

**Location**                      **58 Hadley Highstone Barnet EN5 4PU**

**Reference:**                      **16/7133/HSE**                      Received: 9th November 2016  
Accepted: 10th November 2016

Ward:                              High Barnet                              Expiry 5th January 2017

Applicant:                      Mr NEIL FRANKLIN

Proposal:                      Roof extension involving rear dormer window, 1no. rooflights to rear elevation to facilitate a loft conversion (Amended Description)

**Recommendation:** Approve subject to conditions

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

459416-1  
459416-2 rev C  
Site Location Plan

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     Notwithstanding the details shown on the hereby approved drawings, the rooflight(s) hereby approved shall be of a "conservation" type (with central, vertical glazing bar), set flush in the roof.

Reason: To safeguard the character and appearance of the Conservation Area in accordance with policy DM06 of the Development Management Policies DPD (adopted September 2012).

## **Informative(s):**

- 1 In accordance with paragraphs 186 and 187 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**

This application relates to a two storey end of terrace Georgian dwellinghouse located in the middle of Hadley Highstone, slightly towards the north, and on the east side of the road, opposite to the junction with Taylor's Lane. The site is located within Area 1 of the Monken Hadley conservation area, an article 4 area, but is not locally or statutory listed. The site is adjoined to a terrace of 3 properties, which also includes 60 and 62 Hadley Highstone, there is a 1.3 metre gap separating the site from 56 Hadley Highstone which serves as an access route to the rear of the property. 60 and 62 Hadley Highstone both contain rear dormers, with 60 Hadley Highstone's dormer of a very similar size and style to that proposed. There is a wooded area to the rear, therefore there are no properties directly behind the rear boundary wall.

### **2. Site History**

Reference: N12262/99

Address: 58 Hadley Highstone, Barnet, EN5 4PU

Decision: Approved subject to conditions

Decision Date: 24 January 2000

Description: Creation of vehicular access and two-off-street car parking spaces to front garden. First floor rear extension and loft conversion incorporating rear dormer window extension and rooflight.

### **3. Proposal**

This application seeks consent for:

- A roof extension involving a rear dormer window, which measures 1.5 metres in width, 2.1 metres in depth, and with a maximum height of 1.5 metres.
- The installation of a conservation type rooflight to the left side of the rear roof slope.

### **4. Public Consultation**

A site notice was erected on 17.11.2016

A press notice was published on 17.11.2016

5 consultation letters were sent to neighbouring properties.  
No letters have been received.

Councillor Prentice has requested that the application be considered by committee due to the site's location within the conservation area.

#### **4.1 Internal Consultation**

N/A

### **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 on 27 March 2012. 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.

##### The Mayor's London Plan 2016

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.

##### 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.

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.

### 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.
- With regard to development within conservation areas it is noted that that the council will have special regard to the desirability of preserving or enhancing their character or appearance. Conservation areas which are subject to Article 4 Directions require that planning permission is obtained for development that would otherwise constitute permitted development.

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.

Monken Hadley Conservation Area Character Appraisal Statement - Adopted January 2007

## **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, the Monken Hadley Conservation Area, 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 of the area

With regards to the building styles and appropriate building materials, the Monken Hadley Conservation Area Character Appraisal Statement notes that there are no consistent styles or sets of materials that have repeatedly been used or could said to be

representative of what may be found on an estate development therefore it is advised to examine the individual character analysis of Area One - Hadley Highstone Kitts End Road. The character analysis of Area One notes that on the northern end of the east side the properties are larger and later. There is greater variation of roof heights with some properties up to three storeys high. Most of the properties are noted for their group value as are several other groups along the road. The houses fall into natural groups of four to six in terms of their style, and are built in a variety of traditional styles and materials.

Regarding the rear dormer roof extension, it is considered to be of a suitable size and design, and sympathetic to the nature of the conservation area. The Monken Hadley Conservation Area Character Appraisal Statement emphasises the importance of the 'group value' of properties along Hadley Highstone, the rear dormer could be judged to enhance the group of terraces, adding symmetry to the rear elevation of the group, as the other 2 properties already have rear dormer roof extensions.

The size of the rear dormer roof extension will be very similar to that of 60 Hadley Highstone, furthermore, the dimensions of the dormer are largely modelled on a rear dormer approved on a previous application on 58 Hadley Highstone in 1999 (N12262/99) which had a width of 1.5 metres, a depth of 2.2 metres, and a maximum height of 1.8 metres, equating to a similar volume.

The building style and choice of materials for the proposed rear dormer are considered to be appropriate for the conservation area. The inclusion of a single sash window, the narrow dormer cheeks and generous set back from the eaves ensure that the dormer does not have adverse impacts on the character of the area.

The proposed installation of a conservation type rear rooflight is not considered to have a detrimental impact on the character of the area given that it is of an appropriate size, and flush, therefore it will not protrude from the rear of the roof slope. Furthermore, 62 Hadley Highstone also has a similar conservation type rooflight installed on its rear roof slope, therefore improved symmetry will enhance the 'group value' of 58-62 Hadley Highstone.

#### Impact on the amenities of neighbours

The proposed rear dormer extension is fairly small, and would be well set back from neighbouring properties at 56 and 60 Hadley Highstone, therefore it is not anticipated that this would result in any significant adverse impacts concerning overbearing appearance, loss of privacy and loss of sunlight. Given the fact that there are no properties directly behind the rear boundary, any overlooking from the rear dormer will not be an issue.

The proposed installation of a conservation type rooflight to the rear slope will not result in a loss of privacy as 56 and 60 Hadley Highstone would not be visible from the window. Again, there are no properties directly behind the rear boundary; therefore any overlooking from the rear rooflight will not be an issue.

## **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 support the Council in meeting its statutory equality responsibilities.

## 7. Conclusion

Having taken all material considerations into account, the proposals, as amended would not detrimentally impact on the qualities of the positive building and would protect the character of this part of the Monken Hadley Conservation Area. The proposed alterations are such that, as conditioned, they preserve the amenities of the occupiers of the neighbouring properties and the character and appearance of the individual property, street scene, conservation area, and area of special character.

