 18/6698/PNH was approved as it satisfied the requirements of Class A (g) of The Town and Country Planning (General Permitted Development)(England) Order 2015 - as amended in 2016 by SI 2016 No. 332

The LPA issued consultation letters to the neighbouring properties under planning reference number 18/6698/PNH in accordance with the obligations in the Order. The materials of the extension were not specified under this permission, but would be required to be of similar appearance.

The existing prior approval ground rear extensions have been substantially completed according to the dimensions approved under planning reference number 18/6698/PNH. As such, these extensions are absolved from their reliance on permitted development rights. The completion of the extension allows for the accumulative development to have been constructed in two separate phases each reliant on its own permission.

- Materials of the property are not found in the wider area.

The materials of the property are not necessarily determined by the type of materials in the surrounding area.

- The current application and the previously refused application 20/2488/HSE so the decision should be consistent.

- The existing structure is already overshadowing, the proposed roof would worsen this impact.

The impact of the proposed crown roof would not be worse than developments previously approved at the site and is not considered harmful to warrant the application for refusal.

- No notification was received of the larger 6 metre application. Please provide proof that this occurred.

The LPA issued consultation letters to the neighbouring properties under planning reference number 18/6698/PNH in accordance with the obligations in the Order.

- Concern over why councillors abstained in previous committee decision.

Councillors reserve the right to abstain from decisions.

- We have no confidence in your ability to represent local residents fairly and will be contacting the local press to publicise this failure

Planning applications are determined in accordance with the Policies referred to in Section 5 under 'Planning Considerations.'

6. Equality and Diversity Issues

The proposal does not conflict with either Barnet Council's Equalities Policy or the commitments set in the Equality Scheme and supports the Council in meeting its statutory equality responsibilities.

7. Conclusion

Having taken all material considerations into account, it is considered that subject to compliance with the attached conditions, the proposed development would have an acceptable impact on the character and appearance of the application site, the street scene and the locality. The development is not considered to have an adverse impact on the amenities of neighbouring occupiers. This application is therefore recommended for APPROVAL, subject to conditions.



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Location 11 Glebe Crescent London NW4 1BT

Reference: 21/3101/HSE

Received: 4th June 2021

AGENDA ITEM 8

Accepted: 4th June 2021

Ward: Hendon

Expiry 30th July 2021

Case Officer: Elizabeth Thomas

Applicant: Mr and Mrs Bauernfreund

Proposal: Alteration and extension to existing roof to include gable end over existing first floor side extension, 1no front facing rooflight

OFFICER'S RECOMMENDATION

Refuse

AND the Committee grants delegated authority to the Service Director – Planning and Building Control to make any minor alterations, additions or deletions to the recommended conditions/obligations or reasons for refusal as set out in this report and addendum provided this authority shall be exercised after consultation with the Chairman (or in their absence the Vice- Chairman) of the Committee (who may request that such alterations, additions or deletions be first approved by the Committee)

- 1 The proposed roof extensions and alterations, by reason of its size, siting and design, would result in an unsympathetic and incongruous addition that would fail to respect the established pattern of development, to the detriment of the character and appearance of the host property, streetscene and the wider locality, contrary to Policies CS1 and CS5 of the LB Barnet Core Strategy DPD (2012), Policies DM01 of the LB Barnet Development Management Policies DPD (2012), Policy D3 of the London Plan (2021) and the LB Barnet Residential Design Guidance SPD (2016)

Informative(s):

- 1 The plans accompanying this application are:
 - U-11GC-LP001 - Location Plan
 - U-11GC-PP001 - Existing ground floor
 - U-11GC-PP002 - Existing first floor
 - U-11GC-PP003 - Existing loft plan
 - U-11GC-PP004 - Existing roof
 - U-11GC-PS001 - Existing section

U-11GC-PE002 - Existing elevation
U-11GC-PV001 - Existing front visualisation

EP001 - block plan
U-11GC 6.1- Proposed ground floor
U-11GC 6.2 - Proposed first floor
U-11GC 6.3 - Proposed loft plan
U-11GC 6.4 - Proposed roof
U-11GC 7.1 - Proposed section
U-11GC 8.2 - Proposed elevation
U-11GC 9.1- Proposed front visualisation
U-11GC 9.2- Proposed rear visualisation

- 2 In accordance with paragraphs 38-57 of the NPPF, the Council takes a positive and proactive approach to development proposals, focused on solutions. To assist applicants in submitting development proposals, the Local Planning Authority (LPA) has produced planning policies and written guidance to guide applicants when submitting applications. These are all available on the Council's website. A pre-application advice service is also offered.

The applicant did not seek to engage with the LPA prior to the submission of this application through the established formal pre-application advice service. The LPA has discussed the proposal with the applicant/agent where necessary during the application process. Unfortunately the scheme is not considered to accord with the Development Plan. If the applicant wishes to submit a further application, the Council is willing to assist in identifying possible solutions through the pre-application advice service.

OFFICER'S ASSESSMENT

The application has been called in by Councillor Fluss for the following reason:

to ascertain whether the proposal would not cause harm to the character and appearance of the street scene given the number of other properties on the same side of the road. The context should be discussed at Committee.

1. Site Description

The application site is a semi-detached two storey dwelling located in a predominately residential area.

The property as existing has a two storey side projection beyond with a pitched roof that sits at the same level as the eaves of the main roof of the dwellinghouse. This feature is mirrored on the adjoining property.

The site is not listed nor does it fall within a conservation area.

2. Site History

Reference: 21/0984/192

Address: 11 Glebe Crescent, London, NW4 1BT

Decision: Lawful

Decision Date: 25 March 2021

Description: Roof extension involving hip to gable, rear dormer window and 2no front facing rooflights

3. Proposal

The application relates to the extension and alteration of the roof over the existing two storey side projection at the property. The proposal will extend with a gable end roof to match the gable of the main roof.

From the front of the property the eaves of the extension will align with the eaves of the main dwellinghouse and the roof will slope back. From the rear, the proposal will manifest visually as a third storey with a small pitch roof over.

4. Public Consultation

Consultation letters were sent to 8 neighbouring properties.

0 responses have been received

5. Planning Considerations

5.1 Policy Context

National Planning Policy Framework and National Planning Practice Guidance

The determination of planning applications is made mindful of Central Government advice and the Local Plan for the area. It is recognised that Local Planning Authorities must determine applications in accordance with the statutory Development Plan, unless material considerations indicate otherwise, and that the planning system does not exist to protect the private interests of one person against another.

The National Planning Policy Framework (NPPF) was published in 2021. This is a key part of the Governments reforms to make the planning system less complex and more accessible, and to promote sustainable growth.

The NPPF states that 'good design is a key aspect of sustainable development, creates better places in which to live and work and helps make development acceptable to communities.... being clear about design expectations, and how these will be tested, is essential for achieving this'. The NPPF retains a presumption in favour of sustainable development. This applies unless any adverse impacts of a development would 'significantly and demonstrably' outweigh the benefits.

The Mayor's London Plan 2021

The London Development Plan is the overall strategic plan for London, and it sets out a fully integrated economic, environmental, transport and social framework for the development of the capital to 2050. It forms part of the development plan for Greater London and is recognised in the NPPF as part of the development plan.

The London Plan provides a unified framework for strategies that are designed to ensure that all Londoners benefit from sustainable improvements to their quality of life.

The new London Plan which sets out the Mayor's overarching strategic planning framework for the next 20 to 25 years was adopted on the 2nd March 2021 and supersedes the previous Plan.

Barnet's Local Plan (2012)

Barnet's Local Plan is made up of a suite of documents including the Core Strategy and Development Management Policies Development Plan Documents. Both were adopted in September 2012.

- Relevant Core Strategy Policies: CS NPPF, CS1, CS5.
- Relevant Development Management Policies: DM01, DM02.

Policy CS1 of Barnet's Core Strategy DPD (2012) states Core Strategy Policy CS5 sets out how the Council will, through Residential Design Guidance SPD, develop a framework to protect and enhance those high quality suburbs not protected by conservation area designation.

Policy CS5 of Barnet's Core Strategy DPD (2012) states that the Council will ensure that development in Barnet respects local context and distinctive local character creating places and buildings of high quality design. It states that the Council will also seek to enhance the Borough's high quality suburbs and historic areas.

Policy DM01 of Barnet's Development Management Policies Document DPD (2012) states that development proposals should be based on an understanding of local characteristics. Proposals should preserve or enhance local character and respect the appearance, scale, mass, height and pattern of surrounding buildings, spaces and streets.

Policy DM02 states that where appropriate, development will be expected to demonstrate compliance to minimum amenity standards and make a positive contribution to the Borough. The development standards set out in Policy DM02 are regarded as key for Barnet to deliver the highest standards of urban design.

Supplementary Planning Documents

Residential Design Guidance SPD (adopted October 2016)

- Sets out information for applicants to help them design an extension to their property which would receive favourable consideration by the Local Planning Authority and was the subject of separate public consultation. The SPD states that large areas of Barnet are characterised by relatively low density suburban housing with an attractive mixture of terrace, semi detached and detached houses. The Council is committed to protecting, and where possible enhancing the character of the borough's residential areas and retaining an attractive street scene.

- States that extensions should normally be subordinate to the original house, respect the original building and should not be overly dominant. Extensions should normally be consistent in regard to the form, scale and architectural style of the original building which can be achieved through respecting the proportions of the existing house and using an appropriate roof form.
- In respect of amenity, states that extensions should not be overbearing or unduly obtrusive and care should be taken to ensure that they do not result in harmful loss of outlook, appear overbearing, or cause an increased sense of enclosure to adjoining properties. They should not reduce light to neighbouring windows to habitable rooms or cause significant overshadowing, and should not look out of place, overbearing or intrusive when viewed from surrounding areas.

Sustainable Design and Construction SPD (adopted October 2016)

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

5.2 Main issues for consideration

The main issues for consideration in this case are:

- Whether harm would be caused to the character and appearance of the existing building, the street scene and the wider locality;
- Whether harm would be caused to the living conditions of neighbouring residents.

