

Location **11 Dury Road Barnet EN5 5PU**

Reference: **17/7538/LBC** Received: 28th November 2017
Accepted: 29th November 2017

Ward: High Barnet Expiry 24th January 2018

Applicant: Ms Fiona de Lys

Proposal: Replacement and repair of existing windows. Replacement of front render with new timber boarding. New front door. Internal alterations

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:

- Site Location Plan
- 11DR-01, 02, 03A, 04A, 05A, 06A, 07, 08A and 09
- Heritage Statement
- Design and Access Statement
- Anglia Lime Company - Fibrechalk and Woodwool board User Guidelines
- Anglia Lime Company -Thermaline data sheet
- The Wood Window Alliance document
- Photograph

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 The windows and doors hereby approved shall match those specified in the hereby approved plans.

Reason: To protect the character of the house and the Monken Hadley Conservation Area in accordance with policy DM06 of the Adopted Barnet Development Management Policies DPD (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. 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 a two storey terraced house forming one half of a pair of traditional timber framed cottages located on the north-west side of Dury Road. Constructed mid-1700s within the Monken Hadley Conservation Area, it is a Grade II listed building and forms part of the original terrace known as Gothic Place.

The property is of brick/timber frame with rendered external wall, under a clay tiled pitched roof with timber suspended floors internally.

Historic England Entry:

1. 5004 *DURY ROAD Monken Hadley*

Nos 11 and 15 TQ 2497 9/14

II GV

2. *C18. Timber framed pair of houses. Two storeys pantile roof. Stucco ground storey. Roughcast first storey. No 11 - 2 windows. Central Doorway. No 15 - 2 windows. Door to left. Included for group value.*

2. Site History

Reference: 17/3515/HSE

Address: 11 Dury Road Barnet EN5 5PU

Decision: Approved subject to conditions

Decision Date: 07 August 2017

Description: Replacement and repair of existing windows. Replacement of front render with new timber boarding. New front door. Internal alterations.

Reference: 17/5060/LBC

Address: 11 Dury Road Barnet EN5 5PU

Decision: Approved subject to conditions

Decision Date: 01 September 2017

Description: Replacement and repair of existing windows. Replacement of front render with new timber boarding. New front door. Internal alterations.

3. Proposal

This application proposes:

- i) The replacement and repair of existing windows
- ii) Replacement of front render with new timber boarding
- iii) New front door
- iv) Internal alterations (including relocation of bathroom to first floor, alterations to kitchen configuration, re-opening of original kitchen serving hatch, removal of unoriginal stud-wall larder, services and pipework routed through vaulted roof void of kitchen, alterations to first floor access hallway for new bathroom)

4. Public Consultation

0 responses have been received in connection with the press notice published on 07.12.2017 and site notice posted on 14.12.2017.

Other Consultation

Monken Hadley Conservation Area Advisory Committee: No Objections
Urban Design & Heritage: No Objections

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.

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

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, the street scene and the Monken Hadley Conservation Area;
- Whether harm would be caused to the living conditions of neighbouring residents.

5.3 Assessment of proposals

The current application has been called-in by a ward councillor to be presented at the Chipping Barnet Area Planning Committee

The replacement and repair of existing windows

The current application follows a similar scheme which gained planning permission under reference 17/3515/HSE dated 02 August 2017 and the associated listed building consent was approved under reference 17/5060/LBC dated 01 September 2017. It was noted on a previously completed site visit that the windows at the property were in a poor condition. As such, it is considered that it would be in the interest of the Listed Building's longevity and optimum use to replace and repair the windows as detailed in the submitted plans. The windows will match the existing windows in the building in style. However, the

thickness of the glazing differs from that which was previously approved. The approved thickness measure 3mm. However, due to technical difficulties, the applicant requires a 4mm glazing depth in the proposed windows. All other aspects of the glazing remain as previously approved. It is considered that the change would not result in any unacceptable harm to its character and appearance or the adjacent listed buildings within its vicinity. It is further considered that there would be no demonstrable harm to the neighbouring occupiers as a result of the proposed replacement windows.

Replacement of front render with new timber boarding

As previously approved, the applicant seeks to reinstate the building to its original state by removing the external front render and replace it with timber weatherboarding to match both adjoining properties. Given that the applicant has identified that the existing render is attached to chicken wire, it is acknowledged that its removal would cause little harm to the historic fabric of the original building. The use of timber cladding will be acceptable in terms of impact on the character and appearance of the Listed Building, its vicinity and the Conservation Area. It is not considered that these alterations would result in demonstrable harm to the neighbouring occupiers.

New front door

Also, as previously approved, the proposed new front door in principle is considered to be acceptable, matching the neighbouring adjoining property in style. As such it is not considered to harm the character and appearance of the listed building, the conservation area, or the amenities of the neighbouring occupiers.

Internal alterations

Amended drawings were submitted by the agent relating to internal changes to the approved scheme. Under the current application the bathroom and study being proposed at the rear have been swapped around from the previous approval at first floor level. Following a discussion with the Conservation Officer, the Heritage team is satisfied that the amendments allow for a more acceptable proposal. The changes represent acceptable alterations that would not be substantially harmful to the character or historic fabric of the Listed Building. Much of the room reconfigurations combined with their services and pipework routing are compatible with the existing layout without causing unnecessary harm to the Listed Building. The applicant will be removing previously internal alterations that were not original. Furthermore, the internal changes are not considered to result in unacceptable harm to the amenities of the neighbouring occupiers.

It can be concluded that the amendments to the previously approved scheme are acceptable and fall within the Residential Design Guidance SPD 2016. Furthermore, they do not detract from the proposal listed building, character of the general locale, current streetscene and neighbouring amenities.

5.4 Response to Public Consultation

No responses received.

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 Listed Building, the street scene, Monken Hadley Conservation Area, and wider locality. This application is therefore recommended for approval.

Site Location Plan

