

Location	1 Harman Close London NW2 2EA	
Reference:	18/6130/HSE	Received: 12th October 2018 Accepted: 15th October 2018
Ward:	Childs Hill	Expiry 10th December 2018
Applicant:	Mr Amir Mashkoor	
Proposal:	Installation of new automatic gate. Erection of new brick wall and timber fence to side boundary.	

Recommendation: Approve subject to conditions

AND the Committee grants delegated authority to the Service Director – Planning and Building Control 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:

- 0 001 01 - Site Location Plan
- 0 001 02 - Site Block Plan
- 1 001 01 - Existing Site Plan
- 1 002 01 Rev B - Existing Wall / Gate Elevation
- 2 001 01 - Proposed Site Plan
- 2 002 01 Rev B - Proposed Wall / Gate Elevation

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)/ walls 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).

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 is located on the corner of Harman Close and Harman Drive with its frontage on to Harman Close, within the Childs Hill ward.

The application property is a two-storey, detached, single family dwelling house.

The property is not listed nor does it lie in a Conservation Area.

2. Site History

Reference: 15/03861/HSE

Address: 1 Harman Close, London, NW2 2EA

Decision: Approved subject to conditions

Decision Date: 13 August 2015

Description: First floor side extension, Insertion of new window in existing side gable end
1no rooflight to ground floor, relocation of front fence white render to entire house

Reference: C15811A/05

Address: 1 Harman Close, London, NW2 2EA

Decision: Approved subject to conditions

Decision Date: 15 June 2005

Description: Single storey rear extension.

Reference: C15811/04

Address: 1 Harman Close, London, NW2 2EA

Decision: Approved subject to conditions

Decision Date: 12 July 2004

Description: Single storey rear extension.

3. Proposal

This application seeks consent for the installation of new automatic gate in front of the existing garage. The scheme has been amended since the initial submission to show a reduction in height for the proposed gate; it is now shown to be approximately 1.2m in height, instead of the previously sought 1.9m.

A replacement brick wall and timber fence to side boundary is also proposed.

4. Public Consultation

9 consultation letters were sent to neighbouring properties.

11 objections have been received.

The views of objectors can be summarised as follows;

- New wall to frontage out of character
- Too tall
- Overbearing
- Description misleading as new fence and gate is to front elevation
- New gate would result in substantial precedence for area

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 updated in 2018. 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 2018

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.

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.

Supplementary Planning Documents

5.2 Main issues for consideration

The main issues for consideration in this case are:

- Whether the alterations would be a visually obtrusive form of development which would detract from the character and appearance of the street scene.
- Whether harm would be caused to the living conditions of neighbouring residents;

5.3 Assessment of proposals

This application seeks consent for the installation of new automatic gate to the front of the application property along Harman Close, in front of the existing detached garage building, as well as the replacement of the existing wall and fence arrangement to show the continuation of the existing low wall and fence above to the same height as the existing. The scheme has been amended since the initial submission to show a reduction in height of the proposed new gate, from 1.9m to 1.2m height.

Under permitted development it is lawful to erect a new boundary treatment to a single-family dwelling house of up to 1m height without planning permission. The amended scheme shows the height of the gate to be 1.2m high and is therefore close to the permitted height. It is not considered that the additional 0.2m would give rise to any of residential amenity to neighbouring occupiers.

Whilst it is recognised that the existing low wall and fence arrangement exceeds the permitted development allowance, the proposed replacement to the same height with new details is not considered to result in any loss of amenity as the resultant appearance will be the same as the existing wall/ fence feature on this boundary.

Having taken all material considerations into account, the proposed development as amended, is not considered to detrimentally impact on the qualities of the host building and protects the character and appearance of the street scene and would not result in any loss of amenity to neighbouring occupiers. Approval is recommended.

5.4 Response to Public Consultation

The concerns raised by objectors are noted, however, the scheme has been amended to reduce the height of the new gate fronting the garage from 1.9m to 1.2m.

As noted above, the amended scheme is considered to be acceptable and will not give rise to any loss of amenity of neighbouring occupiers, as well as providing an addition to the property frontage which will not appear out of character with other properties in the vicinity.

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 proposed development as amended, is not considered to detrimentally impact on the qualities of the host application building and protects the character and appearance of the street scene and would not result in any loss of amenity to neighbouring occupiers. Approval is therefore recommended.