5.3 Assessment of proposals

- Whether harm would be caused to the character and appearance of the existing building, the street scene and the wider locality;

The property as existing benefits from a two storey side projection which also features on the neighbouring property No.9 Glebe Crescent. The proposal will see the upward extension of this element replacing the existing pitched roof with a gable end roof. To the front of the property this gable end extension would match the roof design of the main part of the property, which has implemented a gable roof extension and rear dormer window as permitted development. The eaves of the new extension will align with the eaves of the main dwellinghouse and will be set down from the ridge.

The proposed upwards extension from the rear will manifest as a third storey addition to the property. The proposal has been design in such a way that the proposal will extend directly upwards from the rear building line. The eaves on the rear elevation will be set much higher than the eaves of the main part of the dwelling. The extension will incorporate a small hipped roof pitching back.

With regard to the expectations of the Residential Design Guidance SPD (Para 14.35), the proposal would reduce the degree of visual separation between the host property and No 13 and - as a result of the additional prominence afforded by the rising land and more open aspect provided by the curve in the road - would form a more overbearing feature facing the street.

Whilst roof extensions are a common feature on Glebe Crescent they are designed in such a way that they are read as an addition to the original roofslope - with the original roofslope reflected. Where other properties on Glebe Crescent benefit from side extensions these are read as single or two storey additions and not a third storey.

The creation of effectively a three storey side projection to the property is considered to be at odds with the established character and appearance of the host property, exacerbating an imbalance in the pair of semi-detached dwellings. The proposal would appear as a contrived form of development unsympathetic and incongruous to the established design and would fail to preserve or enhance local character. As a result, it is not considered to represent good design, contrary to Policy DM01 and Policy CS1, as well as the principles of the NPPF (2021).

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

Paragraph 14.20 states that side extensions should ensure that the visual and residential amenities of neighbouring properties are not significantly affected.

In regards to the increased height over the existing two storey side projection at the property, the proposal is not considered to give rise to a detrimental impact to the neighbouring properties.

It is noted that there are two side windows facing towards the application site at No.13 Glebe Crescent, however, these are obscure glazed and would not be demonstrably harmed by the proposed alterations and extension. The application property has a splayed building line in comparison to No.13, there is sufficient gap between the two properties to ensure that the upward extension would not appear overbearing or give rise to a sense of enclosure to this neighbouring property.

No.9 is sited on the opposing side of the extension and therefore there would be no impact to this neighbouring property, the extension will not project beyond the established building lines of the application property therefore there would be no visibility of the extension from No.9.

There is considered sufficient distance maintained between the new window within the rear elevation and the properties along Studio Mews to the rear of the site to ensure the proposal does not give rise to any actual or perceived overlooking or loss of privacy.

In conclusion, no demonstrable harm to residential amenity would arise from the development.

5.4 Response to Public Consultation

N/A

6. Equality and Diversity Issues

The proposal does not conflict with either Barnet Council's Equalities Policy or the commitments set in the Equality Scheme and supports the Council in meeting its statutory equality responsibilities.

7. Conclusion

Having taken all material considerations into account, it is considered that the proposed development would fail to have an acceptable impact on the character and appearance of the application site, the street scene and the locality. The development is not considered to have an adverse impact on the amenities of neighbouring occupiers. This application is therefore recommended for REFUSAL



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Location 1264 High Road London N20 9HH

Reference: 21/1764/ADV

Received: 29th March 2021

Accepted: 29th March 2021

Ward: Oakleigh

Expiry 24th May 2021

AGENDA ITEM 9

Case Officer: Jonathan Martin

Applicant: Mr A Matur

Proposal: Installation of 1no. fascia sign (AMENDED PLANS)

OFFICER'S RECOMMENDATION

Approve subject to conditions

AND the Committee grants delegated authority to the Service Director – Planning and Building Control to make any minor alterations, additions or deletions to the recommended conditions/obligations or reasons for refusal as set out in this report and addendum provided this authority shall be exercised after consultation with the Chairman (or in their absence the Vice- Chairman) of the Committee (who may request that such alterations, additions or deletions be first approved by the Committee)

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

- Site Location Plan 1424-00
- Existing and Proposed Front Elevation 1424-1400 C
- Existing and Proposed Signboard 1424-5000 C
- Proposed Signboard 1424-5001 C
- Proposed Signboard Detail 1424-5002 C
- CGI image of proposed signage

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

- 2 The period of consent shall be a period of five years commencing with the date of this decision.

Reason: To comply with Regulation 14(7) of Part 3 of the Town and Country Planning (Control of Advertisements) (England) Regulations 2007.

- 3 Any structure or hoarding erected or used principally for the purpose of displaying advertisements shall be maintained in a condition that does not endanger the public.

Reason: To comply with Schedule 2 of the Town and Country Planning (Control of Advertisements) (England) Regulations 2007.

- 4 Where an advertisement is required under the Town and Country Planning (Control of Advertisements) (England) Regulations 2007 to be removed, the site shall be left in a condition that does not endanger the public or impair visual amenity and shall be carried out to the reasonable satisfaction of the Local Planning Authority.

Reason: To comply with Schedule 2 of the Town and Country Planning (Control of Advertisements) (England) Regulations 2007.

- 5 The maximum luminance of the signs shall not exceed the values recommended in the association of Public Lighting Engineer's Technical Report No. 5, Zone 3.

Reason: In the interest of highway safety and amenity in accordance with Policies DM01 and DM17 of the Development Management Policies DPD (adopted September 2012).

- 6 No advertisement shall be sited or displayed so as to endanger persons using the highway, obscure or hinder the ready interpretation of any road traffic sign, or obscure or hinder the operation of any device used for the purpose of security or surveillance.

Reason: To comply with Schedule 2 of the Town and Country Planning (Control of Advertisements) (England) Regulations 2007.

- 7 No advertisement is to be displayed without the permission of the owner of the site or any other person with an interest in the site entitled to grant permission.

Reason: To comply with Schedule 2 of the Town and Country Planning (Control of Advertisements) (England) Regulations 2007.

- 8 Any advertisement displayed, and any site used for the display of advertisements, shall be maintained in a condition that does not impair the visual amenity of the site, to the reasonable satisfaction of the Local Planning Authority.

Reason: To comply with Schedule 2 of the Town and Country Planning (Control of Advertisements) (England) Regulations 2007.

Informative(s):

- 1 In accordance with paragraphs 38-57 of the NPPF, the Local Planning Authority (LPA) takes a positive and proactive approach to development proposals, focused on solutions. The LPA has produced planning policies and written guidance to assist applicants when submitting applications. These are all available on the Council's website. A pre-application advice service is also offered. The LPA has negotiated with the applicant/agent where necessary during the application process to ensure that the proposed development is in accordance with the Development Plan.

OFFICER'S ASSESSMENT

1. Site Description

The application site relates a commercial unit at 1264 High Road. The unit was previously occupied by Pizza Express but is now vacant.

The site is located within Whetstone Town Centre. The site is not located within a conservation area, but the property is a Grade II Listed Building under reference:TQ2644393963.

2. Planning History

Reference: 21/1762/FUL

Address: 1264 High Road, London, N20 9HH

Decision: Pending Consideration

Decision Date: No Decision Made.

Description: Internal and external alterations including repainting the exterior of the property, replacement of the kitchen and bar areas, reconfiguration of toilets at ground and first floor levels and relocation of cold room to the rear garden

Reference: 21/1763/LBC

Address: 1264 High Road, London, N20 9HH

Decision: Pending Consideration

Decision Date: No Decision Made.

Description: Internal and external alterations including repainting the exterior of the property, replacement of the kitchen and bar areas, reconfiguration of toilets at ground and first floor levels and relocation of cold room to the rear garden

Reference: B/05006/13

Address: 1264 High Road, London, N20 9HH

Decision: Refused

Decision Date: 23 December 2013

Description: Installation of 1 externally illuminated fascia sign and 1 internally illuminated menu display cabinet to replace existing. Installation of 1 additional internally illuminated take-away sign.

Reference: B/00223/14

Address: 1264 High Road, London, N20 9HH

Decision: Approved subject to conditions

Decision Date: 14 April 2014

Description: Installation of externally illuminated fascia sign, internally illuminated wall mounted menu box, non-illuminated wall mounted take-away sign. Repainting of shopfront. (LISTED BUILDING CONSENT)

Reference: B/00222/14

Address: 1264 High Road, London, N20 9HH

Decision: Approved subject to conditions

Decision Date: 14 April 2014

Description: Installation of externally illuminated fascia sign, internally illuminated wall mounted menu box and non-illuminated wall mounted take-away sign.

Reference: B/02624/10

Address: 1264 High Road, London, N20 9HH

Decision: Approved subject to conditions

Decision Date: 20 August 2010

Description: Installation of 1 x internally illuminated menu box. Existing fascia letters to be removed and repainted gold and externally illuminated.

Reference: B/02629/10

Address: 1264 High Road, London, N20 9HH

Decision: Approved subject to conditions

Decision Date: 20 August 2010

Description: Installation of 1 x internally illuminated menu box. Existing fascia letters to be removed and repainted gold and externally illuminated. External walls at ground floor to be repainted. (Listed Building Application)

Reference: N01372P/00

Address: 1264 High Road, London, N20 9HH

Decision: Approved subject to conditions

Decision Date: 26 February 2001

Description: Replacement fascia sign.

Reference: N01372Q/00
Address: 1264 High Road, London, N20 9HH
Decision: Approved subject to conditions
Decision Date: 26 February 2001
Description: Replacement fascia sign.

3. Proposal

This application seeks planning permission for the installation of 1no fascia sign.

The new sign will have powder coated built up aluminium letters. The text will be cranberry crush in colour and will be in a frame measuring 2.1m in width with a height 0.5m. The sign will be 2.4m off the ground and will project 0.1m from the front of the fascia itself.

