

Location **7 - 21 Monkswell Court Colney Hatch Lane London N10 2JH**

Reference: **18/1591/FUL** Received: 12th March 2018
Accepted: 12th March 2018

Ward: Coppetts Expiry 7th May 2018

Applicant: Mr Gavin Bass

Proposal: Replacement of the existing timber doors with new access control door entry systems to the front and rear entrances incorporating flat concrete landings and steps to the front and ramps to the rear of the block with associated hand railings. (Amended)

Recommendation: Approve subject to conditions

AND the Committee grants delegated authority to the Head of Development Management or Head of Strategic Planning 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 his 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:

-Planning Statement prepared by Capital

-478/MC/01

-478/MC/02 Rev A

- 478/MC/04

-478/MC/05 Rev A

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

- 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 colour of doors shall be as per the email confirmation received from the agent George Plakides in an email dated 4 June 2018 and retained as such thereafter.

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).

Informative(s):

- 1 In accordance with paragraphs 186-187, 188-195 and 196-198 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 to the southern building located at Monkswell Court on Colney Hatch Lane; the subject building is three storeys and is occupied by apartments 7-21.

The surrounding area can be defined by two storey terraced dwellings with private amenity space to the rear, and three storey apartment blocks, particularly those in the immediate vicinity of Monkswell Court.

The application site is not listed, nor does it fall within a conservation area. The application site is not within close proximity to an area of archaeological importance.

As the subject building is a flatted development, the proposal site does not benefit from permitted development rights.

2. Site History

Reference: 16/6285/LIC

Address: Monkswell Court, Colney Hatch Lane, London, N10 2JH

Decision: Exempt

Decision Date: 17 October 2016

Description: Installation of cabinet, box, pillar, pedestal or similar apparatus with dimensions of 400mm (Width), 1210mm (Height) and 370mm (Depth)

Reference: 18/1590/FUL

Address: 22 - 27 Monkswell Court, Colney Hatch Lane, London, N10 2JH

Decision: Pending Consideration

Description: Replacement of the existing timber doors with new access control door entry systems to the front and rear entrances incorporating flat concrete landings and steps to the front and ramps to the rear of the block with associated hand railings.

Reference: 18/1588/FUL

Address: 1-6 Monkswell Court, Colney Hatch Lane, London, N10 2JH

Decision: Pending Consideration

Description: Replacement of the existing timber doors with new access control door entry systems to the front and rear entrances incorporating flat concrete landings and steps to the front and ramps to the rear of the block with associated hand railings.

3. Proposal

This application seeks planning permission for the replacement of the existing timber doors with new powder coated aluminium access control door entry systems to the front and rear entrances incorporating new flat concrete landings with steps to the front access points and ramps to the rear of the block at 7 - 21 Monkswell Court, Colney Hatch Lane.

Since the application was submitted, the front access arrangements have been altered to remain in the same position as the existing access; i.e. the steps to the front of the building will not go past the window of unit 7 as it previously was proposed to do.

The alterations of the proposal are as follows:

Front Elevation:

- o Front doors to be replaced with powder coated aluminium doors with side window panels;
- o New steps leading to the 3 front doors, with landing areas in front of the doorways; The access to units 7 - 12 will include 7 steps, with a landing area with a depth of 1 metre. The access to both units 12A - 15 and units 16-21 will include 6 steps and landing areas with depths of 1.4 metres.
- o Handrails approximately 1m in height above the finished floor level of the remodelled steps and landing, leading to the doorways.

Rear Elevation:

- o Replacement ramps leading to rear doorways;
- o Handrails along the edge of the ramps approximately 1 metre in height leading to doorway; and,
- o Rear doors to be replaced with powder coated aluminium door with side window panel.

4. Public Consultation

Consultation letters were sent to 61 neighbouring properties, on 13 April and again on the 07 June due to revisions to the access layout to units 7 -12. 10 letters of objection were received as a result.

The concerns raised through these submissions are summarised as follows:

- o The view out of flat 7 will be impacted with people walking right next to the sitting room window
- o The value of the unit and/or rent income will be impacted due to walkways running next to windows of flat 7
- o The amendments will alter the historic look and the uniformity of Monkswell Court
- o The proposed doors and ramps to the rear of the blocks are limited in safeguarding residents
- o Development is not in keeping with the characteristics of the property.
- o Concerns regarding the design and material to be used.
- o Is the additional work and costs required? Nothing wrong with the existing rail.
- o Removal of the hedges will affect privacy of ground floor flats.
- o Been contributing to garden services, waste of money.
- o Prefer a simple intercom system.
- o Strongly object to all three applications.
- o Concerns regarding the fire escape system.
- o The re-consultation period was not long enough to enable residents to comment on something that has so much financial impact
- o The base of the external rear stairway can be quite dark due to the overhang of balconies. Restricted light caused by the insertion of a heavy security door and frame will darken this area further. This will have an impact on natural light entering through the back kitchen doors of kitchens for flats 7 and 8, 12A, 16 and 17
- o The long ramps also presents an invasion of privacy and the right to a peaceable quiet life as residents or workmen pass windows of the units

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.