4. Consultation

Highways- No objection and acceptable on highways grounds

Heritage

Initial comments on 14th May 2021 - No in principle objections, but amendments and additional information requested. The proposal was originally submitted for an internally illuminated sign but this has been removed following discussions with the heritage officer. The original internally illuminated signage is not acceptable due to the impact on the listed building. The wording font is too large and needs to be reduced to be in keeping with existing. The shop frontage has changed over time and therefore the proposed colour change may be acceptable. A CGI image would be helpful.

Final Comments 26.07.21 - the internally illuminated signage has now been removed and light will only be provided from the existing lighting under the existing projections/canopy. The font size has been reduced and a CGI has been provided. No longer any objections to the proposed signage.

5. Planning Considerations

5.1 Main issues for consideration

National Planning Policy Framework and National Planning Practice Guidance

The determination of planning applications is made mindful of Central Government advice and the Local Plan for the area. It is recognised that Local Planning Authorities must determine applications in accordance with the statutory Development Plan, unless material considerations indicate otherwise, and that the planning system does not exist to protect the private interests of one person against another.

The revised National Planning Policy Framework (NPPF) was published on 20th July 2021. This is a key part of the Governments reforms to make the planning system less complex and more accessible, and to promote sustainable growth.

The NPPF states that 'good design is a key aspect of sustainable development, creates better places in which to live and work and helps make development acceptable to communities.... being clear about design expectations, and how these will be tested, is essential for achieving this". The NPPF retains a presumption in favour of sustainable development. This applies unless any adverse impacts of a development would

'significantly and demonstrably' outweigh the benefits.

The Mayor's London Plan 2021

The London Development Plan is the overall strategic plan for London, and it sets out a fully integrated economic, environmental, transport and social framework for the development of the capital. It forms part of the development plan for Greater London and is recognised in the NPPF as part of the development plan. The London Plan provides a unified framework for strategies that are designed to ensure that all Londoners benefit from sustainable improvements to their quality of life.

Barnet's Local Plan (2012)

Barnet's Local Plan is made up of a suite of documents including the Core Strategy and Development Management Policies Development Plan Documents. Both were adopted in September 2012.

- Relevant Core Strategy Policies: CS NPPF, CS1, CS5, CS6,
- Relevant Development Management Policies: DM01, DM06, DM17

Barnet's Design Guidance

Design Guidance Note 1 (Advertising and Signs) was approved in 1994 following public consultation. It states that advertisements should relate to their surrounding in terms of size, scale and siting. In addition, they should be located to avoid visual clutter and not conflict with traffic signs or signals or be likely to cause confusion or danger to road users. In respect to council policy and guidance it is considered that the proposed signage is acceptable.

5.3 Assessment of proposals

Public Safety

When considering public safety, Local Planning Authorities are expected to have regard to the adverts effect upon the safe use and operation of any form of traffic or transport on land (including the safety of pedestrians), over water, or in the air. Local Planning Authorities will therefore consider such matters as the likely behaviour of drivers of vehicles who will see the advertisement; possible confusion with any traffic sign or other signal; or possible interference with a navigational light or an aerial beacon. Local Planning Authorities will also bear in mind that some advertisements can positively benefit public safety by directing drivers to their destination. In their assessment of the public safety implications of an advertisement display, Local Planning Authorities will assume that the primary purpose of an advertisement is to attract people's attention and will therefore not automatically presume that an advertisement will distract the attention of passers-by, whether they are drivers, cyclists or pedestrians.

The vital consideration, in assessing an advertisement's impact, is whether the advertisement itself, or the exact location proposed for its display, is likely to be so distracting, or so confusing, that it creates a hazard to, or endangers, people in the vicinity who are taking reasonable care for their own and others' safety. Further advice on assessing the public safety implications of the display of an advertisement is given in the Government's Planning Practice Guidance.

The application site was previously occupied by Pizza Express and will now be occupied by La Lluna with the proposed signage serving the purposes of advertising the company name. One non-illuminated fascia sign will be installed. Given the static nature of the sign it is considered that the proposed signage would not present any undue hazard to passing motorists and pedestrians. It is not found that there would be any detrimental impact to public safety.

Visual Amenity

When assessing an advertisement's impact on amenity, Local Planning Authorities should have regard to its effect on the appearance of the building and on the visual amenity of the immediate neighbourhood. The relevant considerations for this purpose are the local characteristics of the neighbourhood, including scenic, historic, architectural or cultural features, which contribute to the distinctive character of the locality.

Design Guidance Note 1 (Advertising and Signs) states that advertisements should relate to their surrounding in terms of size, scale and siting. In addition, they should be located to avoid visual clutter.

Existing signage would be replaced by the proposed signage and in these circumstances it is considered that the proposed non-illuminated external sign would not have any detrimental impact on visual amenity.

Heritage

Given the fact that the building is listed this is a critical issue. The National Planning Policy Framework sets out that local planning authorities should identify and assess the particular significance of any heritage asset that may be affected by a proposal (including by development affecting the setting of a heritage asset) taking account of the available evidence and any necessary expertise. They should take this assessment into account when considering the impact of a proposal on a heritage asset, to avoid or minimise conflict between the heritage asset's conservation and any aspect of the proposal.

The National Planning Policy Framework states that any proposal that causes harm to a designated asset must be assessed by weighing this harm against the public benefits makes clear that any harm to a listed building must require clear and convincing justification, and that greater weight should be given to harm to highly graded structures.

The application site is designated as a Grade II Listed Building. The LPA design guidance note no: 1 on advertising states that: "special care is needed in respect of signs and advertisements on or near to listed buildings where they could detract from the appearance of the building or its setting. Because of the special nature of a listed building, care will be needed to ensure that advertisements do not adversely affect its character or if sited nearby, detract from its setting. Depending on the circumstances, a sign comprising a painted fascia or individual letters illuminated by spotlights may be appropriate on a listed building. However, an internally illuminated box sign or illuminated plastic letters are likely to adversely affect its character and would therefore be unacceptable."

The heritage officer has been consulted as part of this application. The original submitted plans proposed one internally illuminated sign which was not considered to be acceptable. Following discussions with the agent, the illuminated signage was removed, and new powder coated built aluminium letters are now proposed to be cranberry crunch in colour.

The colour and size of these letters are considered to be acceptable by the heritage officer and the sign would continue to respect the Grade II listed building.

Having regard to the above, no material harm to the designated heritage asset has been identified and therefore consent should be granted in accordance with Policy DM06 of the Development Management Policies. Due regard has been given to the provisions of Section 16 of the Planning (Listed Building and Conservation Areas) Act 1990.

6. Equalities and Diversity Issues

The proposals do not conflict with either Barnet Council's Equalities Policy or the commitments set in the Equality Scheme and supports the Council in meeting its statutory equality responsibilities.

7. Conclusion

The proposal is considered not to adversely affect the amenity or public safety of the surrounding area and is therefore considered to accord with the NPPF and the Development Plan. The application is therefore recommended for approval.

Location 1264 High Road London N20 9HH

Reference: 21/1763/LBC

Received: 29th March 2021

Accepted: 26th April 2021

Ward: Oakleigh

Expiry 21st June 2021

AGENDA ITEM 10

Case Officer: Jonathan Martin

Applicant: Mr A Matur

Proposal:

Internal and external alterations including repainting the exterior of the property, replacement of the kitchen and bar areas, reconfiguration of toilets at ground and first floor levels and relocation of cold room to the rear garden

OFFICER'S RECOMMENDATION

Approve subject to conditions

AND the Committee grants delegated authority to the Service Director – Planning and Building Control to make any minor alterations, additions or deletions to the recommended conditions/obligations or reasons for refusal as set out in this report and addendum provided this authority shall be exercised after consultation with the Chairman (or in their absence the Vice- Chairman) of the Committee (who may request that such alterations, additions or deletions be first approved by the Committee)

- 1 The development hereby permitted shall be carried out in accordance with the following approved plans and documents:
 - A-1424-1000 A - Proposed Ground Floor Plan
 - A-1424-1100 A - Proposed First Floor Plan
 - A-1424-1500 A - Existing and Proposed Rear Elevation
 - A-1424-1600 A - Existing and Proposed Section
 - A-1424-1601 A - Partition Schedule
 - A-1424-1603 A - Cold Room
 - C-1424-1400 C - Existing and Proposed Front Elevation
 - 1424-00 Site Plan
 - 1424-01 Block Plan
 - 1424-100 Existing Ground Floor
 - 1424-200 Existing First Floor Plan

- 1424-300 Existing Second Floor
- 1424-500 Demolition Block Plan
- 1424-501 Demolition Ground Floor
- 1424-502 Demolition First Floor
- 1424-1200 Proposed First Floor
- 1424-1300 Proposed Second Floor
- 1424-1602 Partition Schedule 2
- Panel FM Certificate
- Panel Data Sheet
- CU & Blower Data Sheet

Design and Access Statement

Heritage Statement Rev A - dated 1th June 2021

Schedule of Works - dated 23/03/2021

Timber Cedar details for Cold Store

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

- 2 This work must be begun not later than three years from the date of this consent.

Reason: To comply with Section 18 of the Planning (Listed Buildings and Conservation Areas) Act 1990 (as amended).

- 3 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 Listed Building in accordance with Policy DM06 of the Development Management Policies DPD (adopted September 2012) and CS NPPF of the Local Plan Core Strategy (adopted September 2012).

- 4 Prior to the commencement of the any internal works, the historic timbers shall be protected and wrapped in plastic protection and taped around without the use of nails or screws. The historic timbers located within the existing structure shall be retained as existing and not harmed by any works. The timbers shall not be painted or modified in anyway without the permission of the LPA in writing.

Reason: In order to safeguard the special architectural or historic interest of the Listed Building in accordance with Policy DM06 of the Development Management Policies DPD (adopted September 2012) and CS NPPF of the Local Plan Core Strategy (adopted September 2012).

- 5 The proposed cold store room shall be built in accordance with approved plan A-1424-1603 and shall have Cedar cladding horizontal boards painted in dark green.

Reason: To safeguard the visual amenities of the building and surrounding area in accordance with Policy DM01 and DM06 of the Development Management Policies DPD (adopted September 2012) and Policies CS NPPF and CS1 of the Local Plan Core Strategy (adopted September 2012).

Informative(s):

- 1 In accordance with paragraphs 38-57 of the NPPF, the Local Planning Authority (LPA) takes a positive and proactive approach to development proposals, focused on solutions. The LPA has produced planning policies and written guidance to assist applicants when submitting applications. These are all available on the Council's website. A pre-application advice service is also offered. The LPA has negotiated with the applicant/agent where necessary during the application process to ensure that the proposed development is in accordance with the Development Plan.

OFFICER'S ASSESSMENT

Councillor Sowerby has called in planning application 21/1763/LBC and, as a result, applications 21/1764/ADV and 21/1762/FUL which relate to the same site are also been brought before the Planning Committee.

Councillor Sowerby stated that "I would like to call this application to committee to determine. The building is Grade II listed and of enormous heritage value to the London Borough of Barnet. I therefore consider that the application requires close scrutiny to ensure its statutory listed status is not harmed by the proposed development".

1. Site Description

The application site relates to 1264 High Road which was last occupied by Pizza Express.

The site is located on the north west side of High Road N20 and is approximately 428m² in area arranged over 3 floors.

The site fronts onto High Road with outdoor space available at the rear of the site.

The ground floor shopfront is modern and similar to others along this section of the terrace.

The unit is within Whetstone Town Centre and is a statutory Grade II Listed Building under listing entry TQ2644393963.

The listing:

HIGH ROAD N20 (east side) Whetstone No 1264

GV II

House, now commercial premises. Late C15/early C16 and C18, with C19 and C20 alterations. Front range of red brick in Flemish bond; rear range a close-studded timber frame with wattle and daub infill, partly underbuilt and replaced, and rendered; brick additions. Plain tile roofs with brick chimney. C18 front range of 2 storeys and attic, 3 bays; 2-storey, 3-bay timber-framed range to rear left; C19 lean-to to rear right;. C20 2-storey addition to end of timber-framed range. Street elevation: 2 late C20 shop fronts with central passage to recessed door. 1st floor: 3 sashes in reveals, the head breaking stopped dentilled eaves-band; left corner rounded. Attic: 3 round-arched dormers with 6-pane sashes and overlights. Rear: front range has external stack with small 1st floor window on right. Timber-framed range has 6-panel part glazed door and variety of C20 windows. Interior: front range at rear has 6 panel door (near stair) and short section of chamfered spine-beam with stepped cyma stop. Timber-framed range: frame survives best on 1st floor, where there are jowelled wall posts, close-studded wall framing with long arched braces up to wall-platts and tie-beams; in central bay a 2-light window with diamond-set mullion to rear wall and later 2-light window to right bay; tie-beams support crown posts which have straight braces up to collar purlin (some braces removed), old rafters, apparently smoke-blackened in end bays but not in centre. Ground floor retains some old wide spaced joists and floorboards, and a sawn-off chamfered spine beam in right bay. The front range probably replaces a pre-existing timber-framed building. Documentary references to property on this site go back to 1504.

2. Site History

Reference: 21/1762/FUL

Address: 1264 High Road, London, N20 9HH

Decision: Pending Consideration

Decision Date: No Decision Made.

Description: Internal and external alterations including repainting the exterior of the property, replacement of the kitchen and bar areas, reconfiguration of toilets at ground and first floor levels and relocation of cold room to the rear garden

Reference: 21/1764/ADV

Address: 1264 High Road, London, N20 9HH

Decision: Pending Consideration

Decision Date: No Decision Made.

Description: Installation of 1no. fascia sign

Reference: B/05006/13
Address: 1264 High Road, London, N20 9HH
Decision: Refused
Decision Date: 23 December 2013
Description: Installation of 1 externally illuminated fascia sign and 1 internally illuminated menu display cabinet to replace existing. Installation of 1 additional internally illuminated take-away sign.

Reference: B/00223/14
Address: 1264 High Road, London, N20 9HH
Decision: Approved subject to conditions
Decision Date: 14 April 2014
Description: Installation of externally illuminated fascia sign, internally illuminated wall mounted menu box, non-illuminated wall mounted take-away sign. Repainting of shopfront. (LISTED BUILDING CONSENT)

Reference: B/00222/14
Address: 1264 High Road, London, N20 9HH
Decision: Approved subject to conditions
Decision Date: 14 April 2014
Description: Installation of externally illuminated fascia sign, internally illuminated wall mounted menu box and non-illuminated wall mounted take-away sign.

Reference: B/02624/10
Address: 1264 High Road, London, N20 9HH
Decision: Approved subject to conditions
Decision Date: 20 August 2010
Description: Installation of 1 x internally illuminated menu box. Existing fascia letters to be removed and repainted gold and externally illuminated.

Reference: B/02629/10
Address: 1264 High Road, London, N20 9HH
Decision: Approved subject to conditions
Decision Date: 20 August 2010
Description: Installation of 1 x internally illuminated menu box. Existing fascia letters to be removed and repainted gold and externally illuminated. External walls at ground floor to be repainted. (Listed Building Application)

Reference: N01372P/00
Address: 1264 High Road, London, N20 9HH
Decision: Approved subject to conditions
Decision Date: 26 February 2001
Description: Replacement fascia sign.

Reference: N01372Q/00
Address: 1264 High Road, London, N20 9HH
Decision: Approved subject to conditions
Decision Date: 26 February 2001
Description: Replacement fascia sign.

3. Proposal

Listed building consent is sought for internal and external alterations including repainting

the exterior of the property, replacement of the kitchen and bar areas, reconfiguration of toilets at ground and first floor levels and relocation of cold room to the rear garden.

The shopfront will receive a full redecoration with the new doors to be dulux cranberry crunch in colour and the existing yellow walls will be painted white.

The new cold store will be relocated into the rear garden area, will have a flat roof and will have cedar cladding horizontal boards painted dark green. The new cold store will have a width of 4.5m, depth of 5.5m and a height of 2.7m.

4. Public Consultation

A site notice was erected on 30th April 2021.

One objection has been received on behalf of the Hendon and District Archaeological Society.

The Heritage Statement submitted with this application is totally inadequate. This building is one of the two oldest in Whetstone, and has a complex and interesting history, a significant part of which is still discernible inside, and can be seen by people who use the restaurant. This discernible complexity means that the evidential and historical significance of the building is high (contrary to the unwarranted assertions in section 3 of the Statement); the changes that have been made over the years add to rather than detract from this significance. The importance of the building is demonstrated by the reference to it and its neighbours in the 'Pevsner' London 4: North, as well as in such books as 'Whetstone Revealed' by John Heathfield and David Berguer, which would be readily available to the consultants responsible for the Heritage Statement. The Council should insist on a proper Statement produced by a competent architectural historian, to show that the applicants understand the nature of the building they have acquired and will look after it. What is actually proposed to bring the Pizza Express interior up to date does not seem objectionable in itself, though strong conditions may be necessary to ensure that there is no cutting into historic fabric for, for instance, services.

An amended Heritage Statement has been submitted by the agent and the Council's heritage officer is satisfied with the revised heritage statement.

Heritage Officer

Initial comments 15th May 2021

No in-principle objections, but amendments and additional information required.

As the property is currently in use as a restaurant, the change of restaurant is not an issue. However, additional submissions are required.

- o A photo survey of the property, particularly of the rear where the proposed cold room is proposed to be sited, is required.
- o Colour coded plans of the existing floor layout should be provided to clarify what is historic fabric and what is modern partition.
- o Additional details of the proposed external cold room should be submitted so the proposals and the impact on the heritage asset and its setting can be clearly understood. Spec sheets to show exactly what the appearance will look like and clarification on whether the structure is attached or free-standing needs to be clarified. It is to be noted that the existing unit already has such features so in light that harm will be caused by this

proposal without any justification, this element of the development may need to be removed.

In addition, in regard to the proposed colour, the current colour scheme is subdued and is in harmony with both its immediate neighbours, both heritage assets. The proposal of re-painting the entire ground floor in a red colour is therefore not appropriate. The councils design guidance note:10 on shop frontages states:

"The colours used should harmonise with the remainder of the buildings and the street sensitively highlighting important elements of the structure, design and detail of the shopfront. Greens, blacks and browns are appropriate for traditional shopfronts and historic areas. Vibrant and garish colours are inappropriate in many areas".

Corporate colours and branding needs to be adapted when proposed on statutory listed buildings.

The following details were provided by the applicant:

- A photo survey was provided by the applicant;
- Colour coded plans have been received to show historic fabric and modern partition;
- Additional plans and details have been provided for the cold room and this will be discussed in full in the next section of the report;
- The applicant has confirmed that the doors will be dulux cranberry crush and the existing yellow walls will be painted white.

Following the receipt of amended plans and documents, the heritage officer considers the proposal to be acceptable and has no objections to the proposal subject to conditions relating to the cold store, protection of the internal timbers.

5. Planning Considerations

5.1 Policy Context

National Planning Policy Framework and National Planning Practice Guidance

The determination of planning applications is made mindful of Central Government advice and the Local Plan for the area. It is recognised that Local Planning Authorities must determine applications in accordance with the statutory Development Plan, unless material considerations indicate otherwise, and that the planning system does not exist to protect the private interests of one person against another.

The revised National Planning Policy Framework (NPPF) was published on 20th July 2021. This is a key part of the Governments reforms to make the planning system less complex and more accessible, and to promote sustainable growth.

The NPPF states that 'good design is a key aspect of sustainable development, creates better places in which to live and work and helps make development acceptable to communities.... being clear about design expectations, and how these will be tested, is essential for achieving this". The NPPF retains a presumption in favour of sustainable development. This applies unless any adverse impacts of a development would 'significantly and demonstrably' outweigh the benefits.