Whilst capable of being a material consideration, at this early stage very limited weight should be attached to the Draft National Planning Policy Framework. Although this weight will increase as the Draft National Planning Policy Framework progresses to examination stage and beyond, applications should continue to be determined in accordance with the 2012 National Planning Policy Framework.

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 2031. 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 Mayor's Draft London Plan

Whilst capable of being a material consideration, at this early stage very limited weight should be attached to the Draft London Plan. Although this weight will increase as the Draft London Plan progresses to examination stage and beyond, applications should continue to be determined in accordance with the 2016 London 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 and DM03.

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.

Policy DM03 states the Council's desire for all development to meet the highest standards of accessible and inclusive design.

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

Officers consider that the main planning considerations are as follows:

- o Design and Integration
- o Impact upon residential amenity

5.3 Assessment of proposals

Design and Integration

Due to the size and scale of the proposed development officers are of the opinion that it appears subordinate to the main property, and doesn't appear as a bulky or prominent feature, nor does it result in an alteration to the location of access into any of the units due to the amendments that have been made to the entrance to units 7-12.

Objectors have raised concerns regarding the materials proposed to be used, stating that the use of aluminium would be out of character and detract from the historic character of the buildings. It is noted that the buildings are not subject to either local or statutory listings and therefore the impact on heritage is not a relevant consideration. This proposal is one of three, the other two being under reference nos. 18/1588/FUL and 18/1590/FUL, with all applications seeking to install the same doors on all of the 3 blocks within Monkswell Court, and therefore the applicant's intention to replace all front and rear doors to match is clear. On this basis, the introduction of aluminium powder coated front and rear access doors is considered acceptable, noting that these will be green to be consistent with other joinery in the buildings, and match the existing doors.

As amended, the reinstated ramps and railings are not considered to detract from the character or function of the building containing units 7-21 as these will be in the same position/location as the existing access ways into the building. As such, the proposal would not have a detrimental impact upon the property or the individual units. Furthermore, the proposed ramp access into the rear of the property will enable universal access into the ground floor units of this building, thereby being an improvement to the universal design of the building.

Overall, Officers are of the view that the proposal would make a positive contribution to the front and rear elevations of 7-21 Monkswell Court, and the materials would compliment the main property, it is therefore considered that the proposed development would not have a detrimental impact upon the character of the area.

Impact upon Residential Amenity

It will be important that any scheme addresses the relevant development plan policies (for example policy DM01 of the Barnet Local Plan and policy 7.6 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 and the amenity of residents within the subject site. This approach is echoed under Policies CS5, DM01, DM02 DM04 of the Barnet Council Development Plan Document. These policies seek to manage the impact of new developments and ensure that there is not an excessive loss of amenity in terms daylight/sunlight, outlook and privacy for existing residential occupiers or gardens.

As the proposal only includes the replacement of doors to the front and rear entrances and the access-ways into the building whilst occupying the same footprint/location, it would not be detrimental to the amenity of the surrounding residential properties.

Third Party Representations

In addition to the above assessment, the following comments are made in response to remaining matters raising through consultation:

o Is the additional work and costs required? Nothing wrong with the existing rail. The cost of the development is not a material planning consideration. Furthermore, whether the replacement is necessary is not a matter to be considered.

o Removal of the hedges will affect privacy. The applicant has clarified that the only vegetation that was to be removed was as a result of the alterations to the front access to units 7-12 and therefore this is not relevant to the immediate proposal being assessed.

- o Been contributing to garden services, waste of money.
This not a material planning consideration.

- o Prefer a simple intercom system.

The LPA can only consider the merits of what is being proposed.

- o Concerns regarding the fire escape system.

This is not a material planning consideration, and is something that would be assessed by the building regulations team.

- o The re-consultation period was not long enough to enable residents to comment on something that has so much financial impact

The additional re-consultation was done to make residents aware that the access arrangement to units 7-12 that was disputed in previous objections, had been amended to then occupy the same location/position as the existing access. Due to the perceived impact of this amendment, it was not considered necessary to undertake a full re-consultation period.

- o The base of the external rear stairway can be quite dark due to the overhang of balconies. Restricted light caused by the insertion of a heavy security door and frame will darken this area further. This will have an impact on natural light entering through the back kitchen doors of kitchens for flats 7 and 8, 12A, 16 and 17

The insertion of a door in an already enclosed, access space, is not considered to impact on natural light in a manner that is acceptable.

- o The long ramps also presents an invasion of privacy and the right to a peaceable quiet life as residents or workmen pass windows of the units

The ramps being proposed occupy existing access locations and therefore do not present any new impacts on the privacy of units.

6. Equality and Diversity Issues

The existing development 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. As previously mentioned, the proposed alterations are considered to improve the universal access to the ground floor units of the subject building, thereby bringing the existing building into greater alignment with the Equalities policy.

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.

Site Location Plan