The Mayor's London Plan 2021

The London Development Plan is the overall strategic plan for London, and it sets out a fully integrated economic, environmental, transport and social framework for the development of the capital. It forms part of the development plan for Greater London and is recognised in the NPPF as part of the development plan. The London Plan provides a unified framework for strategies that are designed to ensure that all Londoners benefit from sustainable improvements to their quality of life.

Barnet's Local Plan (2012)

Barnet's Local Plan is made up of a suite of documents including the Core Strategy and Development Management Policies Development Plan Documents. Both were adopted in September 2012.

- Relevant Core Strategy Policies: CS NPPF, CS1, CS5.
- Relevant Development Management Policies: DM01, DM02, DM06.

Supplementary Planning Documents

Sustainable Design and Construction SPD (adopted October 2016)

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

5.2 Main issues for consideration

The main issues for consideration in this case are:

- Whether harm would be caused to the character and appearance of the existing Grade II listed building.

5.3 Assessment of proposals

Impact on the character of the listed building

Section 16(2) of the Planning (Listed Buildings and Conservation Areas) Act 1990 requires that in determining applications for listed building consent, a planning authority must have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest.

The National Planning Policy Framework sets out that local planning authorities should identify and assess the particular significance of any heritage asset that may be affected by a proposal (including by development affecting the setting of a heritage asset) taking account of the available evidence and any necessary expertise. They should take this assessment into account when considering the impact of a proposal on a heritage asset, to avoid or minimise conflict between the heritage asset's conservation and any aspect of the proposal.

The National Planning Policy Framework states that any proposal that causes harm to a designated asset must be assessed by weighing this harm against the public benefits makes clear that any harm to a listed building must require clear and convincing justification, and that greater weight should be given to harm to highly graded structures.

Policy DM06 states that all heritage assets will be protected in line with their significance.

External appearance of the building

The existing yellow walls on the front of the building will be painted white with the doors being cranberry crunch. The heritage officer has commented that over the years the entire shopfront has changed colours, including the colour of the render. It is noted that other shopfronts are painted in differing colours and therefore the white front elevation is considered acceptable along with the cranberry crunch coloured doors. The repainting raises no specific listed building issues as the existing shopfront is not the original.

New fascia

The new fascia is acceptable in terms of dimensions and material and since the existing shopfront is no longer the original one, it is considered acceptable in listed building terms. A separate advertisement application will determine the details of the proposed signage, a report into which appears elsewhere on this Agenda.

Internal reconfigurations

Internal Works

The new internal works are to replace the existing kitchen, bar area, removing some of the toilets at first floor and relocation of the cold store room from internal to external. The proposed works will bring the property into reuse to fit in with the occupiers concept. The ground floor toilet will be redesigned to accommodate an extra toilet.

With regards to the kitchen, the existing arched counter and partition behind it will be removed. The proposal seeks to separate the kitchen area which does not require an enclosed washing facility. The existing washing facilities will remain in the same location which does not require any new drainage services. The existing equipment in this location will be reused. The existing extract system will be retained and reused with a simple service to ensure it is in working order.

The new bar area will be free standing, not to be tied against the existing property. The existing store room to the rear of the bar will be removed and will provide a large open space.

At first floor level, the existing toilets and cold store will be removed. These are modern partitions and have no historic value or significance. Therefore, the removal of these features will cause no damage to the important fabric of the existing property.

Cold Store

The new cold room will be located in the rear garden area and will replace the existing timber shed. The new cold store will have a flat roof and will have cedar cladding horizontal boards painted dark green. The new cold store will have a width of 4.5m, depth of 5.5m and a height of 2.7m. In terms of the existing motor in the loft space, the applicant will leave existing pipework in place to avoid any damage to the fabric of the property. They will then remove the motors from the loft and relocate them into the store space within the rear shed. This will also be hidden from everything in a secure place.

Listed Timbers

The proposed works are required to bring this property back to use with minimum

alterations to the existing building. The heritage officer was initially concerned about any damage to the existing internal timbers. The applicant has confirmed that these timbers will not be modified in any way. A condition will be added to ensure that these timbers are not removed or modified in anyway without prior permission from the LPA in writing. The existing timber works are to be protected and wrapped in plastic protection and taped around. No nails or screws will be used as part of the protection. This will ensure no damage occurs to the timbers.

Having regards to the above, no material harm to the designated heritage asset has been identified and therefore consent should be granted in accordance with Policy DM06 of the Development Management Policies document (2012). Due regard has been given to the provisions of Section 16 of the Planning (Listed Building and Conservation Areas) Act 1990 in this assessment.

The proposed alterations are considered to ensure that this proposal would not detrimentally impact on the qualities of the building and protect the historic and architectural character of the building whilst securing its optimum viable use. As conditioned, they would preserve the character and appearance of the individual property and the wider street scene.

Overall, the proposed changes will have less than substantial harm on the heritage asset and are required in order to secure the optimum viable use of the building. The proposal changes are considered to be acceptable subject to appropriate conditions.

5.4 Response to Public Consultation

There was one objection in regard to the heritage statement. A revised heritage statement has been received and the heritage officer has no objection to the proposal.

6. Equality and Diversity Issues

The proposal does not conflict with either Barnet Council's Equalities Policy or the commitments set in the Equality Scheme and supports the Council in meeting its statutory equality responsibilities.

7. Conclusion

The proposal is considered to accord with the requirements of the Development Plan and it is therefore recommended that listed building consent be granted.

Location 1264 High Road London N20 9HH

Reference: 21/1762/FUL

Received: 29th March 2021

Accepted: 26th April 2021

Ward: Oakleigh

Expiry 21st June 2021

AGENDA ITEM 11

Case Officer: Jonathan Martin

Applicant: Mr A Matur

Proposal:

Internal and external alterations including repainting the exterior of the property, replacement of the kitchen and bar areas, reconfiguration of toilets at ground and first floor levels and relocation of cold room to the rear garden

OFFICER'S RECOMMENDATION

Approve subject to conditions

AND the Committee grants delegated authority to the Service Director – Planning and Building Control to make any minor alterations, additions or deletions to the recommended conditions/obligations or reasons for refusal as set out in this report and addendum provided this authority shall be exercised after consultation with the Chairman (or in their absence the Vice- Chairman) of the Committee (who may request that such alterations, additions or deletions be first approved by the Committee)

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

- A-1424-1000 A - Proposed Ground Floor Plan
- A-1424-1100 A - Proposed First Floor Plan
- A-1424-1500 A - Existing and Proposed Rear Elevation
- A-1424-1600 A - Existing and Proposed Section
- A-1424-1601 A - Partition Schedule
- A-1424-1603 A - Cold Room
- C-1424-1400 C - Existing and Proposed Front Elevation
- 1424-00 Site Plan
- 1424-01 Block Plan
- 1424-100 Existing Ground Floor

- 1424-200 Existing First Floor Plan
- 1424-300 Existing Second Floor
- 1424-500 Demolition Block Plan
- 1424-501 Demolition Ground Floor
- 1424-502 Demolition First Floor
- 1424-1200 Proposed First Floor
- 1424-1300 Proposed Second Floor
- 1424-1602 Partition Schedule 2
- Panel FM Certificate
- Panel Data Sheet
- CU & Blower Data Sheet

Design and Access Statement

Heritage Statement Rev A - dated 1th June 2021

Schedule of Works - dated 23/03/2021

Timber Cedar details for Cold Store

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

- 2 This development must be begun within three years from the date of this permission.

Reason: To comply with Section 51 of the Planning and Compulsory Purchase Act 2004.

- 3 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 Listed Building in accordance with Policy DM06 of the Development Management Policies DPD (adopted September 2012) and CS NPPF of the Local Plan Core Strategy (adopted September 2012).

- 4 Prior to the commencement of the any internal works, the historic timbers shall be protected and wrapped in plastic protection and taped around without the use of nails or screws. The historic timbers located within the existing structure shall be retained as existing and not harmed by any works. The timbers shall not be painted or modified in anyway without the permission of the LPA in writing.

Reason: In order to safeguard the special architectural or historic interest of the Listed Building in accordance with Policy DM06 of the Development Management Policies DPD (adopted September 2012) and CS NPPF of the Local Plan Core Strategy (adopted September 2012).

- 5 The proposed cold store room shall be built in accordance with approved plan A-1424-1603 and shall have Cedar cladding horizontal boards painted in dark green.

Reason: To safeguard the visual amenities of the building and surrounding area in accordance with Policy DM01 and DM06 of the Development Management Policies DPD (adopted September 2012) and Policies CS NPPF and CS1 of the Local Plan Core Strategy (adopted September 2012).

Informative(s):

OFFICER'S ASSESSMENT

Councillor Sowerby has called in planning application 21/1763/LBC and, as a result, applications 21/1764/ADV and 21/1762/FUL which relate to the same site are also been brought before the Planning Committee. This application is effectively the planning application that relates to the works to the listed building proposed in 21/1763/LBC.

Councillor Sowerby stated that "I would like to call this application to committee to determine. The building is Grade II listed and of enormous heritage value to the London Borough of Barnet. I therefore consider that the application requires close scrutiny to ensure its statutory listed status is not harmed by the proposed development".

1. Site Description

The application site relates to 1264 High Road which was last occupied by Pizza Express. The site is located on the north west side of High Road N20 and is approximately 428m² over 3 floors.

The site fronts onto High Road with outdoor space available at the rear of the site.

The ground floor shopfront is modern and similar to others along this section of the terrace.

The unit is within Whetstone Town Centre and is a statutory Grade II Listed Building under listing entry TQ2644393963.

2. Site History

Reference: 21/1763/LBC

Address: 1264 High Road, London, N20 9HH

Decision: Pending Consideration

Decision Date: No Decision Made.

Description: Internal and external alterations including repainting the exterior of the property, replacement of the kitchen and bar areas, reconfiguration of toilets at ground and first floor levels and relocation of cold room to the rear garden

Reference: 21/1764/ADV

Address: 1264 High Road, London, N20 9HH

Decision: Pending Consideration

Decision Date: No Decision Made.

Description: Installation of 1no. fascia sign

Reference: B/05006/13

Address: 1264 High Road, London, N20 9HH

Decision: Refused

Decision Date: 23 December 2013

Description: Installation of 1 externally illuminated fascia sign and 1 internally illuminated menu display cabinet to replace existing. Installation of 1 additional internally illuminated take-away sign.

Reference: B/00223/14

Address: 1264 High Road, London, N20 9HH

Decision: Approved subject to conditions

Decision Date: 14 April 2014

Description: Installation of externally illuminated fascia sign, internally illuminated wall mounted menu box, non-illuminated wall mounted take-away sign. Repainting of shopfront. (LISTED BUILDING CONSENT)

Reference: B/00222/14

Address: 1264 High Road, London, N20 9HH

Decision: Approved subject to conditions

Decision Date: 14 April 2014

Description: Installation of externally illuminated fascia sign, internally illuminated wall mounted menu box and non-illuminated wall mounted take-away sign.

Reference: B/02624/10

Address: 1264 High Road, London, N20 9HH

Decision: Approved subject to conditions

Decision Date: 20 August 2010

Description: Installation of 1 x internally illuminated menu box. Existing fascia letters to be removed and repainted gold and externally illuminated.

Reference: B/02629/10

Address: 1264 High Road, London, N20 9HH
Decision: Approved subject to conditions
Decision Date: 20 August 2010
Description: Installation of 1 x internally illuminated menu box. Existing fascia letters to be removed and repainted gold and externally illuminated. External walls at ground floor to be repainted. (Listed Building Application)

Reference: N01372P/00
Address: 1264 High Road, London, N20 9HH
Decision: Approved subject to conditions
Decision Date: 26 February 2001
Description: Replacement fascia sign.

Reference: N01372Q/00
Address: 1264 High Road, London, N20 9HH
Decision: Approved subject to conditions
Decision Date: 26 February 2001
Description: Replacement fascia sign.

3. Proposal

Planning permission is sought for Internal and external alterations including repainting the exterior of the property, replacement of the kitchen and bar areas, reconfiguration of toilets at ground and first floor levels and relocation of cold room to the rear garden.

The shopfront will receive a full redecoration with the new doors to be dulux cranberry crunch in colour and the existing yellow walls will be painted white.

The new cold store will be located into the rear garden area, will have a flat roof and will have cedar cladding horizontal boards painted dark green. The new cold store will have a width of 4.5m, depth of 5.5m and a height of 2.7m.

As explained above, this application relates to the same works that are the subject of listed building application 21/1763/LBC, a report into which can be found elsewhere on this Agenda.

4. Public Consultation

A site notice was erected on 30th April 2021.

Letters were sent to 65 neighbouring properties.

One objection has been received on behalf of the Hendon and District Archaeological Society.

The Heritage Statement submitted with this application is totally inadequate. This building is one of the two oldest in Whetstone, and has a complex and interesting history, a significant part of which is still discernible inside, and can be seen by people who use the restaurant. This discernible complexity means that the evidential and historical significance of the building is high (contrary to the unwarranted assertions in section 3 of the Statement); the changes that have been made over the years add to rather than detract from this significance. The importance of the building is demonstrated by the reference to it and its neighbours in the 'Pevsner' London 4: North, as well as in such books as

'Whetstone Revealed' by John Heathfield and David Berguer, which would be readily available to the consultants responsible for the Heritage Statement. The Council should insist on a proper Statement produced by a competent architectural historian, to show that the applicants understand the nature of the building they have acquired and will look after it. What is actually proposed to bring the Pizza Express interior up to date does not seem objectionable in itself, though strong conditions may be necessary to ensure that there is no cutting into historic fabric for, for instance, services.

An amended Heritage Statement has been submitted by the agent.

Heritage Officer

Initial comments 15th May 2021

No in-principle objections but amendments and additional information required.

As the property is currently in use as a restaurant, the change of restaurant is not an issue. However, additional submissions are required.

- o A photo survey of the property, particularly of the rear where the proposed cold room is proposed to be sited, is required.
- o Colour coded plans of the existing floor layout should be provided to clarify what is historic fabric and what is modern partition.
- o Additional details of the proposed external cold room should be submitted so the proposals and the impact on the heritage asset and its setting can be clearly understood. Spec sheets to show exactly what the appearance will look like and clarification on whether the structure is attached or free-standing needs to be clarified. It is to be noted that the existing unit already has such features so in light that harm will be caused by this proposal without any justification, this element of the development may need to be removed.

In addition, in regard to the proposed colour, the current colour scheme is subdued and is in harmony with both its immediate neighbours, both heritage assets. The proposal of re-painting the entire ground floor in a red colour is therefore not appropriate.

In response to these comments, the applicant has provided the following:

- A photo survey was provided by the applicant;
- Colour coded plans have been received to show historic fabric and modern partition;
- Additional plans and details have been provided for the cold room and this will be discussed in full in the next section of the report;
- The applicant has confirmed that the doors will be dulux cranberry crush and the existing yellow walls will be painted white.

Following the receipt of amended plans and documents, the heritage officer considers the proposal to be acceptable and has no objections to the proposal subject to conditions relating to the cold store, protection of the internal timbers.

5. Planning Considerations

5.1 Policy Context

National Planning Policy Framework and National Planning Practice Guidance

The determination of planning applications is made mindful of Central Government advice and the Local Plan for the area. It is recognised that Local Planning Authorities must determine applications in accordance with the statutory Development Plan, unless material considerations indicate otherwise, and that the planning system does not exist to protect the private interests of one person against another.

The revised National Planning Policy Framework (NPPF) was published on 20th July 2021. This is a key part of the Governments reforms to make the planning system less complex and more accessible, and to promote sustainable growth.

The NPPF states that 'good design is a key aspect of sustainable development, creates better places in which to live and work and helps make development acceptable to communities.... being clear about design expectations, and how these will be tested, is essential for achieving this". The NPPF retains a presumption in favour of sustainable development. This applies unless any adverse impacts of a development would 'significantly and demonstrably' outweigh the benefits.

The Mayor's London Plan 2021

The London Development Plan is the overall strategic plan for London, and it sets out a fully integrated economic, environmental, transport and social framework for the development of the capital. It forms part of the development plan for Greater London and is recognised in the NPPF as part of the development plan. The London Plan provides a unified framework for strategies that are designed to ensure that all Londoners benefit from sustainable improvements to their quality of life.

Barnet's Local Plan (2012)

Barnet's Local Plan is made up of a suite of documents including the Core Strategy and Development Management Policies Development Plan Documents. Both were adopted in September 2012.

- Relevant Core Strategy Policies: CS NPPF, CS1, CS5, CS6.
- Relevant Development Management Policies: DM01, DM02, DM06.

Supplementary Planning Documents

Sustainable Design and Construction SPD (adopted October 2016)

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

5.2 Main issues for consideration

The main issues for consideration in this case are:

- Whether harm would be caused to the character and appearance of the existing Grade II listed building, street scene and wider area,
- Whether harm would be caused to the living conditions of neighbouring residents.

5.3 Assessment of proposals

Impact on the character of the listed building

Section 16(2) of the Planning (Listed Buildings and Conservation Areas) Act 1990 requires that in determining applications for listed building consent, a planning authority must have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest.

The National Planning Policy Framework sets out that local planning authorities should identify and assess the particular significance of any heritage asset that may be affected by a proposal (including by development affecting the setting of a heritage asset) taking account of the available evidence and any necessary expertise. They should take this assessment into account when considering the impact of a proposal on a heritage asset, to avoid or minimise conflict between the heritage asset's conservation and any aspect of the proposal.

The National Planning Policy Framework states that any proposal that causes harm to a designated asset must be assessed by weighing this harm against the public benefits makes clear that any harm to a listed building must require clear and convincing justification, and that greater weight should be given to harm to highly graded structures.

Policy CS5 Protecting and enhancing Barnet's character to create high quality places' seeks to ensure that development in Barnet respects local context and distinctive local character creating places and buildings of high quality design. Policy DM01 states that development proposals should be based on an understanding of local characteristics. Proposals should preserve or enhance local character and respect the appearance, scale, mass, height and pattern of surrounding buildings, spaces and streets.

Policy DM06 states that all heritage assets will be protected in line with their significance and that all development must preserve or enhance the character and appearance of the conservation areas.

External appearance of the building

The existing yellow walls on the front of the building will be painted white with the doors being cranberry crunch in colour. The heritage officer has commented that over the years the entire shopfront has changed colours, including the colour of the render. It is noted that other shopfronts are painted in differing colours and therefore the white front elevation is considered acceptable along with the cranberry crunch coloured doors. The repainting raises no specific listed building issues as the existing shopfront is not the original.

New fascia

The new fascia is acceptable in terms of dimensions and material and since the existing shopfront is no longer the original one, it is considered acceptable in listed building terms. A separate advertisement application will determine the details of the proposed signage, a report into which appears elsewhere on the Agenda.

Internal reconfigurations

The new internal works are to replace the existing kitchen, bar area, removing some of the toilets at first floor and relocation of the cold store room from internal to external. The proposed works will bring the property into reuse to fit in with the occupiers concept. The ground floor toilet will be redesigned to accommodate an extra toilet.

With regards to the kitchen, the existing arched counter and partition behind it will be removed. The proposal seeks to separate the kitchen area which does not require an enclosed washing facility. The existing washing facilities will remain in the same location which does not require any new drainage services. The existing equipment in this location will be reused. The existing extract system will be retained and reused with a simple service to ensure it is in working order.

The new bar area will be free standing and not to be tied against the existing property. The existing store room to the rear of the bar will be removed and will provide a large open space.

At first floor level, the existing toilets and cold store will be removed. These are modern partitions and have no historic value or significance. Therefore, the removal of these features will have no damage to the fabric of the existing property.

Cold Store

The new cold room will be located in the rear garden area and will replace the existing timber shed. The new cold store will have a flat roof and will have cedar cladding horizontal boards painted dark green. The new cold store replaces an existing timber shed and therefore it will not have a negative impact on the character and appearance of the listed building. The new cold store will have a width of 4.5m, depth of 5.5m and a height of 2.7m. In terms of the existing motor in the loft space, the applicant will leave existing pipework in place to avoid any damage to the fabric of the property. They will then remove the motors from the loft and relocate them into the store space within the rear shed. This will also be hidden from everything in a secure place.

Listed Timbers

The proposed works are required to bring this property back to use with minimum alterations to the existing building. The heritage officer was concerned about any damage to the existing internal timbers. The applicant has confirmed that these timbers will not be modified in any way. A condition will be added to ensure that these timbers are not removed or modified in anyway without prior permission from the LPA in writing. The existing timber works are to be protected and wrapped in plastic protection and taped around. No nails or screws will be used as part of the protection. This will ensure no damage occurs to the timbers.

Having regards to the above, no material harm to the designated heritage asset has been identified and therefore consent should be granted in accordance with Policy DM06 of the Development Management Policies document (2012). Due regard has been given to the provisions of Section 16 of the Planning (Listed Building and Conservation Areas) Act 1990 in this assessment.

The proposed alterations are considered to ensure that this proposal would not detrimentally impact on the qualities of the building and protect the historic and architectural character of the building whilst securing its optimum viable use. As conditioned, they would preserve the character and appearance of the individual property and the wider street scene.

Overall, the proposed changes will have less than substantial harm on the heritage asset and are required in order to secure the optimum viable use of the building. The proposal

changes are considered to be acceptable subject to appropriate conditions.

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

Schemes which significantly harm the amenity of neighbouring occupiers will be refused planning permission. Protecting amenity helps to protect the well-being of the boroughs residents. It is important to ensure that developments do not significantly overshadow neighbouring buildings, block daylight, reduce sunlight, or result in a loss of privacy or outlook.

The internal works and the refreshment of the front façade will preserve the amenities of the occupiers of the neighbouring properties and would not impact the amenities of neighbouring properties to an unacceptable level.

The proposed relocation of the cold store will not negatively impact neighbouring amenity. The cold store will be located in the rear garden area and the surrounding properties to the south are in commercial use. A car park is located to the rear of the site.

Therefore, the proposal development is considered to be acceptable and would not impact neighbouring amenity.

5.4 Response to Public Consultation

There was one objection in regard to the heritage statement. A revised heritage statement has been received and the heritage officer has no objection to the proposal.

6. Equality and Diversity Issues

The proposal does not conflict with either Barnet Council's Equalities Policy or the commitments set in the Equality Scheme and supports the Council in meeting its statutory equality responsibilities.

7. Conclusion

The proposal is considered to accord with the requirements of the Development Plan and is therefore recommended for listed building consent.

Location 15 Southbourne Crescent London NW4 2LB

Reference: 21/1015/HSE

Received: 25th February 2021

AGENDA ITEM 12

Accepted: 26th February 2021

Ward: Hendon

Expiry 23rd April 2021

Case Officer: Erica Mason

Applicant: Mr & Mrs Benouaich

Proposal:

Single storey front extension. Alterations and extension to existing roof to include hip to gable, 1no. front rooflight, 1no. rear rooflight and window to gable end
(AMENDED DESCRIPTION)

OFFICER'S RECOMMENDATION

Refuse

AND the Committee grants delegated authority to the Service Director – Planning and Building Control to make any minor alterations, additions or deletions to the recommended conditions/obligations or reasons for refusal as set out in this report and addendum provided this authority shall be exercised after consultation with the Chairman (or in their absence the Vice- Chairman) of the Committee (who may request that such alterations, additions or deletions be first approved by the Committee)

- 1 The proposed gable end roof extension, by reason of its size, scale, design and proximity to the neighbouring property, would represent an overly dominant, bulky and unsympathetic development, unbalancing the pair of semi-detached dwellinghouses of which it forms a part, resulting in an overdevelopment of the site and having an adverse impact on the character and appearance of the host property, streetscene and surrounding area, contrary to Policy D3 of the London Plan (2021), Policies CS1 and CS5 of Barnet's Adopted Core Strategy (2012), Policy DM01 of the Adopted Development Management Policies DPD (2012) and the Adopted Residential Design Guidance SPD (2016)
- 2 The proposed single storey front extension, by reason of its size, scale, design and excessive forward projection, would represent a disproportionate and bulky addition to the prominent front elevation, unbalancing the pair of semi-detached dwellinghouses of which it forms a part and appearing incongruous and unsympathetic to the character and appearance of the host property, streetscene and surrounding area, contrary to Policy D3 of the London Plan (2021), Policies CS1 and CS5 of Barnet's Adopted Core Strategy (2012), Policy DM01 of the Adopted Development Management Policies DPD (2012) and the Adopted Residential Design Guidance SPD (2016)

Informative(s):

1 The plans accompanying this application are:

Existing (Dated 27.04.2021)

- 015SO-A-01-001 (Existing Location Plan)
- 015SO-A-01-002 (Block Plans)
- 015SO-A-02-001 (Existing Front Visualization)
- 015SO-A-02-002 (Existing Rear Visualization)
- 015SO-A-03-001 (Existing Ground Floor Plan)
- 015SO-A-03-002 (Existing First Floor Plan)
- 015SO-A-03-003 (Existing Second Floor Plan)
- 015SO-A-03-004 (Existing Roof Plan)
- 015SO-A-05-001 (Existing Section A-A)
- 015SO-A-05-002 (Existing Section B-B)
- 015SO-A-06-001 - (Existing North Elevation)
- 015SO-A-06-002 (Existing South Elevation)
- 015SO-A-06-003 (Existing East Elevation)
- 015SO-A-06-004 (Existing West Elevation)

Proposed (Dated 17.08.2021; received 19.08.2021)

- 015SO-A-01-001 (Location Plan)
- 015SO-A-01-002 (Block Plan)
- 015SO-A-02-101 (Proposed Front Visualization)
- 015SO-A-02-102 (Proposed Rear Visualization)
- 015SO-A-03-101 (Proposed Ground Floor Plan)
- 015SO-A-03-102 (Proposed First Floor Plan)
- 015SO-A-03-103 (Proposed Second Floor Plan)
- 015SO-A-03-104 (Proposed Roof Plan)
- 015SO-A-05-101 (Proposed Section A-A)
- 015SO-A-05-102 (Proposed Section B-B)
- 015SO-A-06-101 (Proposed North Elevation)
- 015SO-A-06-102 (Proposed South Elevation)
- 015SO-A-06-103 (Proposed East Elevation)
- 015SO-A-06-104 (Proposed West Elevation)

2 In accordance with paragraphs 38-57 of the NPPF, the Council takes a positive and proactive approach to development proposals, focused on solutions. To assist applicants in submitting development proposals, the Local Planning Authority (LPA) has produced planning policies and written guidance to guide applicants when submitting applications. These are all available on the Council's website. A pre-application advice service is also offered.

The applicant did not seek to engage with the LPA prior to the submission of this application through the established formal pre-application advice service. The LPA has discussed the proposal with the applicant/agent where necessary during the application process. Unfortunately the scheme is not considered to accord with the Development Plan. If the applicant wishes to submit a further application, the Council is willing to assist in identifying possible solutions through the pre-application advice service.

OFFICER'S ASSESSMENT

This application was brought to Committee at the request of Cllr Shooter for the following reason:

I believe that the gable end is fitting with the rest of the street scene, and the application in general has no adverse cosmetics effect on the character of the street

1. Site Description

The application site is a two-storey semi-detached single-family dwelling located on the southern side of Southbourne Crescent within the Hendon ward. The property has been previously extended to the side and rear and in the roof and the site benefits from a driveway to the front and private amenity space to the rear, backing on to public open space leading down to the Dollis Brook.

The proposal property adjoins no. 17 Southbourne Crescent to form an identical pair - though it appears to remain largely unextended. The street scene is characterised by two-storey pairs of semi-detached dwellings, though with some variation in architectural detailing. A number of these have been previously extended to the front, side, rear and at roof level, including the other neighbouring property at No 13.

No. 13 projects approximately 2m beyond the front elevation of the proposal property and benefits from a hip-to-gable conversion.

The proposal site does not comprise a listed building and does not fall within a conservation area.

2. Site History

Reference: 15/04174/192

Address: 15 Southbourne Crescent, London, NW4 2LB

Decision: Lawful

Decision Date: 04 August 2015

Description: Roof extension involving hip to gable, rear dormer window and 1no rooflight to front roofslope to facilitate a loft conversion.

Reference: 15/02260/HSE

Address: 15 Southbourne Crescent, London, NW4 2LB

Decision: Approved subject to conditions

Decision Date: 10 June 2015

Description: Part single part two storey side and rear extension including new front porch.

Reference: 19/5983/HSE

Address: 13 Southbourne Crescent, London, NW4 2LB

Decision: Approved subject to conditions

Decision Date: 30 December 2019

Description: Single storey front extension. Single storey rear extension.

3. Proposal

This application seeks planning approval for a single storey front extension, an extension to existing roof to include a hip to gable conversion and alterations in the form of 1no. front rooflight, 1no. rear rooflight and window to gable end.

It should be noted that amended drawings were received during the application process, eliminating the proposed gable end roof, at the request of the officer. However, the agents' final request is to have the application appraised on the originally submitted drawings - as assessed below.

The proposed single storey front extension projects up to 2.5m forward to align with the front elevation with no. 13 Southbourne Crescent. It measures 4.88m width, an eaves height of 2.35m and 3.4m to the top of the crown roof from the natural ground level and is set away from the common side boundary with No. 13 by 0.6m. The extension as proposed has a forward facing front access door and window.

The roof extension would involve a hip to gable extension to the existing pitched roof. It would measure high 3.6m from eaves to the ridgeline, with a width of 4.4m and a depth of 9.4m. The proposed front and rear rooflights each measure 1.2m wide and 0.7m high. Also, a window will be inserted into the gable end of the roof extension measuring approximately 1m wide and 1.2m high. The roof extension is set away from the side boundary facing No. 13 by approximately 0.4m.

4. Public Consultation

Consultation letters were sent to 5no. neighbouring properties. No comments were received in the lifetime of the application.

5. Planning Considerations

5.1 Policy Context

National Planning Policy Framework and National Planning Practice Guidance

The determination of planning applications is made mindful of Central Government advice and the Local Plan for the area. It is recognised that Local Planning Authorities must determine applications in accordance with the statutory Development Plan, unless material considerations indicate otherwise, and that the planning system does not exist to protect the private interests of one person against another.

The revised National Planning Policy Framework (NPPF) was published on 20th July 2021. This is a key part of the Governments reforms to make the planning system less complex and more accessible, and to promote sustainable growth.

The NPPF states that 'good design is a key aspect of sustainable development, creates better places in which to live and work and helps make development acceptable to communities.... being clear about design expectations, and how these will be tested, is essential for achieving this".

The NPPF retains a presumption in favour of sustainable development. This applies unless any adverse impacts of a development would 'significantly and demonstrably' outweigh the benefits.

The Mayor's London Plan 2021

The new London Plan which sets out the Mayor's overarching strategic planning framework for the next 20 to 25 years was adopted on the 2nd March 2021 and supersedes the previous Plan.

Barnet's Local Plan (2012)

Barnet's Local Plan is made up of a suite of documents including the Core Strategy and Development Management Policies Development Plan Documents. Both were adopted in September 2012.

- Relevant Core Strategy Policies: CS NPPF, CS1, CS5.
- Relevant Development Management Policies: DM01, DM02.

The Council's approach to extensions as set out in Policy DM01 is to minimise their impact on the local environment and to ensure that occupiers of new developments as well as neighbouring occupiers enjoy a high standard of amenity. Policy DM01 states that all development should represent high quality design and should be designed to allow for adequate daylight, sunlight, privacy and outlook for adjoining occupiers. Policy DM02 states that where appropriate, development will be expected to demonstrate compliance to minimum amenity standards and make a positive contribution to the Borough. The development standards set out in Policy DM02 are regarded as key for Barnet to deliver the highest standards of urban design.

Barnet's Local Plan (Reg 19)

Barnet's Draft Local Plan -Reg 19 Publication was approved for consultation on 16th June 2021. The Reg 19 document sets out the Council's draft planning policy framework together with draft development proposals for 65 sites. It is Barnet's draft Local Plan.

The Local Plan 2012 remains the statutory development plan for Barnet until such stage as the replacement plan is adopted and as such applications should continue to be determined in accordance with the 2012 Local Plan, while noting that account needs to be taken of the policies and site proposals in the draft Local Plan.

Supplementary Planning Documents

Residential Design Guidance SPD (adopted 2016)

- Sets out information for applicants to help them design an extension to their property which would receive favourable consideration by the Local Planning Authority and was the subject of separate public consultation. The SPD states that large areas of Barnet are characterised by relatively low density suburban housing with an attractive mixture of terrace, semi-detached and detached houses. The Council is committed to protecting, and where possible enhancing the character of the borough's residential areas and retaining an attractive street scene.

- States that extensions should normally be subordinate to the original house, respect the original building and should not be overly dominant. Extensions should normally be consistent in regard to the form, scale and architectural style of the original building which can be achieved through respecting the proportions of the existing house and using an appropriate roof form.
- In respect of amenity, states that extensions should not be overbearing or unduly obtrusive and care should be taken to ensure that they do not result in harmful loss of outlook, appear overbearing, or cause an increased sense of enclosure to adjoining properties. They should not reduce light to neighbouring windows to habitable rooms or cause significant overshadowing, and should not look out of place, overbearing or intrusive when viewed from surrounding areas.

Sustainable Design and Construction SPD (adopted 2016)

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

5.2 Main issues for consideration

Officers consider that the main planning considerations are as follows:

- Whether harm would be caused to the character and appearance of the existing building, the street scene and the wider locality.
- Whether harm would be caused to the living conditions of neighbouring residents.

5.3 Assessment

Any scheme for the site will need to respect the character and appearance of the local area, relate appropriately to the sites context and comply with development plan policies in these respects. This will include suitably addressing the requirements of development plan policies such as DM01 which states that all proposals should preserve and enhance the local character of the area, as well as policies CS05 of Barnet's Local Plan (Core Strategy) Development Plan Document Adoption Version September 2012 and Policy D3 of the London Plan (2021).

Single Storey Front Extension

Paragraph 14.28 of the Residential Design Guidance SPD (adopted 2016) states that large single storey front extensions will not normally be permitted because of their effect on the street scene and character of the area in general. The Guidance also advises that care should be taken to ensure that front extensions have regard to, and do not conflict with, existing architectural features such as bay windows.

It is noted that the proposal property is set back from the neighbouring property at No. 13 by approximately 2m. It is also observed that the property benefits from a ground floor front bay element measuring 0.9m in depth. The existing front porch set adjacent to the bay projects approximately 0.9m beyond the bay window.

The front extension would project forwards by 2.5m, squaring off at the front and lining up with the front elevation of the extension at No. 13 Southbourne Crescent.

Whilst No 13 benefits from a front extension of a similar width, that addition is proportionate in scale - principally with regard to projection and the more modest resultant massing - measuring just 1.3m in depth from the original front wall and avoiding the need for an elongated crown roof.

Whilst the proposed front extension at No. 15 would not project beyond the neighbouring front porch, the proposed depth at 2.5m would represent a disproportionate and incongruous, bulky addition to the front of the property, which would harmfully impact the character and appearance of the host property and streetscene and detrimentally unbalance the pair of properties of which it forms part.

Despite examples provided by the applicant of other properties on Southbourne Crescent who benefit from front extensions, including No. 41 Southbourne Crescent and No. 53 Southbourne Crescent, none of these have as deep a projection and significant or discordant massing as that currently proposed and they remain proportionate in size to their respective properties and have an acceptable impact on the character and appearance of the area.

Roof Extension

Paragraph 14.34 of the Guidance - Large roof extensions states that consideration will be given to whether or not gable end extensions are a characteristic feature of the street and wider area. It adds that proposed hip to gable roof extensions need to take into account the following criteria:

- o The gable should not unbalance a pair of semi-detached houses or a short terrace
- o The gable should not reduce the degree of visual separation between houses or glimpsed views from the street
- o The gable should not appear out of character within the streetscape

The LPA wishes to highlight that amendments were requested from the officer to eliminate the gable roof extension due to its' projection from an already extended portion of the first floor. A hip to gable roof extension and rear dormer window was considered lawful under reference 15/04174/192. It should be noted that the extension was to the original roof as opposed to first floor side element and that in determining that application, the LPA had no jurisdiction to consider the aesthetic of the proposal against the criteria above.

Gable roof extensions to houses can have a profound effect on the appearance of an area. In regard to character, Policy DM01 of the Council's Development Management Policies outlines that development proposals should be based on an understanding of local characteristics and seek to preserve or enhance local character. Furthermore, the Council's Residential Design Guidance SPD outlines that extensions should not be unduly overbearing or prominent and should normally be subordinate to the existing dwelling.

Paragraph 14.13 of the Council's Residential Design Guidance SPD advocates that extensions should fit into the street, being consistent with the architectural character, neighbouring properties, and any special nature of the area.

It is acknowledged that No. 13 benefits from a gable ended roof form - similarly brought forward in exercise of permitted development right. The roof is set away from the common side boundary with No. 15 by at least 1.35m. The roof extension as proposed would be set away from the other side of the boundary by only 0.4m. The existing pitched roof allows for a visual break at roof level. The proposed gable end would be significantly more bulk and reduce the degree of visual separation between houses - contrary to Para 14.34.

Furthermore, the adjoining semi detached property at No. 17 retains its pitched roof. The gable end will consequently unbalance the pair of semi-detached houses, contrary to the expectations of Para 14.34. Therefore, it is considered that the development is not sympathetic to the pair of semi-detached properties and streetscene.

It is considered that the proposed front and rear rooflights would not harm the character and appearance of the proposal property or locale.

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

Single Storey Front Extension

It is important that any scheme addresses the relevant development plan policies including policy DM01 of the Barnet Local Plan and Policies D3 and D6 of the London Plan (2021) in respect of the protection of the amenities of neighbouring occupiers. This will include taking a full account of all neighbouring sites.

The front extension would line up with the neighbouring front extension at No 13 and is set 3.85m away from the boundary with No 17. As a result, it is not considered to cause a loss of light privacy or outlook, undue sense of enclosure or other result in any other detrimental harm to the residential amenities of the neighbouring residents. Furthermore, no openings by way of windows or doors are proposed within the side elevations.

Roof Extension

Due to the proximity of the proposed gable at approximately 0.4m from the neighbouring boundary with No. 13 and the addition of the window within the gable, potential overlooking and loss of privacy may arise, though there are no opposing windows in the flank elevation. Nonetheless, in the event of an approval, a condition would be added to obscure glaze the window and restrict its opening. Also, due to the gable roof and rear dormer at No. 13 and it being set away from the boundary by approximately 1.95m, it is not considered to cause a materially harmful impact in relation to degree of harm by reason of any loss of outlook, onto neighbouring properties and amenity spaces. Lastly, the proposed front and rear rooflights - each measuring 1.2m wide and 0.7m high - by reason of their size and siting, are not considered to result in overlooking, or loss of privacy.

5.4 Response to Public Consultation

N/A.

6. Equality and Diversity Issues

The proposal does not conflict with either Barnet Council's Equalities Policy or the commitments set in the Equality Scheme and supports the Council in meeting its statutory equality responsibilities.

7. Conclusion

Having taken all material considerations into account, including site history, the current application is considered unacceptable by reason of the large ground floor front extension and the gable end to the extended main roof creating an incongruent and harmful impact on the character and appearance of the existing dwelling; contributing (in addition to other extensions) to an overdeveloped property that falls outside of the character of the wider locality. Therefore, the current application is not compliant with Barnet planning policies and is recommended for REFUSAL.



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